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ANTHONY GIANNICO
Vice Chairman

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ROBERT FRENKEL
VICTORIA CAUSA
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TOWN OF CARMEL
PLANNING BOARD



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

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI,
P.E., BCEE
Town Engineer

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

PLANNING BOARD AGENDA
JULY 13, 2023– 7:00 P.M.

TAX MAP # PUB. HEARING MAP DATE COMMENTS

SUBDIVISION

1. Shllaku Development Inc. – 345 Austin Road	64.9-1-13	6/20/23	Sketch Plan
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MISCELLANEOUS

2. Pani, Fabian – 112 Stillwater Road	75.17-1-52	6/17/23	Regrading Application
3. Minutes – 04/13/23, 05/11/23, 05/24/23 & 06/08/23			



TOWN OF CARMEL SUBDIVISION APPLICATION INSTRUCTIONS



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

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

Pre-Submission:

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

Submission Requirements:

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

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

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

Rose Humlyette 6/26/23
 Planning Board Secretary; Date

Richard J. Kelly 6/23/23
 Town Engineer; Date



TOWN OF CARMEL SUBDIVISION APPLICATION



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

SITE IDENTIFICATION INFORMATION		
Application Name: SHLLAKU SUBDIVISION	Application #: 23-0004	Date Submitted: 6/20/23
Site Address: No. 345 Street: AUSTIN RD Hamlet:		
Property Location: (Identify landmarks, distance from intersections, etc.) 345 AUSTIN ROAD - 700 FEET NORTH OF AGOR ROAD		
Town of Carmel Tax Map Designation: Section 64.9 Block 1 Lot(s) 13	Zoning Designation of Site: R	
Property Deed Recorded in County Clerk's Office Date _____ Liber _____ Page _____	Liens, Mortgages or other Encumbrances Yes _____ No _____	
Existing Easements Relating to the Site No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Describe and attach copies: EXISTING DRIVEWAY EXISTING N.Y.S.F.G	Are Easements Proposed? No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Describe and attach copies: DRIVEWAY EXTENSION TO LOTS 1 & 2	
Have Property Owners within a 500' Radius of the Site Been Identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: SHLLAKU DEVELOPMENT INC	Phone #: 917 699 8406 Fax#:	Email: richardshllaku@gmail.com
Owners Address: No. 59 Street: THURTON PLACE Town: YONKERS State: NY Zip: 10704		
Applicant (if different than owner):	Phone #: Fax#:	Email:
Applicant Address (if different than owner): No. _____ Street: _____ Town: _____ State: _____ Zip: _____		
Individual/ Firm Responsible for Preparing Site Plan: PUTNAM ENGINEERING P/C	Phone #: 845-279 Fax#: 6789	Email: plynch@putnameng.com
Address: No. 4 Street: OLD ROUTE 6 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: 2 Lot Subdivision.		

TOWN OF CARMEL SUBDIVISION APPLICATION

PROJECT INFORMATION			
Size of existing parcel to be subdivided:			
Acres: <u>5.8394</u>		Square Feet: <u>254,364</u>	
Major Subdivision <input type="checkbox"/>		Minor Subdivision <input type="checkbox"/>	
Number of proposed lots: <u>2</u>	Size of proposed lots: <u>LOT #1 = 120,239 sqft , LOT #2 = 134,124 sqft</u>		
Conventional Subdivision <input checked="" type="checkbox"/>		Cluster Subdivision <input type="checkbox"/>	
Will a 10% open space set aside be provided? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		If no, will a payment in-lieu be provided? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Will all new lots have frontage on a mapped street? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		If not, how will this deficiency be addressed?	
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> ▪ Sanitary Sewer Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <li style="margin-left: 20px;">If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> ▶ Is this an in-district connection? _____ Out-of district connection? _____ ▶ What is the total sewer capacity at time of application? _____ ▶ What is your anticipated average and maximum daily flow _____ 			
<i>For Town of Carmel Town Engineer</i>			
▶ What is the sewer capacity <u>not applicable per 6/13/23</u>			
<ul style="list-style-type: none"> ▪ Water Supply Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <li style="margin-left: 20px;">If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▶ What is the total water capacity at time of application? _____ ▶ What is your anticipated average and maximum daily demand _____ 			
<ul style="list-style-type: none"> ▪ Storm Sewer Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▪ Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▪ Gas Service Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> 			
Will any common areas be created outside of individual lots (road rights-of-way, recreation areas, stormwater management areas, etc.)? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Is a homeowners association proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
What is the predominant soil type(s) on the site?		What is the approximate depth to water table?	
Site slope categories: 15-25% _____ % 25-35% _____ % >35% _____ %			
Estimated quantity of excavation:		Cut (C.Y.) _____	Fill (C.Y.) _____
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
Is the site located ion a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does a curb cut exist on the site? <u>ADJACENT LOT E</u>	Are new curb cuts proposed?		What is the sight distance?
Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> <u>DRIVEWAY EASEMENT</u>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		Left _____ Right _____
Is the site located within 500' of:			
<ul style="list-style-type: none"> ▪ The boundary of an adjoining city, town or village Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ The boundary of a state or county park, recreation area or road right-of-way Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ A county drainage channel line. Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> 			

TOWN OF CARMEL SUBDIVISION APPLICATION

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

Is the site listed on the State or Federal Register of Historic Place (or substantially (contiguous)

Yes: No:

Is the site located in a designated floodplain?

Yes: No:

Does the site contain freshwater wetlands?

Yes: No:

Jurisdiction:

NYSDEC: Town of Carmel:

If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.

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

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

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

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

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

Will municipal or private solid waste disposal be utilized?

Public: Private:

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

What is the estimated time of construction for the project?

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area	120,000	254,364	120,239	134,124			
Lot Coverage	MAX 15%	0	2%	1.8%			
Lot Width	200'	127.5 +/-	64.6'	65.3'			
Front Yard	40	40	701'	722.5'			
Side Yard (minimum of 1)	25	25	30'	68'			
Side Yard (total of both)	25	25	174'	212.5'			
Rear Yard	40	40	105'	115'			
Habitable Floor Area			2800sf	2800sf			
Height	MAX 35'	NA	< 35'	< 35'			

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

Will variances be required? Yes: No: If yes, identify variances required for each lot:
ROAD FRONTAGE AND LOT WIDTH FOR BOTH LOTS

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.

Richard Shillaku
Applicants Name

Richard Shillaku
Applicants Signature

Sworn before me this 14th day of June 2023

Kathleen Linnane
Notary Public

KATHLEEN LINNANE
NOTARY PUBLIC-STATE OF NEW YORK

No. 01LI6333949

Qualified in Rockland County
My Commission Expires 12-07-2023



TOWN OF CARMEL

SUBDIVISION COMPLETENESS CERTIFICATION FORM



All Subdivisions submitted to the Planning Board for review shall include the following information and details, as set forth in Section 131-11-14 of the Town of Carmel Subdivision Regulations.

This form shall be included with the subdivision submission

Requirement Data		To Be Completed by the Applicant	Waived by the Town
General Requirements			
1	Key map at a scale of one inch equals 800 feet	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
2	Title block, including title of map; name of subdivision; name, address, seal and signature of professional engineer or land surveyor preparing the plat; written scale; date of original and all revisions.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
3	A legend, including, names of all adjacent landowners and those within 500 feet of any property line; zoning district with the requirements of said zone; tax map, block and lot number; names and addresses of owner and subdivider; north point and graphic scale.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
4	Location and identification of all zoning district boundaries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Identification of all maps filed in the County Clerk's office affecting properties within 500 feet of the lot to be subdivided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sketch Plan Requirements			
1	All General Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Proposed subdivision layout at a scale of not less than one inch equals 100 feet.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
3	All proposed lot lines, dimensions in feet and the areas of all lots in square feet and identifying numbers for each lot.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
4	The location of existing and proposed setback lines, streets within 200 feet of the subdivision, buildings, watercourses, railroads and bridges, culverts, drainpipes and any natural features, such as wooded areas and rock formations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Location and size of areas proposed to be reserved for recreation/open space.	NONE, <input type="checkbox"/> WILL PAY REC FEE	<input type="checkbox"/>



TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



	<i>Requirement Data</i>	<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
<i>Preliminary Plat Requirements</i>			
1	All General and Sketch Plan Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	The area included in the subdivision, by area of lots, roads, reservations if any, and total acreage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	The existing and proposed contours (at an interval of not more than two feet), suitably designated to differentiate, with proposed first-floor elevations of the buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Names of existing streets and proposed names of new streets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Preliminary profiles of all proposed roads.	NA <input type="checkbox"/>	<input type="checkbox"/>
6	Location, type and size of curbs, sidewalks and bikeways.	NA <input type="checkbox"/>	<input type="checkbox"/>
7	For subdivisions of five or more lots, front building elevation sketches and distribution of dissimilar building types on the site to avoid excessive similarity of exterior design.	NA <input type="checkbox"/>	<input type="checkbox"/>
8	Plans of proposed utility layouts and all facilities, unsized.	<input type="checkbox"/>	<input type="checkbox"/>
9	The natural flow of surface drainage (indicated with arrows and the final disposal of surface waters); location of existing and proposed watercourses, culverts, bridges, drainpipes, lakes and ponds, detention or retention ponds; tentative location of storm drain inlets with the drainage areas tributary to each outlined and the area shown.	<input type="checkbox"/>	<input type="checkbox"/>
10	Existing or proposed covenants or deed restrictions applying to the site and a preliminary draft of homeowners' association documents, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>
11	A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Final Plat Requirements</i>			
1	All General, Sketch and Preliminary Plat Requirements.	<input type="checkbox"/>	<input type="checkbox"/>



TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



	<i>Requirement Data</i>	<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
2	Dimensions exactly with reference to monuments, bearings, distances in feet, radii, points of curvature and tangency of property lines, lot widths and depths and square feet of each lot.	<input type="checkbox"/>	<input type="checkbox"/>
3	Location of all proposed setback lines on each lot, with corner and irregular-shaped lots identified as to front, side and rear yards.	<input type="checkbox"/>	<input type="checkbox"/>
4	Location of all existing and proposed monuments.	<input type="checkbox"/>	<input type="checkbox"/>
5	All existing streets and streams within the subdivision and within 200 feet of the boundaries thereof, the width of the right-of-way of each street and existing public easements and municipal boundaries within 200 feet of the subdivision.	<input type="checkbox"/>	<input type="checkbox"/>
6	All proposed public easements or rights-of-way and the purposes thereof and proposed streets, identifying right-of-way width and names.	<input type="checkbox"/>	<input type="checkbox"/>
7	All parcels proposed for open space/recreation use, with a statement of the purpose of each.	<input type="checkbox"/>	<input type="checkbox"/>
8	Construction plat, which shall include, in addition to the above: final first-floor elevations of dwellings and outside grades at their corner; proposed curb elevations at all lot corners; all existing structures, including a note indicating those to be removed and yard dimensions of those to remain; plans and profiles and proposed improvements and utility layouts; paving widths and locations, section and profiles; sidewalk widths and locations and sections; road alignment, complete with stations, center line curve data and existing and finished contours of the road and all regraded areas; details of manholes, catch basins, headwalls and any other required structure; locations of all street trees, lights and signs; maximum anticipated extent of the areas of cuts and fills where grade	<input type="checkbox"/>	<input type="checkbox"/>

TOWN OF CARMEL
**SUBDIVISION COMPLETENESS
 CERTIFICATION FORM**



	<i>Requirement Data</i>	<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
	changes are proposed; the natural flow of surface drainage and the final disposal of surface waters; slopes of banks of all watercourses, if defined, and boundaries of floodplains; specifications, locations, profiles and detailed cross sections of the proposed storm drains, including all inlets and size of the drainage area of the streets, including grades and all other improvements.		
9	Final copy of the homeowners' association documents, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>
10	Deeds for land to be dedicated for road widening, recreation or other purposes.	<input type="checkbox"/>	<input type="checkbox"/>
11	Erosion control standards.	<input type="checkbox"/>	<input type="checkbox"/>
12	A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel and with the terms of preliminary plan approval.	<input type="checkbox"/>	<input type="checkbox"/>

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

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



 Signature - Applicant
Rich Allulmer
 Signature - Owner

 Date
06-14-2023
 Date

Professionals Seal



TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Rose Tomblitta
Signature - Planning Board Secretary

6/26/23
Date

[Signature]
Signature - Town Engineer

6/23/23
Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Shllaku 2 Lot Subdivision			
Project Location (describe, and attach a location map): 345 Austin Road			
Brief Description of Proposed Action: Subdivide an existing 5.84 acre lot into 2 building lots. This parcel had been developed and a house fire destroyed the dwelling in the mid 2000's. The lot has an existing driveway.			
Name of Applicant or Sponsor: Shllaku Development, Inc.		Telephone: 917 699 8406	
Address: 59 Thurton Place		E-Mail: richardshllaku@gmail.com	
City/PO: Yonkers		State: New York	Zip Code: 10704
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Putnam County Health Department, New York City DEP for Sanitary; NYS DEC for stormwater coverage, Carmel Zoning Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? 5.84 acres			
b. Total acreage to be physically disturbed? 2.75 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 5.84 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, <ul style="list-style-type: none"> a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ On site wells _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ On site subsurface sanitary treatment _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
 Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?
 Northern Long-eared Bat, Ti... NO YES

	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. Is the project site located in the 100-year flood plan? NO YES

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?
 If Yes, NO YES

	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, briefly describe:

 Town of Carmel Drainage piping in Austin Road

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
 If Yes, explain the purpose and size of the impoundment: NO YES

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
 If Yes, describe: NO YES

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

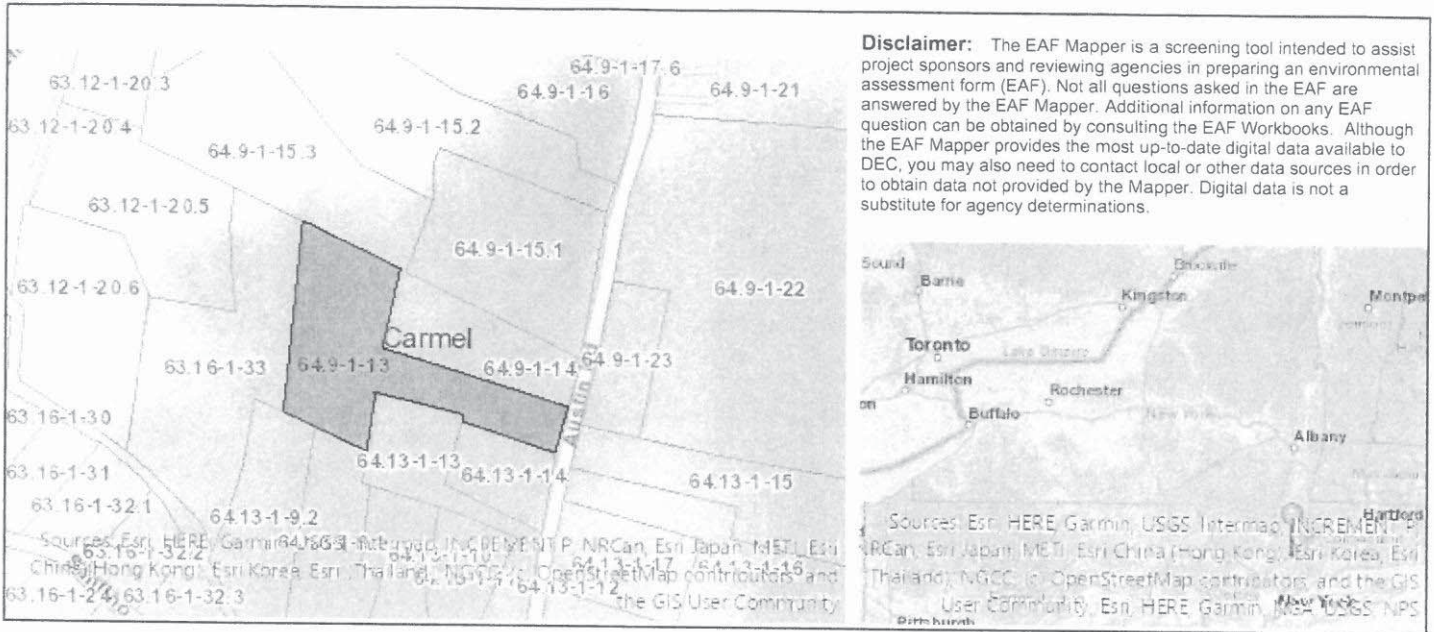
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
 If Yes, describe: NO YES

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

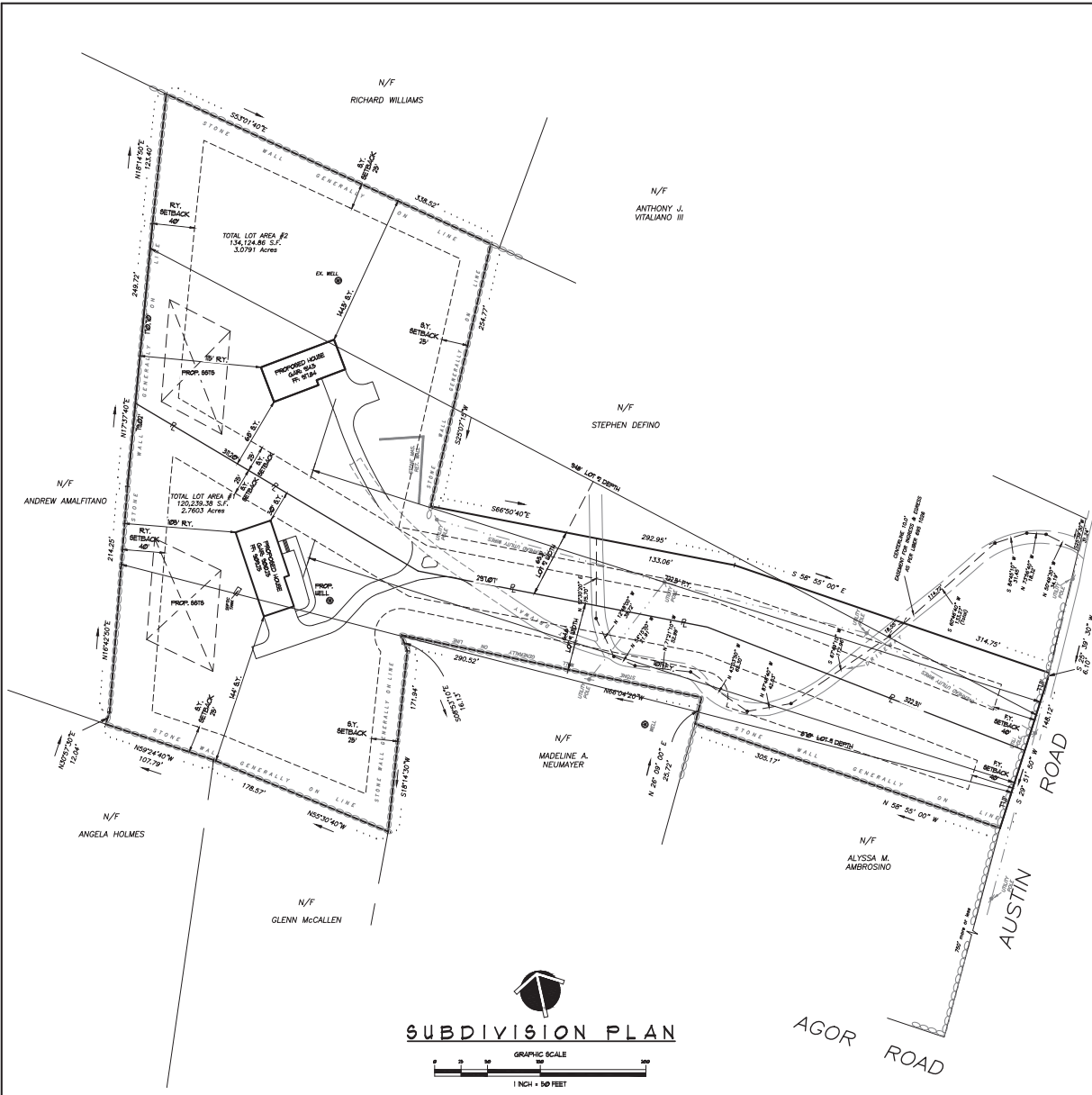
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Paul M. Lynch P.E. Date: 6/19/2023

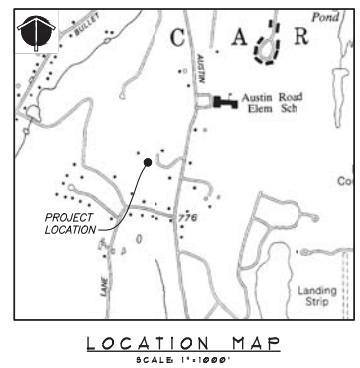
Signature: Title: Principal Engineer



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat, Timber Rattlesnake
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



SUBDIVISION PLAN
GRAPHIC SCALE
1 INCH = 50 FEET



ADJOINERS:

TAX MAP #	OWNER	TAX MAP #	OWNER
645-104	OWNER	645-140	MARZOTTO, GARY M.
645-114	DEFNO, STEPHEN	645-113	MAKAL, ZEP
645-151	VITALIANO II, ANTHONY J.	645-112	TARIFA, WALTER
645-152	MARANO, LUIGI T.	645-111	NEUMAYER, MADELINE
645-153	WILLIAMS, RICHARD	645-110	APERSONO, ALYSSA M.
645-122	PUNYAN COUNTY	645-109	JEDKOVA, RONALD G.
645-123	SUNBURNE, ROBERT E.	645-108	JEDKOVA, RONALD G.
645-124	BALLACE, BRYNETT	645-107	WELAND, GREGORY P.
645-125	LAULESS, EUGENE	645-106	ROGERS, EDWARD A.
645-181	MCCALLEN, GLENN	645-105	MCCALLEN, GLENN
645-182	HOLMES, ANIELA	645-104	ALFALFANO, ANDREW

ZONING SCHEDULE

R - RESIDENTIAL	REQUIRED	LOT 1	LOT 2
MIN LOT DIMENSIONS			
MIN AREA (SQ. FT.)	100,000	102,939	104,024
MIN WIDTH (FT.)	200	844'	693'
MIN DEPTH (FT.)	200	870'	749'
MIN YARD DIMENSIONS			
FRONT (FT.)	40	101	122.5
SIDE (FT.)	20	30	68
REAR (FT.)	40	105	15
MAX HEIGHT OF BUILDING (FT.)	35	35	35
MAX LOT COVERAGE (%)	15	2	18
MIN ROAD FRONTAGE (FT.)	100	110'	110'

CODE REQUIREMENTS

CODE REQUIREMENT	WILL EXIST	VARIANCE REQUESTED
LOT 1 WIDTH -	200 FT.	643 FT.
LOT 2 WIDTH -	200 FT.	693 FT.
LOT 1 FRONTAGE -	100 FT.	110 FT.
LOT 2 FRONTAGE -	100 FT.	110 FT.

TABLE OF AREAS:

LOT #1	2,160.0 AC
LOT #2	3,679.1 AC
TOTAL SITE AREA	5,839.4 AC

- SUBDIVISION PLAN NOTES:**
- OWNER/APPLICANT: SHLLAKU DEVELOPMENT, INC. RICHARD SHLLAKU 97 TAYLOR PLACE YONKERS, NY 10704
 - PROJECT LOCATION: 345 AGOR ROAD TOWN OF CARMEL, NY 12164
 - TOPOGRAPHIC AND BOUNDARY INFORMATION BASED UPON A SURVEY TAKEN AS SURVEY OF PROPERTY SITUATE IN THE TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK, PREPARED BY LINK LAND SURVEYORS, 21 CLARK PLACE, HANOVER, NY 10941, LAST REVISED JULY 20, 2009.
 - LOT AREA = 25436.4 SQ. FT. (0.58394 ACRES); NUMBER OF PROPOSED LOTS = 2
 - VERTICAL DATUM: 7 FOOT CONTOUR INTERVAL, NAVD 88 (NORTH AMERICAN VERTICAL DATUM 1988).
 - THERE ARE NO WATERCOURSES, WETLANDS OR FLOODPLAINS WITHIN 300 FEET EXCEPT AS NOTED.
 - THE APPLICANT SHALL NOTIFY THE TOWN OF CARMEL, ENGINEERING DEPARTMENT AT LEAST 3 DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE SITE. CONTACT NUMBER IS 845-409-3600, EXTENSION 91.
 - PROPOSED LOTS ARE TO BE SERVED BY ON SITE DRILLED WELLS AND INDIVIDUAL SUB SURFACE SANITARY TREATMENT SYSTEMS.
 - ALL PROPOSED UTILITIES, FROM THE LAST EXISTING POLE ON SITE, SHALL BE INSTALLED UNDERGROUND AND IN CONFORMANCE WITH THE UTILITY COMPANY AND TOWN REQUIREMENTS.
 - THERE ARE NO AREAS TO BE RESERVED FOR RECREATION OPEN SPACE.

OWNER/APPLICANT APPROVAL

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THESE DRAWINGS, THEIR CONTENTS AND THEIR LEGENDS AND HEREBY CONSENTS TO ALL THEIR SAID TERMS AND CONDITIONS AS STATED HEREON. FURTHER, THE OWNER CONSENTS TO THE FILING OF THIS MAP.

SIGNED THIS _____ DAY OF _____, 20____

PLANNING BOARD APPROVAL

APPROVAL HEREBY GRANTED THIS _____ DAY OF _____, 20____ IF BUILDING PERMIT IS NOT ISSUED WITHIN 12 MONTHS FROM THE ABOVE DATE, THE APPROVAL BECOMES NULL AND VOID.

TOWN OF CARMEL PLANNING BOARD

SIGNED THIS _____ DAY OF _____, 20____ BY _____

CHAIRMAN _____

PUTNAM ENGINEERING, PLLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6 BREWSTER NEW YORK 10509
(845) 279-6189 FAX (845) 279-6163
PUTNAM ENGINEERING PLLC 2009

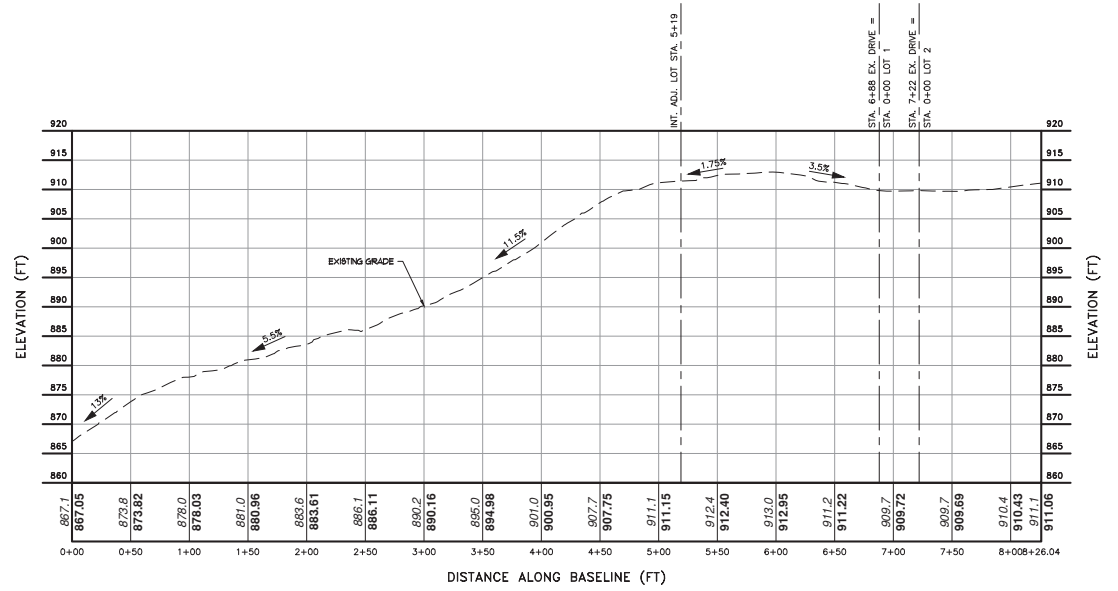
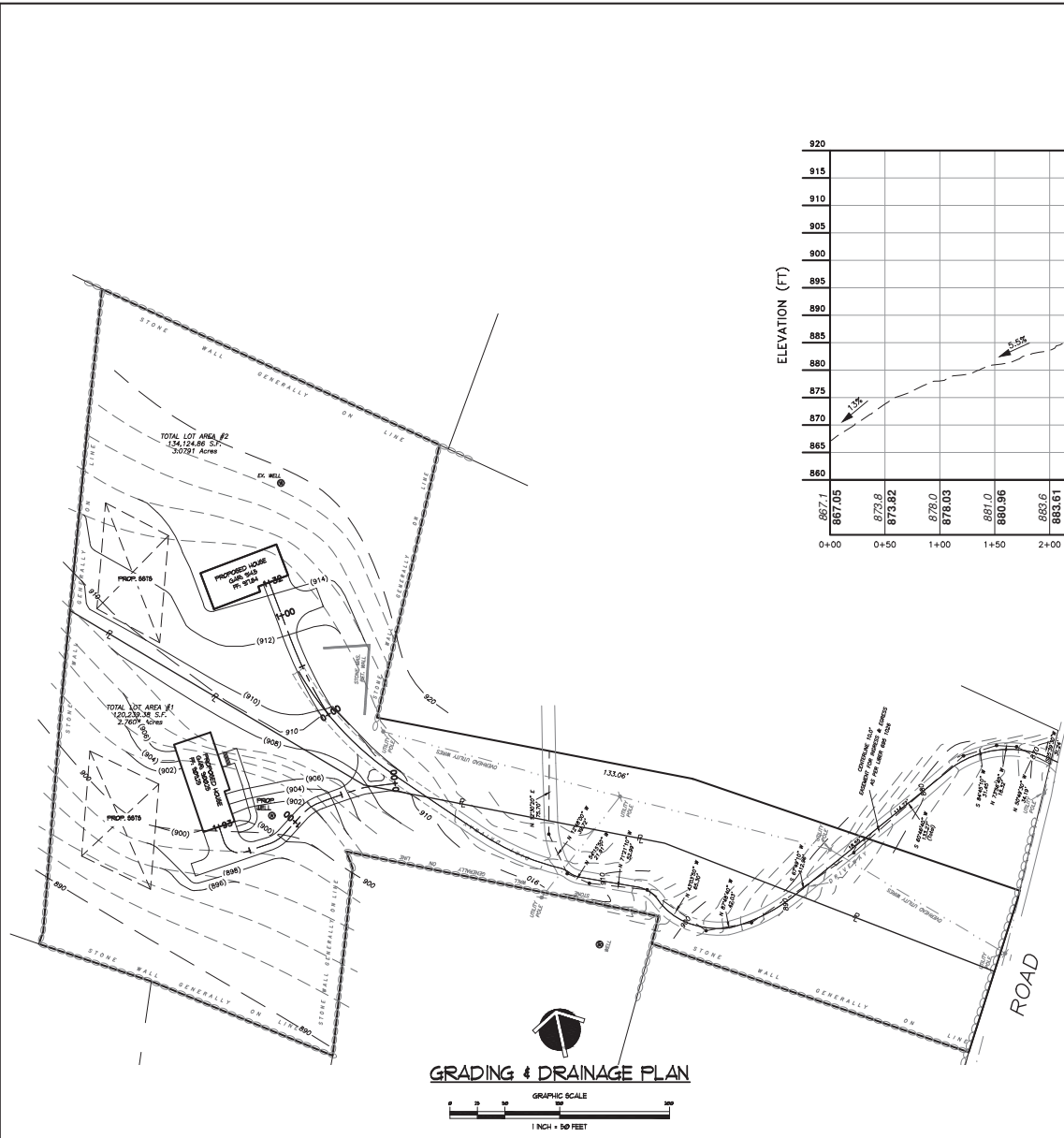
PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 SUBDIVISION 2, "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED. THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL, AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

REVISIONS	NO.	DATE	DESCRIPTION
1			

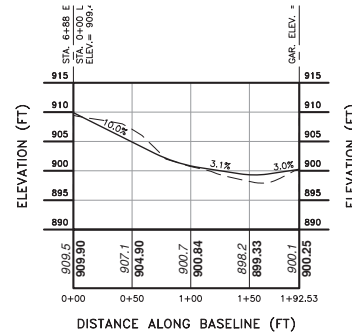
INTEGRATED PLOT PLAN PREPARED FOR:
SHLLAKU DEVELOPMENT, INC.
PROPERTY LOCATION:
345 AGOR ROAD, HANOVER, NY
(TOWN OF CARMEL)
PUTNAM COUNTY, NEW YORK
TAX MAP NO. 645, BLOCK 10 B

DATE	20 JUNE 2013
PROJECT MANAGER	PTL
DRAWN BY	KTB
CHECKED BY	PTL
SCALE	AS NOTED

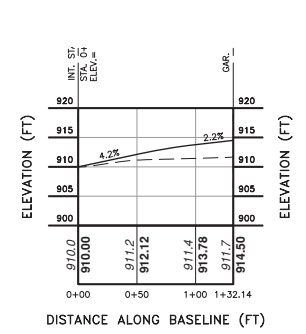
DRAWING	SKETCH SUBDIVISION PLAN	PROJECT NUMBER	8442
		DRAWING NUMBER	C-110
	2 LOT SUBDIVISION	SHEET	1 OF 3



A EXISTING DRIVEWAY PROFILE
SCALE: HORIZ. 1"=50', VERT. 1"=10'



B DRIVEWAY LOT 1
SCALE: HORIZ. 1"=50', VERT. 1"=10'



C DRIVEWAY LOT 2
SCALE: HORIZ. 1"=50', VERT. 1"=10'

PUNYAM ENGINEERING, P.C.
ENGINEERS - ARCHITECTS

4 OLD ROUTE 6 BREWSTER NEW YORK 10509
(845) 279-6189 FAX (845) 279-6163
PUNYAM ENGINEERING PLLC 2009

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 SUBDIVISION 2, "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL, AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

REVISIONS		
NO.	DATE	DESCRIPTION
1		

PROJECT
INTEGRATED PLOT PLAN PREPARED FOR
SHLLAKU DEVELOPMENT, INC.
PROPERTY LOCATION
345 AUSTIN ROAD, MAHOPAC, NY
(TOWN OF GARFIELD)
PUTNAM COUNTY, NEW YORK
TAX MAP NO. 64B, BLOCK 1, LOT 13

DATE
20 JUNE 2013
PROJECT MANAGER
PFL
DRAWN BY
KTB
CHECKED BY
PFL
SCALE
AS NOTED

DRAWING
GRADING & DRAINAGE PLAN AND PROFILES
2 LOT SUBDIVISION

PROJECT NUMBER
848
DRAWING NUMBER
C-120
SHEET 2 OF 3

TOWN OF CARMEL
PLANNING BOARD



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

REGRADING APPLICATION


**SUBMIT 5 APPLICATIONS, 5 SHORT EAF FORMS, 2 DISCLOSURE ADDENDUM STATEMENTS,
5 SITE PLANS & APPROPRIATE FEE.**

PROPERTY ADDRESS: 112 Stillwater Road, Mahopac, NY 10541 TAX MAP # 75.17-1-52

DATE SUBMITTED: 6/20/23 COMMERCIAL: _____ RESIDENTIAL: OTHER: _____

NAME OF APPLICANT: Fabian Pani TELEPHONE NUMBER: 914-447-8586

APPLICANT'S ADDRESS: 112 Stillwater Road, Mahopac, NY 10541

APPLICANT'S SIGNATURE:  EMAIL: _____

NAME OF PRESENT OWNER (IF DIFFERENT FROM APPLICANT): S/A/A

ADDRESS S/A/A TELEPHONE NUMBER: _____

PROJECT PROFESSIONAL ENGINEER OF RECORD: John Karell, Jr., P.E.

ADDRESS: 121 Cushman Road, Paterson, NY 12563 TELEPHONE NUMBER: 845-721-0455

EMAIL: Jack 4911@yahoo.com SIZE OF LOT: 0.79 acres

DESCRIPTION OF PROPOSED WORK & PURPOSE: Minor regrading completed. Proposed top soil, seed, mulch.
Removal of a small amount of contaminated soil.

**REFER TO ATTACHED TOWN OF CARMEL CODE A FOR FURTHER REGULATIONS AND
REQUIREMENTS.**

AMOUNT OF FEE PAID: (UP TO 2 ACRES \$300.00) \$ Pd - Check # 291
(FROM 2 TO 5 ACRES - \$600.00) \$ _____
(OVER 5 ACRES \$900.00 PLUS \$40.00/ACRE) \$ _____

Short Environmental Assessment Form

Part 1 - Project Information

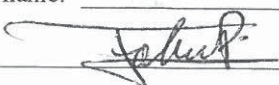
Instructions for Completing

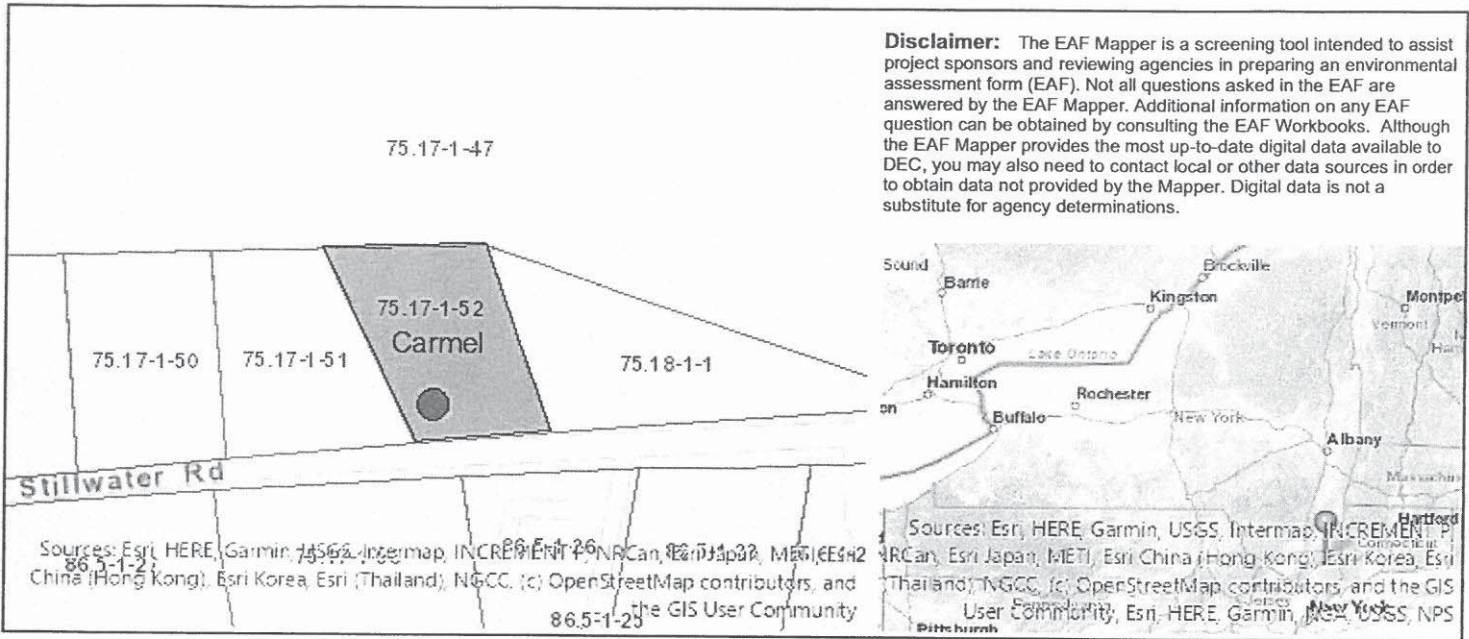
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Pani regrading of part of rear yard			
Project Location (describe, and attach a location map): 112 Stillwater Road, Carmel, NY			
Brief Description of Proposed Action: Minor regrading performed previously to level the rear yard. Proposed now to topsoil, seed and mulch to grow lawn and remove a small amount of fill behind the wall at the northeast corner of the property that was determined not to meet the NYSDEC standard of unrestricted fill. The fill will be removed to an appropriate site.			
Name of Applicant or Sponsor: Fabian Pani		Telephone: 914 447 8586	
		E-Mail: fabianpani@icloud.com	
Address: 112 Stillwater Road			
City/PO: Mahopac		State: NY	Zip Code: 10541
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.79 acres	
b. Total acreage to be physically disturbed?		0.3 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.79 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Fabian Pani</u> Date: <u>June 20, 2023</u> Signature: <u></u> Title: <u>owner</u>		



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

TED KOZLOWSKI
136 BIG ELM ROAD
BREWSTER, NEW YORK 10509
(845) 278-6169
TKOZLOW@AOL.COM

October 25, 2022

Mr. Jack Karell
Cushman Road
Patterson, NY 12563

RE: Wetland Delineation
112 Stillwater Road, Mahopac, NY

Dear Mr. Karell:

At your request, I investigated the above site and determined that there are no wetland conditions within the limits of the property. However, there is State regulated wetland to the north of the subject parcel. This large wetland system is designated as ML-10 and is considered a Class 1 wetland. There are no significant communities or rare, threatened, or endangered species nearby.

I placed four pink survey flags along the ML-10 wetland immediately north of the subject parcel and they range between 20 and 30 feet off the property line. A NYSDEC wetland permit may be required, depending upon the amount of disturbance and potential impacts proposed for the subject property. I do not believe that the current fill activity would require such a permit from NYSDEC but it is best to check into that scenario.

Thank you and please contact me if you need further assistance.

Sincerely,



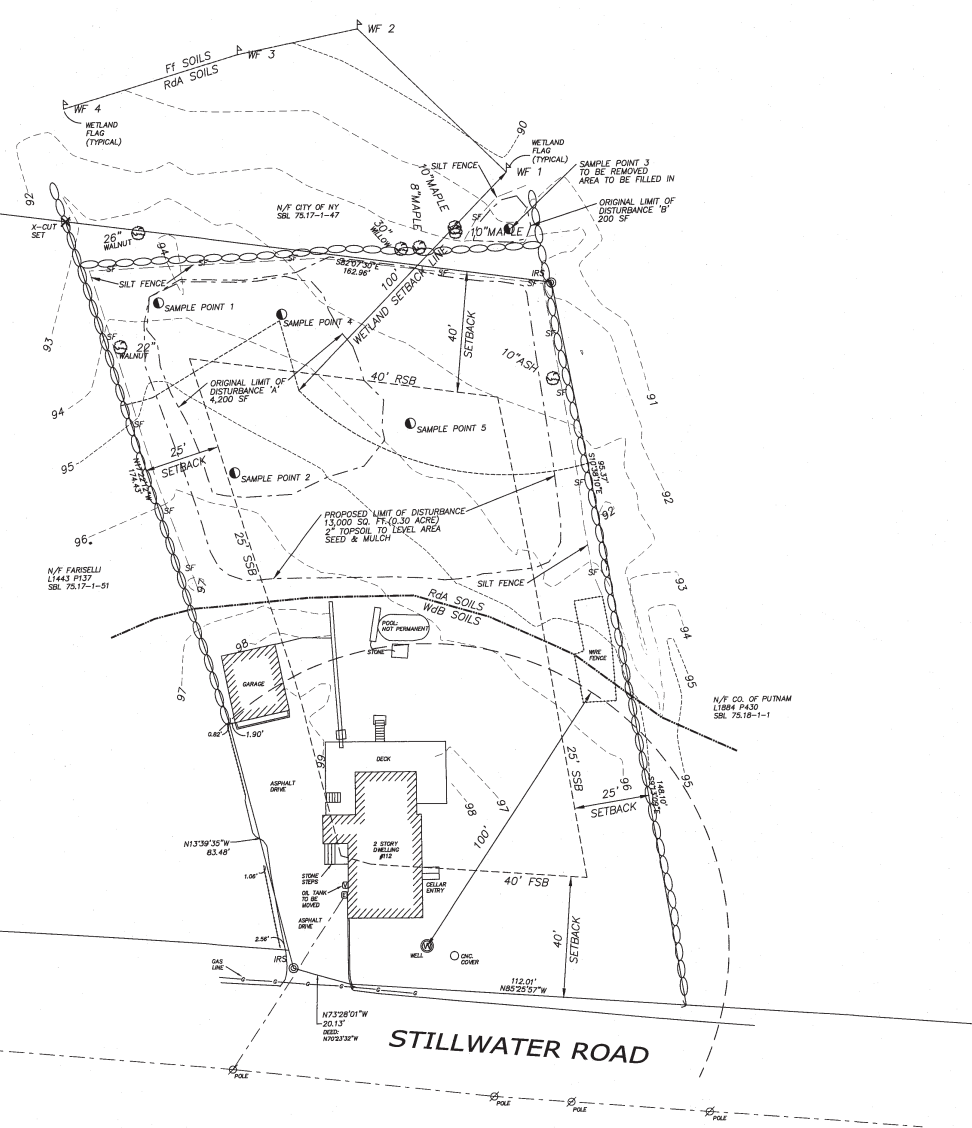
Ted Kozlowski, Certified Wetland Delineator

Fabian Pani 112 Stillwater Road Carmel (T)

Soil Sample Results

Samples Collected December 20, 2022

Location	Part 375 Unrestricted	Result
		Mg/kg
# 1 Left rear		
lead	63	100
Zinc	109	113
#2 Left front		
Acetone	0.05	0.075
Lead	63	89.9
Mercury	0.18	0.217
# 3 Behind wall right side		
Arsenic	13	14.3
Copper	50	89.1
Lead	63	768
Zinc	109	809
Mercury	0.18	5.2
Chromium Trivalent	30	35.3
# 4 Middle rear		
Acetone	0.05	0.0520
# 5 Front middle		
No exceedences		



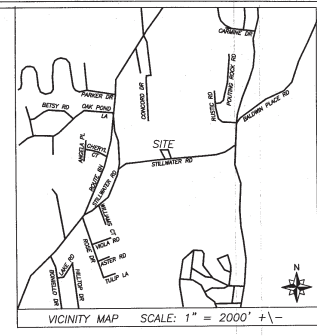
SITE PLAN
1" = 20'

BULK REGULATION TABLE
TOWN OF CARMEL, ZONING DISTRICT R (RESIDENTIAL)

	REQUIRED	PROVIDED
MINIMUM LOT AREA (SQ. FEET)	120,000	34,527*
MINIMUM LOT WIDTH (ft)	200	135*
MINIMUM LOT DEPTH (ft)	200	250
MINIMUM LOT YARD (ft)	40	20.78*
MINIMUM SIDE YARD (ft)	25	20.19* & 8.2
MINIMUM REAR YARD (ft)	40	150
MAXIMUM LOT COVERAGE-RLD (ft)	15	-15
MAXIMUM BUILDING HEIGHT (ft)	35	<35

*PRE-EXISTING NON-CONFORMING

SOIL LEGEND
 FF Fluvoaquents—Udfluvients complex, frequently flooded
 RGA Ripogenic complex, 0-3% slopes
 WdA Woodbridge Loam, 3-8% slopes
 As Per Websoil survey



TOPOGRAPHIC SURVEY PREPARED BY ROYAN LAND SURVEYING, PLLC - GARRISON, N.Y. DATED NOV. 13, 2022.
 THERE ARE NO WETLANDS OR WATERCOURSES WITHIN 200 FEET OF THE PROPOSED SETBACKS UNLESS OTHERWISE SHOWN ON THE PLAN.
 THIS ENGINEER HAS VERIFIED THAT NO WELLS EXIST WITHIN 200 FEET OF THE PROPOSED SEPTIC SYSTEM AND NO SEPTIC SYSTEMS EXIST WITHIN 200 FEET OF THE PROPOSED WELL, EXCEPT AS SHOWN ON THESE PLANS.
 ALTERATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL. ANY ALTERATION BY A P.E. OR ARCHITECT OR SURVEYOR MUST BE INDICATED AND BEAR HIS SEAL, SIGNATURE AND DATE OF ALTERATION.

No.	DATE	GENERAL
1	06-17-23	GENERAL

JOHN KARELL, JR., P.E.
 121 CUSHMAN ROAD
 PATTERSON, NEW YORK 12563
 845-478-7366 phone
 845-478-0239 fax
 jkarell@royan.com

OWNER:	FABIAN PANI 112 STILLWATER ROAD MAHOPAC, NY	SCALE: 1" = 20'	LATEST REVISION:
		DATED: JAN 2, 2023	SHEET No.
		TAX MAP: 75.17-1-52	S-1

