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ANTHONY GIANNICO
Vice Chairman

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RAYMOND COTE
ROBERT FRENKEL
MARK PORCELLI
VICTORIA CAUSA

TOWN OF CARMEL
PLANNING BOARD



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

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

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

PLANNING BOARD AGENDA
JULY 28, 2021 – 7:00 P.M.

TAX MAP # PUB. HEARING MAP DATE COMMENTS

SITE PLAN

- | | | | |
|--|-----------|---------|-------------------|
| 1. House of Prayer & Worship – 365 Hill Street | 64.6-1-14 | 7/8/21 | Site Plan |
| 2. Binns Family Trust – 5 Veschi Lane South | 75.20-2-2 | 7/15/21 | Site Plan |
| 3. Hamlet at Carmel – Stoneleigh Ave, Carmel | 66.-2-58 | 7/19/21 | Amended Site Plan |

SUBDIVISION

- | | | | |
|---|------------|----------|----------------------|
| 4. Western Bluff Subdivision – 350 West Shore Drive | 66.14-1-20 | 10/20/20 | 3 Lot Subdivision |
| 5. Fante Subdivision – 419 Union Valley Road | 87.7-1-22 | 3/26/21 | Sketch Plan (2 Lots) |

MISCELLANEOUS

- | | | | |
|--|------------|--|-------------|
| 6. NY Fuel Distributors LLC (Coco Farms)
1923 Route 6, Carmel | 55.11-1-40 | | Bond Return |
| 7. Minutes – 07/15/21 | | | |



July 21, 2021

Craig Paepre Chairman & Members of the Planning Board
Town of Carmel
60 McAlpin Avenue
Mahopac, NY 10541

RE: House of Prayer and Worship
365 Hill Street
Mahopac, NY 10541
TM #: 64.06-1-14

Dear Mr. Paepre and Members of the Board,

The Approval status for the House of Prayer and Worship is as follows:

1. We have received the NYC DEP and NYS DEC approval.
2. We have received ECB approval.
3. We have received all the necessary variances from the ZBA.
4. Received approval from the Putnam County Health Department and a no objection letter from the Putnam County Hight Way Department. (Hill Street is a County Road)

I would appreciate if you could place this on the Planning Board of Wednesday, July 28, 2021 to schedule the public hearing and prepare a resolution at your meeting on Thursday, August 12, 2021.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Joel Greenberg, AIA, NACRB



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 3

21 South Putt Corners Road, New Paltz, NY 12561-1620

P: (845) 256-3054 | F: (845) 255-4659

www.dec.ny.gov



Department of
Environmental
Conservation

IMPORTANT NOTICE TO ALL PERMITTEES

The permit you requested is enclosed. Please read it carefully and note the conditions that are included in it. The permit is valid for only that activity expressly authorized therein; work beyond the scope of the permit may be considered a violation of law and be subject to appropriate enforcement action. Granting of this permit does not relieve the permittee of the responsibility of obtaining any other permission, consent or approval from any other federal, state, or local government which may be required.

Please note the expiration date of the permit. Applications for permit renewal should be made well in advance of the expiration date (minimum of 30 days) and submitted to the Regional Permit Administrator at the above address. For SPDES, Solid Waste and Hazardous Waste Permits, renewals must be made at least 180 days prior to the expiration date.

The DEC permit number & program ID number noted on page 1 under "Permit Authorization" of the permit are important and should be retained for your records. These numbers should be referenced on all correspondence related to the permit, and on any future applications for permits associated with this facility/project area.

If a permit notice sign is enclosed, you must post it at the work site with appropriate weather protection, as well as a copy of the permit per General Condition 1.

If the permit is associated with a project that will entail construction of new water pollution control facilities or modifications to existing facilities, plan approval for the system design will be required from the appropriate Department's regional Division of Water or delegated local Health Department, as specified in the State Pollutant Discharge Elimination System (SPDES) permit.

If you have any questions on the extent of work authorized or your obligations under the permit, please contact the staff person indicated below or the Division of Environmental Permits at the above address.

Alysse Devine

Division of Environmental Permits, Region 3
Telephone (845) 240-7806

- Applicable only if checked. Please note all work authorized under this permit is prohibited during trout spawning season commencing October 1 and ending April 30.
- Applicable only if checked for STORMWATER SPDES INFORMATION: We have determined that your project requires coverage under the General Stormwater SPDES Permit. You must file a Notice of Intent to obtain coverage under the General Permit. This form can be downloaded at: <http://www.dec.ny.gov/chemical/43133.html>
- Applicable only if checked - MS4 Areas: This site is within an MS4 area (Municipal Separate Storm Sewer System), therefore the SWPPP must be reviewed and accepted by the municipality. The MS-4 Acceptance Form must be submitted in addition to the Notice of Intent.

Send the completed form(s) to: NYS DEC, Stormwater Permitting, Division of Water, 625 Broadway, Albany, New York 12233-3505.



Department of
Environmental
Conservation



PERMIT
Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:
EDGAR EVANS, PASTOR
107 CLARKSON RD
CARMEL, NY 10512
(914) 409-3686

Facility:
HOUSE OF PRAYER & WORSHIP
365 HILL ST
MAHOPAC, NY 10541

Facility Location: in CARMEL in PUTNAM COUNTY

Facility Principal Reference Point: NYTM-E: 603.74 NYTM-N: 4583.855
Latitude: 41°23'58.4" Longitude: 73°45'32.3"

Project Location: 365 Hill Street

Authorized Activity: This permit authorizes disturbances to the 100-foot adjacent area of NYS Freshwater Wetland OL-18, Class 1, associated with paving a driveway with pervious pavers and the addition of 5 gravel parking spots in a previously disturbed area. Trees and other plantings will be added to the property. In addition, landscaping, a handicap ramp, well, and holding tank will be installed outside the regulated area.

No disturbance to the wetland is authorized.

Permit Authorizations

Freshwater Wetlands - Under Article 24

Permit ID 3-3720-00464/00001

New Permit

Effective Date: 7/7/2021

Expiration Date: 12/31/2024

NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: TRACEY L O'MALLEY, Deputy Regional Permit Administrator

Address: NYSDEC Region 3 Headquarters
21 S Putt Corners Rd
New Paltz, NY 12561

Authorized Signature: _____

Date 7 / 7 / 2021



Distribution List

Joel Greenberg, Architectural Visions
Sarah Pawliczak, NYSDEC
Town of Carmel

Permit Components

NATURAL RESOURCE PERMIT CONDITIONS

GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Permit Attachments

Permit Sign

NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following Permits: FRESHWATER WETLANDS

1. **No Wetland Disturbance** No disturbance to the wetland is authorized.
2. **Conformance With Plans** All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by Architectural Visions PLLC, and consist of the plans listed in Natural Resource Condition #3.
3. **Approved Plans** The activities authorized by this permit must be in strict conformance with the following approved plans and/or submissions made as part of the permit application. Plans titled "Project: House of Prayer & Worship", consist of the following items:
 - S-100, Site Plan, dated 11/02/2020 and last revised 4/19/2021;
 - S-102, Details, dated 11/02/2020 and last revised 4/19/2021;
 - S-103, Existing Conditions, Lighting Spill Plan & Topography, dated 11/02/2020 and last revised 4/19/2021; and
 - S-104, Pervious Paving & Landscaping Site Plan, dated 11/02/2020 and last revised 4/13/2021.
4. **Post Permit Sign** The permit sign enclosed with this permit shall be posted in a conspicuous location on the worksite and adequately protected from the weather.



- 5. Notify DEC 48 Hrs Prior to Work** The permittee or a representative must contact by telephone Sarah Pawliczak, NYSDEC Bureau of Ecosystem Health, at 845-256-3050, or by email at Sarah.Pawliczak@dec.ny.gov at least 48 hours prior to the commencement of the project authorized herein.
- 6. No Equipment in Wetland** Heavy equipment, including bulldozers, backhoes, payloaders, etc., shall not be operated in the wetland.
- 7. Install Controls as Shown on Plans** Prior to commencement of the activities authorized herein, the permittee shall install securely anchored silt fencing and/or continuous staked straw bales as shown on the plans or drawings referenced in this permit.
- 8. Maintain Erosion Controls** These erosion control devices shall be maintained until all disturbed land is fully vegetated to prevent any silt or sediment from entering the freshwater wetland or its adjacent area. Silt fencing, hay bales and any accumulated silt or sediment shall be completely removed for disposal at an appropriate upland site.
- 9. Invasive Species (Non-native Vegetation)** To prevent the unintentional introduction or spread of invasive species, the permittee must ensure that all construction equipment be cleaned of mud, seeds, vegetation and other debris before entering any approved construction areas within the state regulated freshwater wetland or its 100 foot adjacent area.
- 10. Clean Fill Only** All fill shall consist of clean soil, sand and/or gravel that is free of the following substances: asphalt, slag, flyash, broken concrete, demolition debris, garbage, household refuse, tires, woody materials including tree or landscape debris, and metal objects. The introduction of materials toxic to aquatic life is expressly prohibited.
- 11. Driveway/Parking Area of Pervious Material** Driveway and parking areas shall be constructed of NYSDEC-approved pervious materials.
- 12. Precautions Against Contamination of Waters** All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.
- 13. Disposal of Material** Any demolition debris, excess construction materials, and/or excess excavated materials shall be immediately and completely disposed of on an approved upland site more than 100 feet from any regulated waterbody or wetland. These materials shall be suitably stabilized so as not to re-enter any water body, wetland, or wetland adjacent area; and must be disposed of in accordance with all local, state, and federal statutes, regulations, or ordinances.
- 14. 2 Year Plant Survival** All plantings shown on the drawings made a part of this permit must survive for a minimum of two growing seasons. If mortality exceeds ten percent, or bare areas occur, dead plants must be replaced.
- 15. Seed, Mulch Disturbed Areas** All areas of soil disturbance resulting from this project shall be seeded with an appropriate perennial grass, and mulched with straw immediately upon completion of the project, within two days of final grading, or by the expiration of the permit, whichever is first.



16. State Not Liable for Damage The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

17. State May Order Removal or Alteration of Work If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.

18. State May Require Site Restoration If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may lawfully require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

GENERAL CONDITIONS - Apply to ALL Authorized Permits:

1. Facility Inspection by The Department The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71- 0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

2. Relationship of this Permit to Other Department Orders and Determinations Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.



3. Applications For Permit Renewals, Modifications or Transfers The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator
NYSDEC Region 3 Headquarters
21 S Putt Corners Rd
New Paltz, NY12561

4. Submission of Renewal Application The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Freshwater Wetlands.

5. Permit Modifications, Suspensions and Revocations by the Department The Department reserves the right to exercise all available authority to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

- a. materially false or inaccurate statements in the permit application or supporting papers;
- b. failure by the permittee to comply with any terms or conditions of the permit;
- c. exceeding the scope of the project as described in the permit application;
- d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;
- e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

6. Permit Transfer Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification

The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under



Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit

The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits

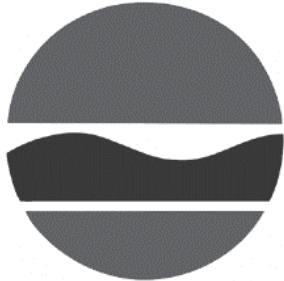
The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

Item D: No Right to Trespass or Interfere with Riparian Rights

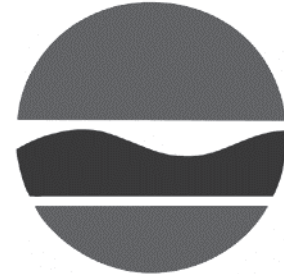
This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.

Item E: SEQR Unlisted Action, No Lead Agency, No Significant Impact Under the State Environmental Quality Review Act (SEQR), the project associated with this permit is classified as an Unlisted Action and the Department of Environmental Conservation has determined that it will not have a significant effect on the environment. Other involved agencies may reach an independent determination of environmental significance for this project.

New York State
Department of Environmental Conservation



NOTICE



The Department of Environmental Conservation (DEC) has issued permit(s) pursuant to the Environmental Conservation Law for work being conducted at this site. For further information regarding the nature and extent of work approved and any Department condition on it, contact the DEC at 845-256-3054. Please refer to the permit number shown when contacting the DEC.

Permittee: Pastor Edgar Evans

Permit No. 3-3720-00464/00001

Effective Date: 07/07/2021

Expiration Date: 12/31/2024

Applicable if checked. No instream work allowed between October 1 & April 30

NOTE: This notice is NOT a permit.



April 7, 2021

Joel Greenberg, R.A.
Architectural Visions, PLLC
2 Muscote Road North
Mahopac, New York 10541

Vincent Sapienza, P.E.
Commissioner

Via email: joel.greenberg@arch-visions.com

Paul V. Rush, P.E.
Deputy Commissioner
Bureau of Water Supply
prush@dep.nyc.gov

Re: House of Prayer and Worship
365 Hill Street
Carmel, New York 10542
Tax Map # 64.6-1-14
DEP Log # 2021-AM-0001-OT.1
Amawalk Reservoir Drainage Basin

465 Columbus Avenue
Valhalla, NY 10595
T: (845) 340-7800
F: (845) 334-7175

Dear Mr. Greenberg:

The New York City Department of Environmental Protection (DEP) reviewed the latest submission for the above captioned project received on May 7, 2020. Based on our review and pursuant to regulatory thresholds detailed in Section 18-39(b)(4) of the *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources (Watershed Regulations)*, it appears that DEP review and approval of a Stormwater Pollution Prevention Plan (SWPPP) is not required for the project. **This project may still require regulatory approval from other agencies.** This Determination is based on the following plans prepared by Architectural Visions, PLLC titled:

1. Drawing S-100: Site Plan, dated April 13, 2021.
2. Drawing S-102: Details, dated April 19, 2021.

If you have any questions, I may be reached at (914)749-5360 or jcoppola@dep.nyc.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Coppola', written over a horizontal dashed line.

Jason Coppola, P.E.
Supervisor
EOH Project Review Group
Regulatory & Engineering Programs

c: Edgar Evans, owner; edgarevans777@gmail.com
Rose Trombetta, (T), Carmel Planning, rtrombetta@ci.carmel.ny.us
Richard Franzetti, P.E., (T), Carmel Engineering, rjf@ci.carmel.ny.us

Fred Pena
Commissioner



John Tully
Deputy Commissioner

DEPARTMENT OF
HIGHWAYS & FACILITIES
842 Fair Street
Carmel, New York 10512
Phone: 845-878-6331 Fax: 845-808-1908

July 20, 2021

Rose Trombetta
Carmel Planning Board
60 McAlpin Ave
Mahopac, NY 10541

Re: 365 Hill Street

Dear Ms. Trombetta,

The Putnam County Department of Highways & Facilities received the site improvement plan for 365 Hill Street, entitled "Site Plan" prepared by Architectural Visions, last revised July 8, 2021. The plan includes creating a new one-way vehicle circulation to a new parking area in the rear of the existing Church.

This Department has No Objection to this project. The Applicant will be required to submit an application for a Highway Work Permit. The Applicant will need to meet all the criteria of the Permit. This includes providing, existing/proposed grading, sight distances, and construction details for all work within the County Right of Way.

Please let our Department know if you or the Board have any questions, or need any additional information.

Sincerely,

Brian Hildenbrand

Brian Hildenbrand, P.E.
Senior Engineer
Putnam County Department of Highways & Facilities

Cc:
Town of Carmel Planning Board
Joel Greenberg, AIA – Project Architect

PUTNAM COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH SERVICES

CONSTRUCTION PERMIT FOR SEWAGE TREATMENT SYSTEM

PERMIT # 000221-C

Located at 365 Hill Street Town or Village Carmel

Subdivision name N/A Subd. Lot # N/A Tax Map 64.06 Block 1 Lot 14

Date Subdivision Approved N/A Renewal _____ Revision _____

Owner/Applicant Name House of Prayer Date of Previous Approval N/A

Mailing Address 107 Clarkson Rd Carmel, NY Zip 10512

Amount of Fee Enclosed _____

Building Type Church Lot Area 8905 No. of Bedrooms N/A Design Flow GPD N/A

Fill Section Only _____ Depth _____ Volume _____
PCHD NOTIFICATION IS REQUIRED WHEN FILL IS COMPLETED

Separate Sewerage System to consist of 1,000 gallon ~~septic tank~~ and Holding Tank

Other Requirements: None

To be constructed by TBD Address _____

Water Supply: _____ Public Supply From _____ Address _____

or: Private Supply Drilled by P.F. Beal & Sons Address 4 Putnam Ave
Brewster, NY 10509

I represent that I am wholly and completely responsible for the design and location of the proposed system(s) and that the separate sewage treatment system described above will be constructed as shown on the approved amendment thereto and in accordance with the standards, rules and regulations of the Putnam County Department of Health, and that on completion thereof a "Certificate of Construction Compliance" satisfactory to the Public Health Director will be submitted to the Department, and a written guarantee will be furnished the owner, his successors, heirs or assigns by the builder, that said builder will place in good operating condition any part of said sewage treatment system during the period of two (2) years immediately following the date of the issuance of the approval of the Certificate of Construction Compliance of the original system or any repairs thereto.

Signed: [Signature] P.E. _____ R.A. Date 6/3/2021
Address 2 Muscoot Rd N. Babogac, NY 10541 License # 11056

APPROVED FOR CONSTRUCTION: This approval expires two years from the date issued unless construction of the sewage treatment system has been completed and inspected by the PCHD and is revocable for cause or may be amended or modified when considered necessary by the Public Health Director. Any revision or alteration of the approved plan requires a new permit. Approved for discharge of domestic sanitary sewage only.

By: [Signature] Title: PHE Date: 7/21/21

**PUTNAM COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH SERVICES**

APPLICATION TO CONSTRUCT A WATER WELL

Please print or type

PCHD Permit # C00221-C

Well Location	Street Address: <u>365 Hill St.</u>	Town/Village: <u>Carmel</u>	Tax Map # Map <u>64.06</u> Block <u>1</u> Lot(s) <u>14</u>
Well Owner:	Name: <u>House of Prayer</u>	Address: <u>107 E Clarkson rd, Carmel</u>	Phone # <u>914-409-3686</u>
Use of Well 1- Primary 2-Secondary	<input type="checkbox"/> Residential <input type="checkbox"/> Business <input type="checkbox"/> Industrial	<input type="checkbox"/> Public Supply <input type="checkbox"/> Farm <input type="checkbox"/> Institutional	<input type="checkbox"/> Irrigation <input type="checkbox"/> Test/Monitoring <input checked="" type="checkbox"/> Church
Amount of Use	Yield Sought <u>5</u> gpm	# People Served <u>20-25</u>	Est. of Daily Usage <u>100</u> gal.
Reason for Drilling	<input type="checkbox"/> Replace Existing Supply <input checked="" type="checkbox"/> New Supply (<u>new dwelling</u>)	<input type="checkbox"/> Test/Observation <input type="checkbox"/> Deepen Existing Well	<input type="checkbox"/> Additional Supply
Detailed Reason for Drilling	<u>Church has no Well</u>		
Well Type	<input checked="" type="checkbox"/> Drilled	<input type="checkbox"/> Driven	<input type="checkbox"/> Gravel <input type="checkbox"/> Other
Is well site subject to flooding?.....Yes ___ No <input checked="" type="checkbox"/>			
Is well located in a realty subdivision?.....Yes ___ No <input checked="" type="checkbox"/>			
Name of subdivision <u>N/A</u> Lot No. _____			
Water Well Contractor: <u>P.F. Beal & Sons</u> Address: <u>4 Putnam Ave, Brewster, NY 10509</u>			
Is Public Water Supply available on site?.....Yes ___ No <input checked="" type="checkbox"/>			
Name of Public Water Supply: <u>N/A</u> Town/Village _____			
Distance to property from nearest water main: <u>5 Miles</u>			
Proposed well location & sources of contamination to be provided on separate sheet/plan.			
Date: <u>6/2/2021</u> Applicant Signature: <u>[Signature]</u>			

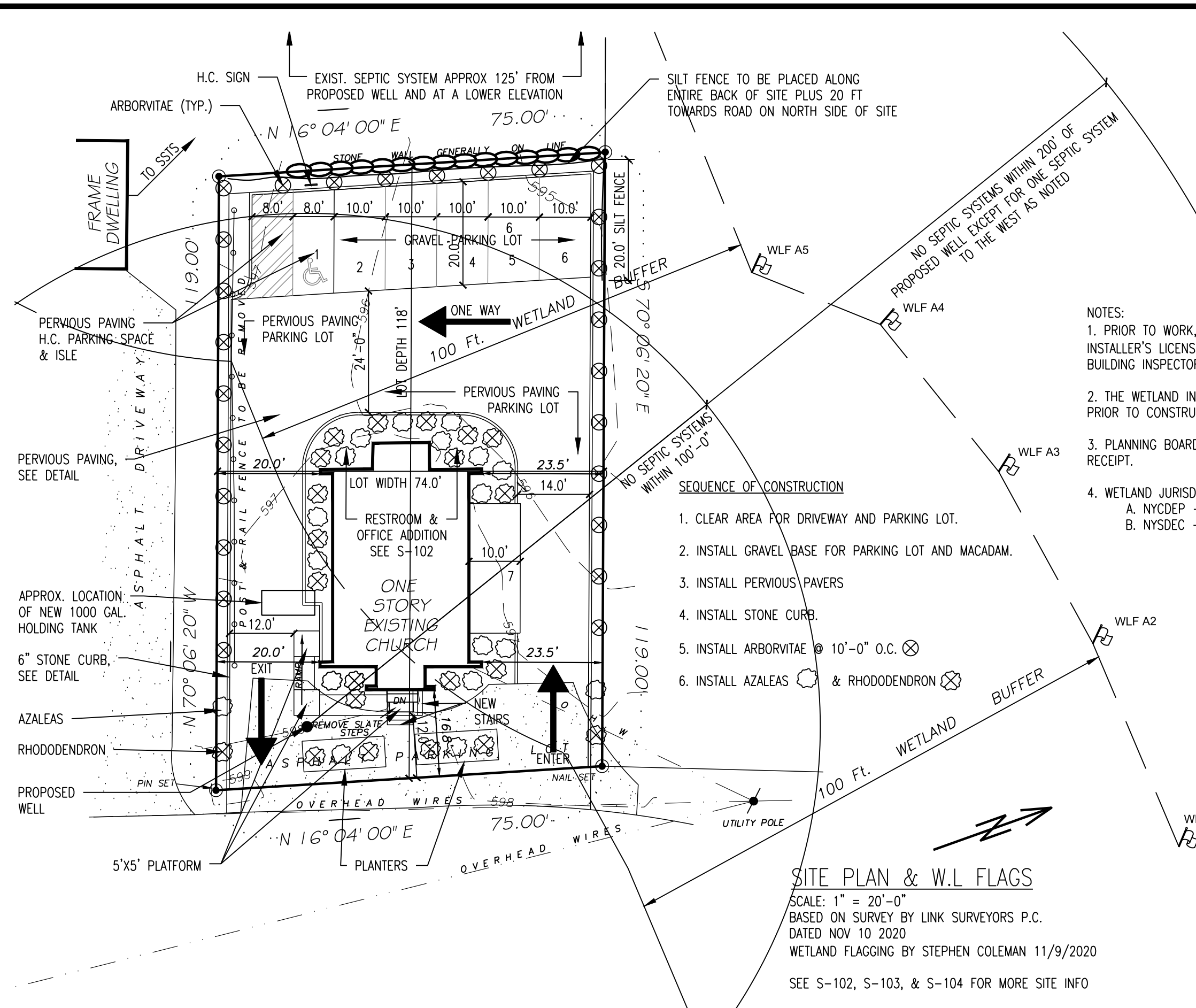
PERMIT TO CONSTRUCT A WATER WELL

This permit to construct one water well as set forth above, is granted under provisions of Article 10 of the Putnam County Sanitary Code and Subpart 5-2 of Part 5 of the New York State Sanitary Code and provided that within thirty (30) days of the completion of water well construction, the applicant or their designated representative shall: 1) Pump the well until the water is clear. 2) Disinfect the well in accordance with the requirements of the Putnam County Health Department. 3) Submit a Well Completion Report on a form provided by the Putnam County Health Department. 4) The well driller shall abide by all conditions of the permit. 5) During all well drilling operations the well driller shall take appropriate action to assure that any and all water and waste products from such well drilling operations be contained on this property and in such a manner as not to degrade or otherwise contaminate surface or groundwater.

Additional Permit Requirements: _____

APPROVED FOR CONSTRUCTION: This approval expires two years from the date issued unless construction of the well has been completed and inspected by the PCDOH and is revocable for cause or may be amended or modified when considered necessary by the Commissioner of Health. Any revision or alteration of the approved plan requires a new permit. Well to be constructed by a water well driller licensed by Putnam County.

Date of Issue: 7/21/21 Permit Issuing Official: [Signature], P.E.
Date of Expiration: 7/21/23 Title: PHE
Permit is Non-Transferable



SITE PLAN & W.L. FLAGS
 SCALE: 1" = 20'-0"
 BASED ON SURVEY BY LINK SURVEYORS P.C.
 DATED NOV 10 2020
 WETLAND FLAGGING BY STEPHEN COLEMAN 11/9/2020
 SEE S-102, S-103, & S-104 FOR MORE SITE INFO

FRONT VIEW OF CHURCH



PROPERTIES WITHIN 500 FT

53.18-1-5 Bruce L Daul 145 Mexico Ln Mahopac, NY 10541	64.6-1-48 Matthew J Fallon 16 Stocum Ave Mahopac, NY 10541	64.6-1-49 Frank Servideo 350 Hill St Mahopac, NY 10541
64.6-1-11 Patrick Higgins 353 Hill St Mahopac, NY 10541	64.6-1-12 Federico Perruzza 359 Hill St Mahopac, NY 10541	64.6-1-13 Mark D Hanson 363 Hill St Mahopac, NY 10541
64.6-1-14 Mt Hope United Methodist Churc 3 Grove St New Paltz, NY 12561	64.6-1-14 Mt Hope United Methodist Churc 70-1101 PO BOX 381 Mahopac Falls, NY 10542	53.18-1-12 Joseph Perillo 38 Stonewall Farms Rd Mahopac, NY 10541
64.6-1-15 Bruce L Daul 145 Mexico Ln Mahopac, NY 10541	64.6-1-6 Finbar T Looby Jr 485 Bullet Hole Rd Mahopac, NY 10541	64.6-1-7 Finbar Looby 489 Bullet Hole Rd Mahopac, NY 10541
64.6-1-8 Thomas Brophy 493 Bullet Hole Rd Mahopac, NY 10541	64.6-1-9 John E Dowling 495 Bullet Hole Rd Mahopac Falls, NY 10542	64.6-1-10 William J Bishop 501 Bullet Hole Rd Mahopac, NY 10541

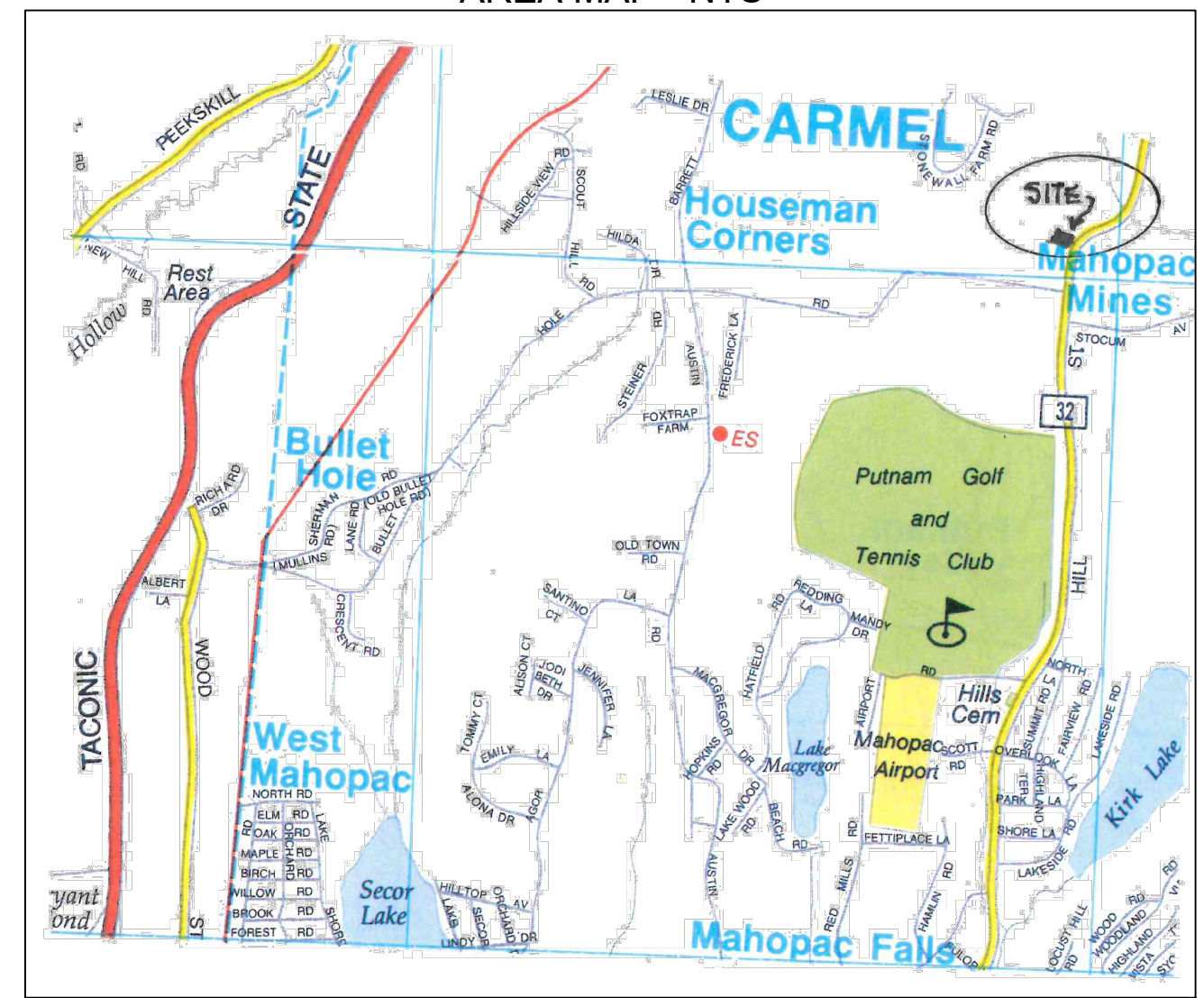
Town of Carmel Zoning Requirements

Basic Data:
 Owner: House of Prayer and Worship (Pastor Edgar Evans)
 Address: 365 Hill Street, Mahopac, NY 10541
 T.M. #: 64.6-1-14
 Zoning District: R-120 Proposed Use: Existing Methodist Church, Proposed House of Prayer and Worship Church

Bulk Regulations:	Required/Allowable:	Existing/Proposed:	Variance Required:
Lot Area:	120,000 SF	8,905 SF	111,095 SF
Lot Width:	200 LF	74 LF	126 FT
Lot Depth:	200 LF	118 LF	82 FT
Parking:	1 Per 3 Seats	51 Seats / 3 = 17 (7 PS Provided)	10 Parking Spaces
Front Yard:	25 FT	11.0 FT	14 FT
Side Yard: North	10 FT	23.5 FT	NONE
Side Yard:	10 FT	20 FT	NONE
Rear Yard:	15 FT	48 FT	NONE
Area of Disturbance:	N/A	0 FT Exist. / 4,367 SF	NONE
Parking surface	Macadam	Macadam & Gravel	YES

ALL VARIANCES GRANTED BY THE ZBA ON 3/16/2021

AREA MAP - NTS



2 MUSCOOT ROAD NORTH
 MAHOPAC NY, 10541
 JOEL.GREENBERG@ARCH-VISIONS.COM
 P: 845-628-6613
 F: 845-628-2807

PROJECT:
 HOUSE OF PRAYER & WORSHIP
 PASTOR EDGAR EVANS
 PROJECT ADDRESS
 365 HILL STREET
 MAHOPAC, NY 10541
 TAX MAP NO. 64.06-1-14

MAILING ADDRESS
 107 CLARKSON ROAD
 CARMEL, NY 10512

SITE PLAN

ISSUANCE	DATE
FOR REVIEW	11/02/2020
FOR REVIEW	11/16/2020
FOR REVIEW	12/03/2020
FOR REVIEW	12/07/2020
FOR REVIEW	12/14/2020
FOR REVIEW	12/31/2020
FOR REVIEW	01/18/2021
FOR REVIEW	03/26/2021
FOR REVIEW	04/13/2021
FOR REVIEW	04/19/2021
FOR REVIEW	05/17/2021
FOR REVIEW	07/08/2021

SCALE AS NOTED
 DRAWN BY/CHKD BY MCK/-/JLG
 PROJECT NO. 07-20-070

S-100

FRONT LEFT VIEW OF CHURCH (SOUTH)



LEFT VIEW OF CHURCH (SOUTH)



RIGHT VIEW OF CHURCH (NORTH)



REAR VIEW OF CHURCH (WEST)



ARCHITECTURAL VISIONS PLLC

A GREENBERG DESIGN GROUP

2 MUSCOOT ROAD NORTH MAHOPAC NY, 10541 P: 845-628-6613
JOEL.GREENBERG@ARCH-VISIONS.COM F: 845-628-2807

PROJECT: HOUSE OF PRAYER & WORSHIP

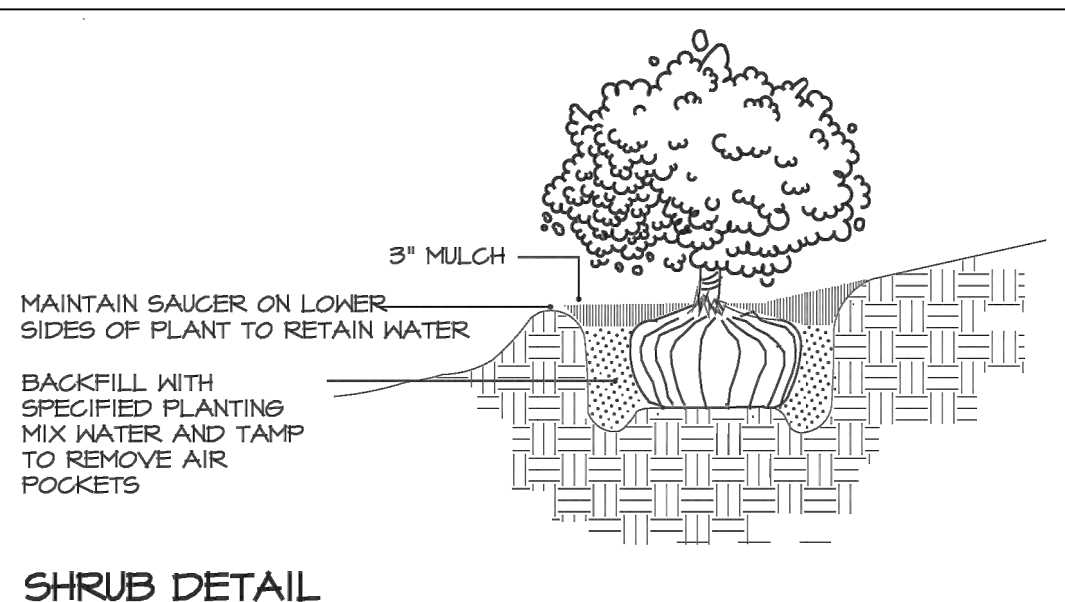
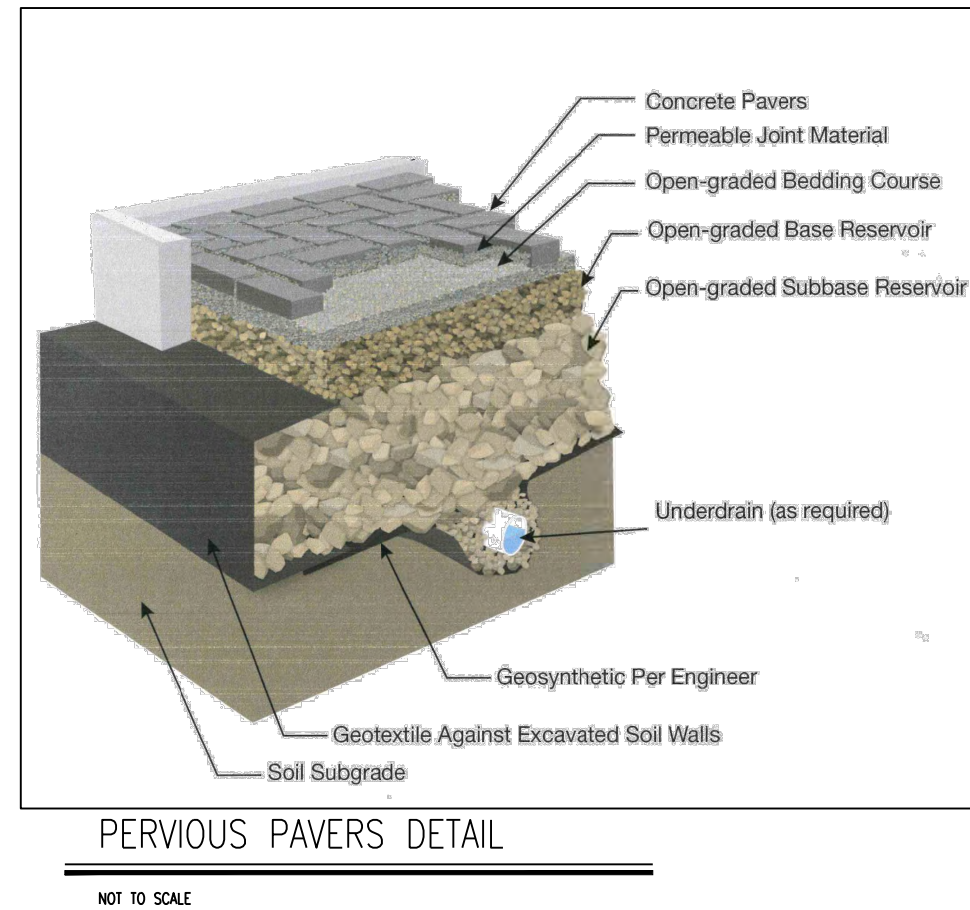
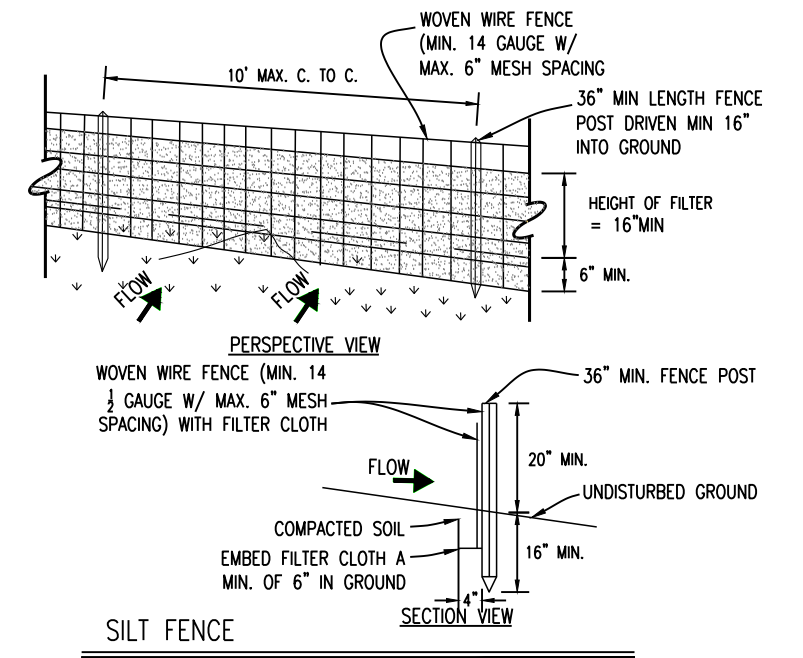
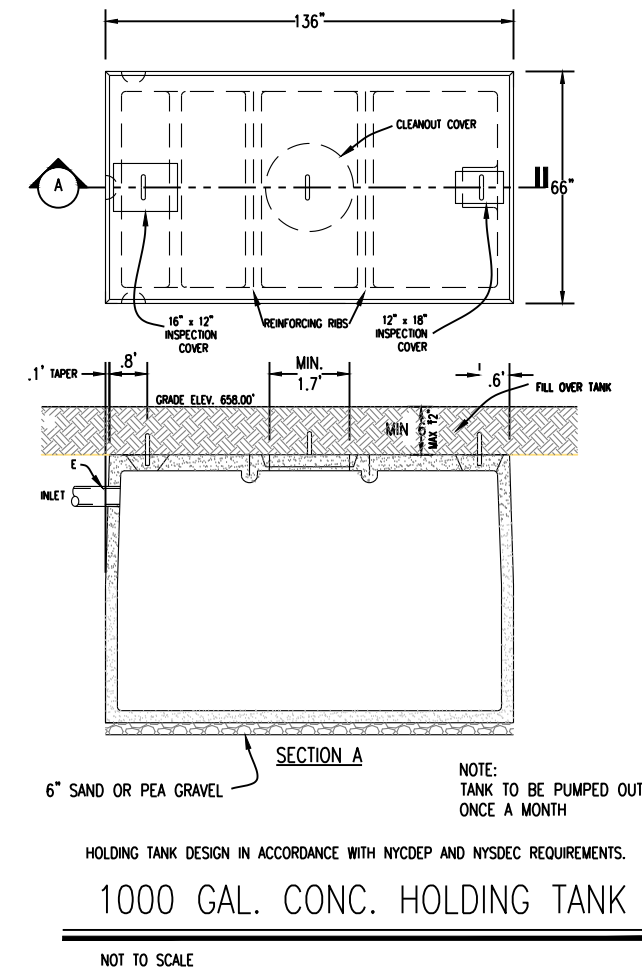
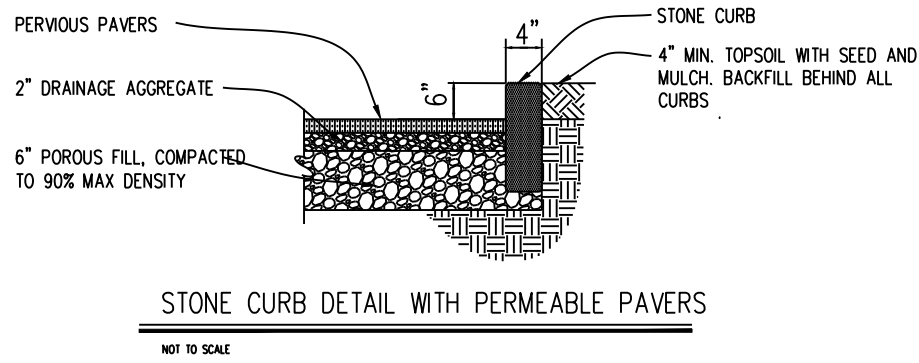
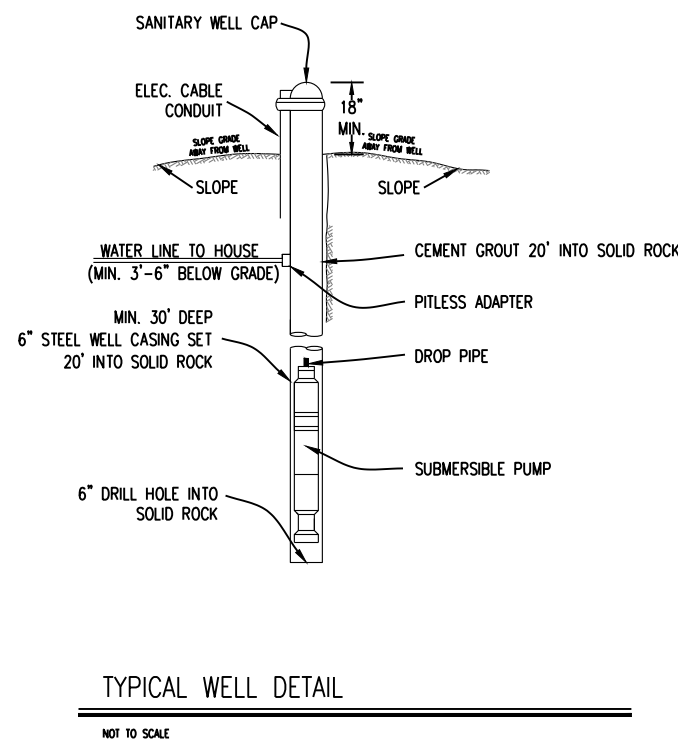
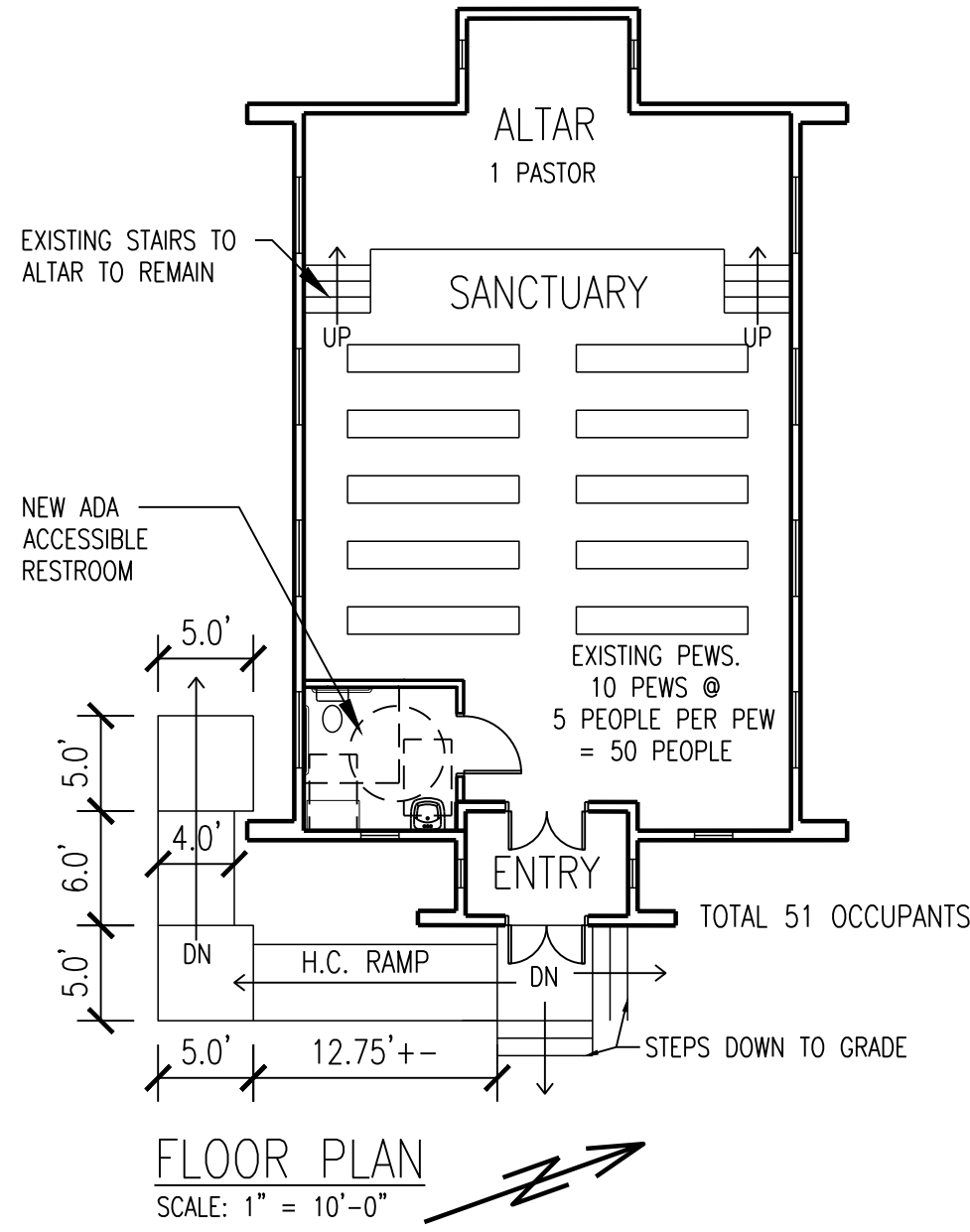
PASTOR EDGAR EVANS
PROJECT ADDRESS: 365 HILL STREET MAHOPAC, NY 10541
MAILING ADDRESS: 107 CLARKSON ROAD CARMEL, NY 10512
TAX MAP NO. 64.06-1-14

SITE PHOTOS

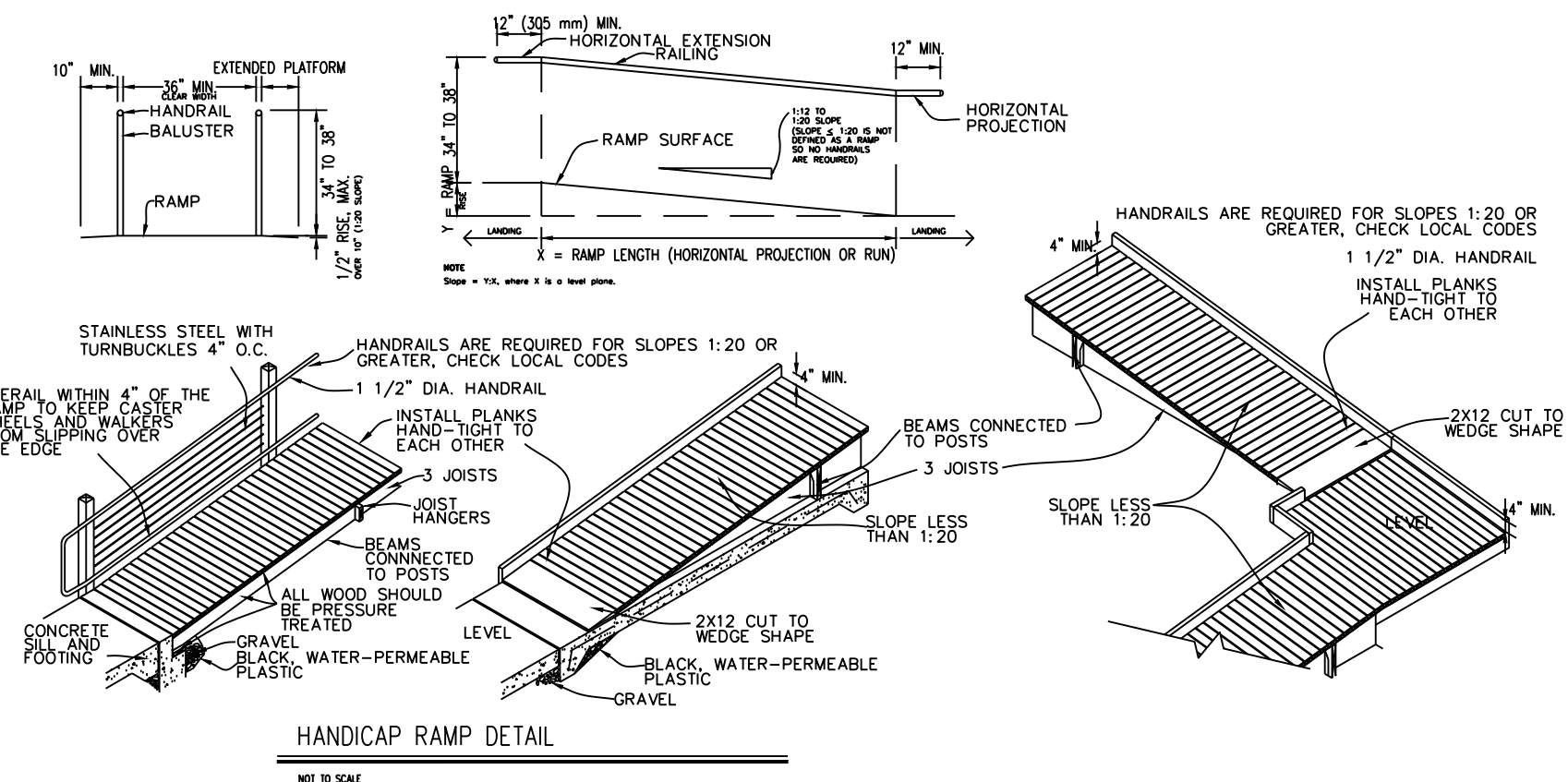
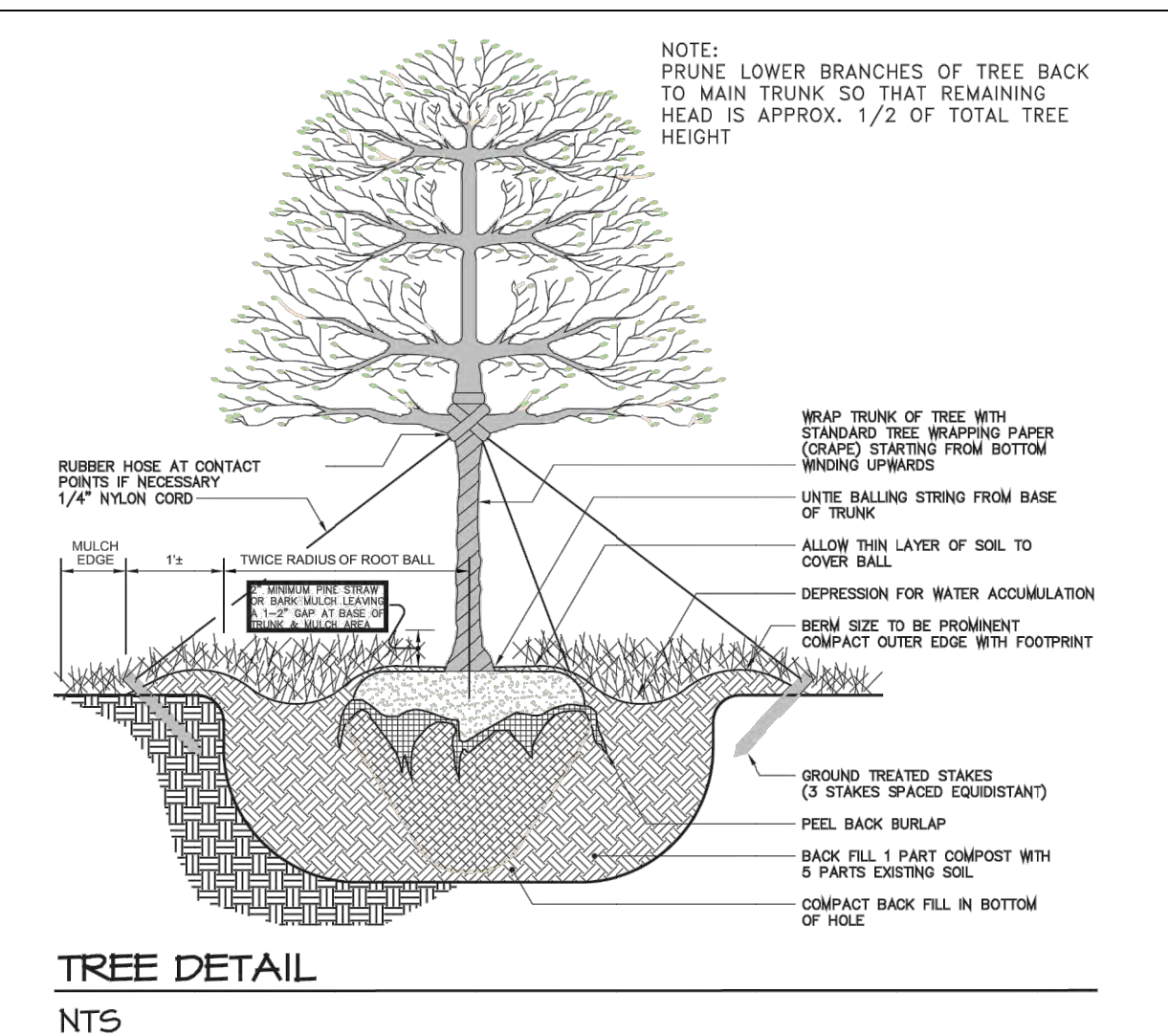
ISSUANCE	DATE
FOR REVIEW	11/2/2020

SCALE AS NOTED
DRAWN BY/CHKD BY MCK/-/JLG
PROJECT NO. 07-20-070

S-101



PLANTINGS NOTE:
ALL PLANTINGS TO BE APPROVED BY THE WETLANDS INSPECTOR IN ACCORDANCE WITH SECTION 142 OF THE TOWN OF CARMEL CODE



ARCHITECTURAL VISIONS, PLLC
A GREENBERG DESIGN GROUP

2 MUSCOOT ROAD NORTH MAHOPAC NY, 10541
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JOEL.GREENBERG@ARCH-VISIONS.COM

PROJECT:
HOUSE OF PRAYER & WORSHIP

PASTOR EDGAR EVANS
PROJECT ADDRESS
365 HILL STREET
MAHOPAC, NY 10541

MAILING ADDRESS
107 CLARKSON ROAD
CARMEL, NY 10512

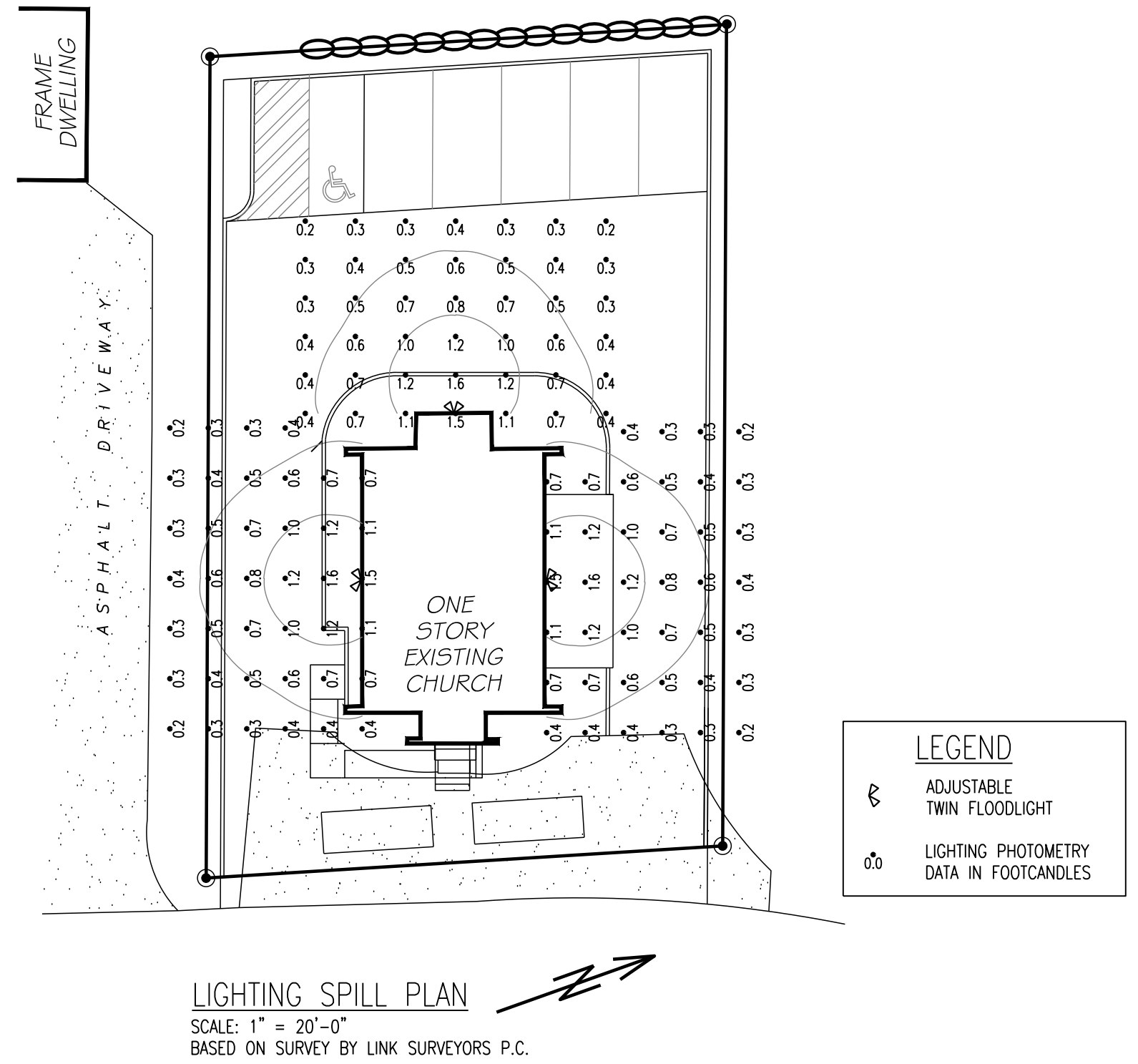
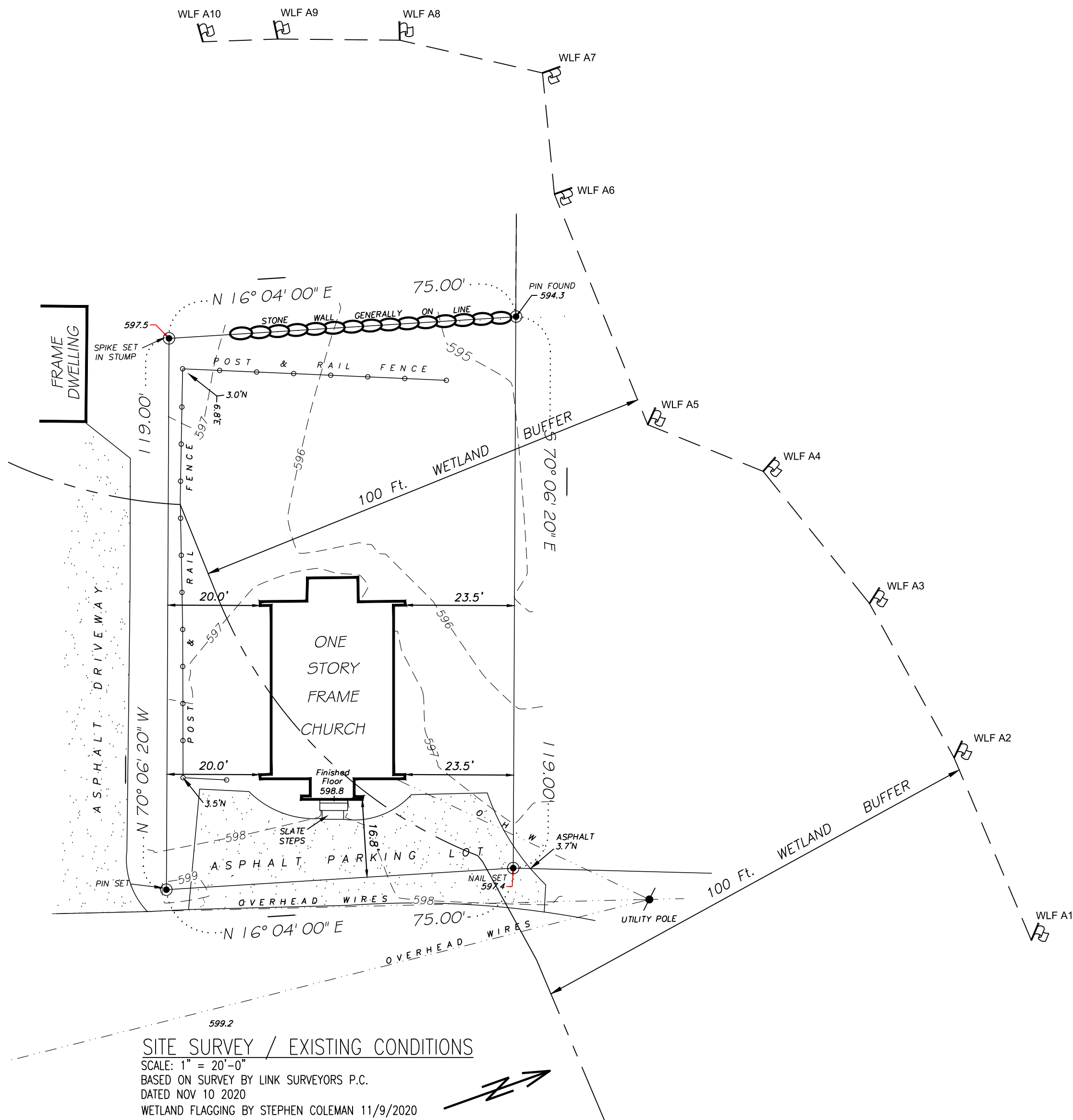
TAX MAP NO. 64.06-1-14

DETAILS

ISSUANCE	DATE
FOR REVIEW	11/02/2020
FOR REVIEW	11/16/2020
FOR REVIEW	12/03/2020
FOR REVIEW	12/07/2020
FOR REVIEW	12/14/2020
FOR REVIEW	12/31/2020
FOR REVIEW	01/18/2021
FOR REVIEW	03/26/2021
FOR REVIEW	04/13/2021
FOR REVIEW	04/19/2021
FOR REVIEW	05/17/2021
FOR REVIEW	07/08/2021

SCALE AS NOTED
DRAWN BY:CHKD BY MCK/- /JLG
PROJECT NO. 07-20-070

S-102



ARCHITECTURAL VISIONS PLLC
 A GREENBERG DESIGN GROUP

2 MUSCOOT ROAD NORTH P: 845-628-6613
 MAHOPAC NY, 10541 F: 845-628-2807
 JOEL.GREENBERG@ARCH-VISIONS.COM

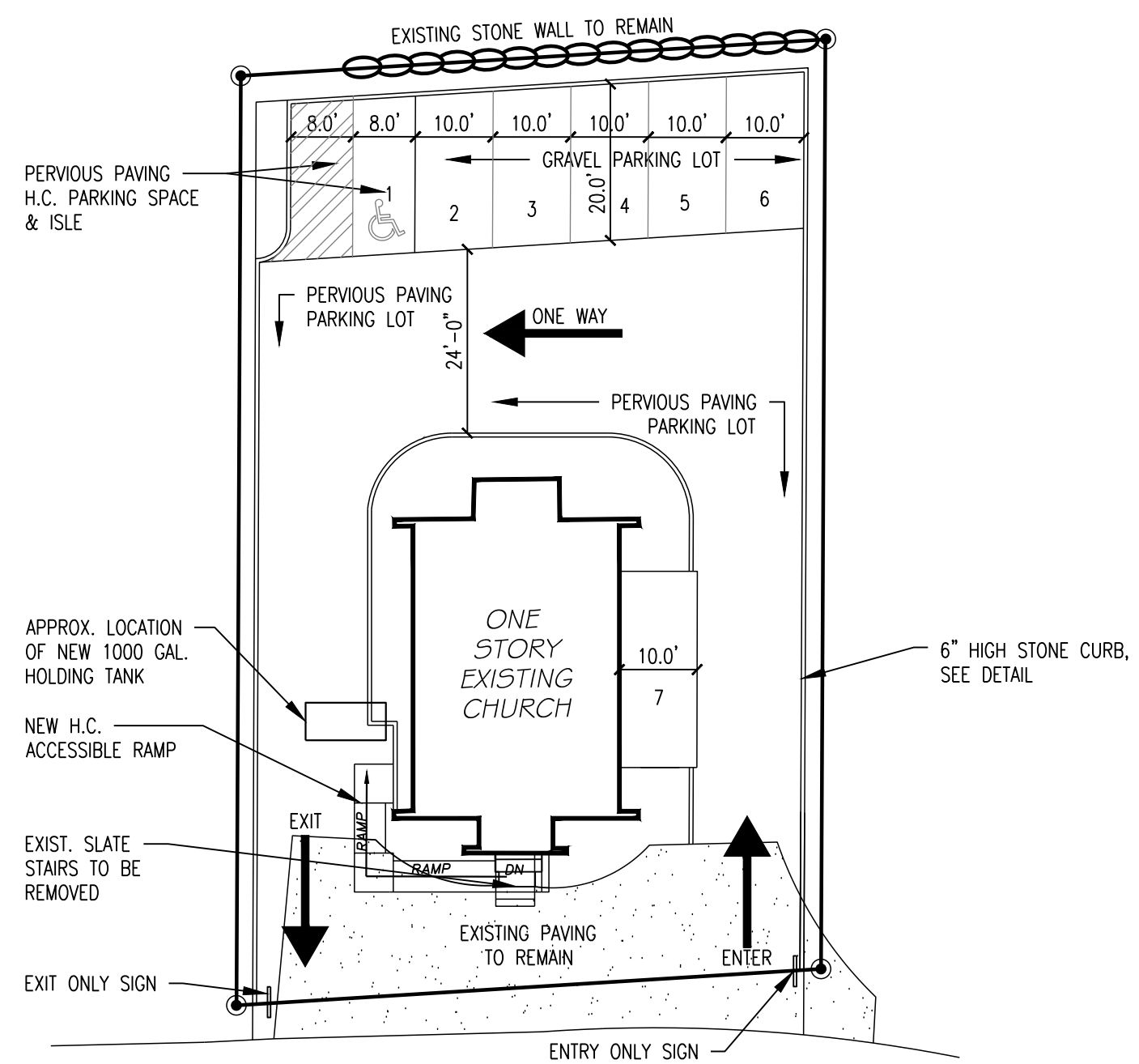
PROJECT:
HOUSE OF PRAYER & WORSHIP
 PASTOR EDGAR EVANS
 PROJECT ADDRESS 365 HILL STREET
 MAHOPAC, NY 10541
 MAILING ADDRESS 107 CLARKSON ROAD
 CARMEL, NY 10512
 TAX MAP NO. 64.06-1-14

**EXISTING CONDITIONS,
 LIGHTING SPILL PLAN &
 TOPOGRAPHY**

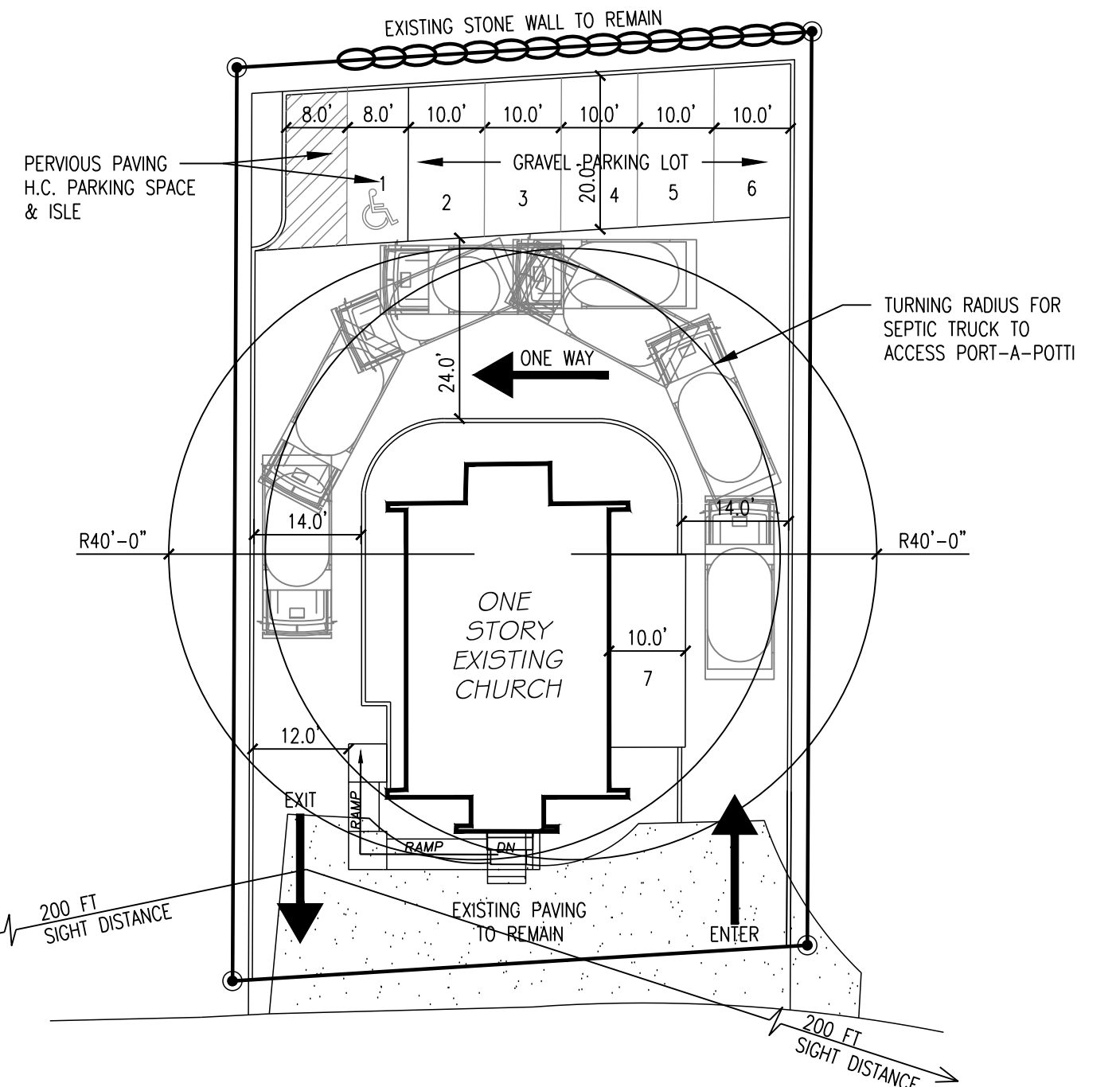
ISSUANCE	DATE
FOR REVIEW	11/02/2020
FOR REVIEW	11/16/2020
FOR REVIEW	12/03/2020
FOR REVIEW	12/07/2020
FOR REVIEW	12/31/2020
FOR REVIEW	01/18/2021
FOR REVIEW	03/26/2021
FOR REVIEW	04/13/2021
FOR REVIEW	04/19/2021

SCALE AS NOTED
 DRAWN BY/CHKD BY MCK/-/JLG
 PROJECT NO. 07-20-070

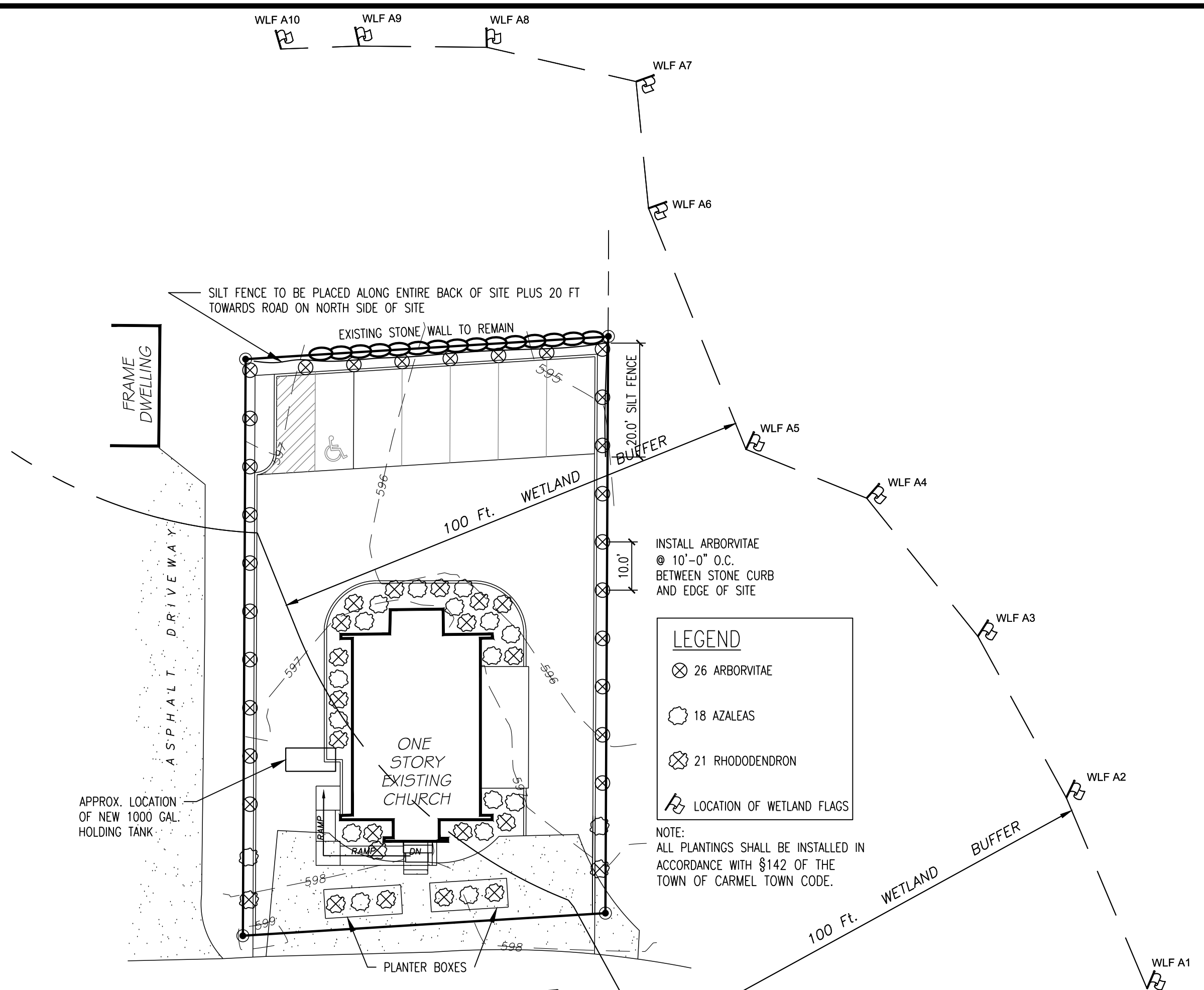
S-103



PAVING PLAN
SCALE: 1" = 20'-0"
BASED ON SURVEY BY LINK SURVEYORS P.C.



TRUCK TURNING RADIUS DIAGRAM
SCALE: 1" = 20'-0"
BASED ON SURVEY BY LINK SURVEYORS P.C.



LANDSCAPING PLAN
SCALE: 1" = 20'-0"
BASED ON SURVEY BY LINK SURVEYORS P.C.
DATED NOV 10 2020
WETLAND FLAGGING BY STEPHEN COLEMAN 11/9/2020

Stopping Sight Distance
S = Stopping Distance (FT.)
V = Design Speed (MPH)
G = Grade (%)

$$S = 1.47(30)(2.5) + \frac{30^2 = 900}{30[0.347826 + \frac{0.03}{100}]}$$

$$S = 110.25 + \frac{900}{10.44378}$$

$$S = 110.25 + 86.175695$$

$$S = 196.4 \text{ FT}$$

ARCHITECTURAL VISIONS PLLC
A GREENBERG DESIGN GROUP
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MAHOPAC NY, 10541 F: 845-628-2807
JOEL.GREENBERG@ARCH-VISIONS.COM

PROJECT:
HOUSE OF PRAYER & WORSHIP
PASTOR EDGAR EVANS
PROJECT ADDRESS 365 HILL STREET
MAHOPAC, NY 10541
MAILING ADDRESS 107 CLARKSON ROAD
CARMEL, NY 10512
TAX MAP NO. 64.06-1-14

PERVIOUS PAVING & LANDSCAPING SITE PLANS

ISSUANCE	DATE
FOR REVIEW	11/02/2020
FOR REVIEW	11/16/2020
FOR REVIEW	12/03/2020
FOR REVIEW	12/07/2020
FOR REVIEW	12/31/2020
FOR REVIEW	01/18/2021
FOR REVIEW	03/15/2021
FOR REVIEW	03/28/2021
FOR REVIEW	04/13/2021

SCALE AS NOTED
DRAWN BY/CHKD BY MCK/MWG /JLG
PROJECT NO. 07-20-070

S-104



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.
- ^{w/A} 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*.

Roe Yombetta 7/19/21
Planning Board Secretary; Date

Richard [Signature] 7/16/2021
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: Binns Family Trust	Application # 21-0008	Date Submitted: 7/15/21
Site Address: No. 5 Street: Veschi Lane South Hamlet: Mahopac, NY 10541		
Property Location: (Identify landmarks, distance from intersections, etc.) 5 Veschi Lane South, off Route 6		
Town of Carmel Tax Map Designation: Section 75.20 Block 2 Lot(s) 2	Zoning Designation of Site: R-120	
Property Deed Recorded in County Clerk's Office Date 4/16/18 Liber 2076 Page 37	Liens, Mortgages or other Encumbrances Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Existing Easements Relating to the Site No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Describe and attach copies:	Are Easements Proposed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Describe and attach copies:	
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: Binns Family Trust	Phone #: 914-490-1758 Fax#:	Email:
Owners Address: No. 5 Street: Veschi Lane South Town: Mahopac State: NY Zip: 10541		
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: Architectural Visions, PLLC	Phone #: 845-628-6613 Fax#:	Email: joel.greenberg@arch-visions.com
Address: No. 2 Street: Muscoot Road North Town: Mahopac State: NY Zip: 10541		
Other Representatives:	Phone #: Fax#:	Email:
Owners Address: No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: Construct 3 Storage Buildings-All Attached		

TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: 0.5482 Square Feet: 23,880		Square footage of all existing structures (by floor):	
# of existing parking spaces: 9		# of proposed parking spaces: 18	
# of existing dwelling units: 2		# of proposed dwelling units: 0	
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> ▪ Is project in sewer district or will private septic system(s) be installed? <u>SSTS Exist</u> ▪ If yes to Sanitary Sewer answer the following: <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▶ Is this an in-district connection? <u>N/A</u> Out-of district connection? <u>N/A</u> ▶ What is the total sewer capacity at time of application? <u>N/A</u> ▶ What is your anticipated average and maximum daily flow <u>N/A</u> 			
For Town of Carmel Town Engineer ▶ What is the sewer capacity <u>NA APD</u>			
<ul style="list-style-type: none"> ▪ Water Supply Well Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> <li style="margin-left: 40px;">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? <u>300 GPD</u> ▶ What is your anticipated average and maximum daily demand <u>300 GPD</u> ▪ 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 checked="" type="checkbox"/> No: <input type="checkbox"/> • Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> 			
For Town of Carmel Town Engineer			
Water Flows <u>NA APD 7/10/2021</u> Sewer Flows <u>NA APD 7/10/2021</u>			
Town Engineer; Date			
What is the predominant soil type(s) on the site? <u>Sandy Loam</u>		What is the approximate depth to water table? <u>5 FT</u>	
Site slope categories: 15-25% <u>100</u> % 25-35% _____ % >35% _____ %			
Estimated quantity of excavation: Cut (C.Y.) <u>83</u> Fill (C.Y.) <u>0</u>			
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
Is the site located in a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the sight distance? Left <u>200'</u> Right <u>200'</u>			
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"/> • The boundary of state or county owned land on which a building is located Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> 			

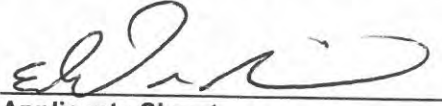
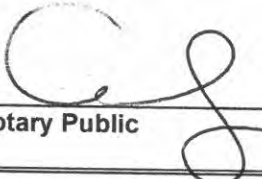
TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will the project require coverage under the Current NYSDEC Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will the project require coverage under the Current NYCDEP Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 5,000 sq ft	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the site disturb more than 1 acre	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the site contain freshwater wetlands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Jurisdiction: NYSDEC: <input type="checkbox"/> Town of Carmel: <input type="checkbox"/> N/A	
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>	
Are encroachments in regulated wetlands or wetland buffers proposed? N/A Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the site contain waterbodies, streams or watercourses?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Are any encroachments, crossings or alterations proposed?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the site located adjacent to New York City watershed lands?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input checked="" type="checkbox"/>	
Has this application been referred to the Fire Department?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
What is the estimated time of construction for the project? 4 Months	

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Proposed
Lot Area	40,000 SF	32,135 SF	32,135 SF
Lot Coverage	30%	4.5%	12.6%
Lot Width	200 FT	233 FT	233 FT
Lot Depth	200 FT	180 FT	180 FT
Front Yard	40 FT	31 FT	31 FT
Side Yard	25 FT	15.4 FT	15.4 FT
Rear Yard	30 FT	0.005	0.05 FT
Minimum Required Floor Area	5,000 SF	3,705 SF	7,755 SF
Floor Area Ratio	N/A	N/A	N/A
Height	35 FT	20 FT Ex. / 24 FT Prop.	24 FT
Off-Street Parking	22 PS	10 PS	23 PS
Off-Street Loading	N/A	N/A	N/A

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, identify variances: Rear Yard
PROPOSED BUILDING MATERIALS	
Foundation	Concrete Block
Structural System	Steel
Roof	Stranding Seam
Exterior Walls	Metal
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.	
<u>Edward M. Biann</u> Applicants Name	 Applicants Signature
Sworn before me this <u>15</u> day of <u>July</u> 20 <u>21</u>	
 Notary Public	CATHERINE SHAFFER NOTARY PUBLIC-STATE OF NEW YORK No. 01SH6382107 Qualified in Putnam County My Commission Expires 10-15-2022



TOWN OF CARMEL SITE PLAN COMPLETENESS 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	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	N/A <input type="checkbox"/>	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
8	The location of all existing and proposed easements	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	N/A <input type="checkbox"/>	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Proposed signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>

need to clarify on drawing

Plowds



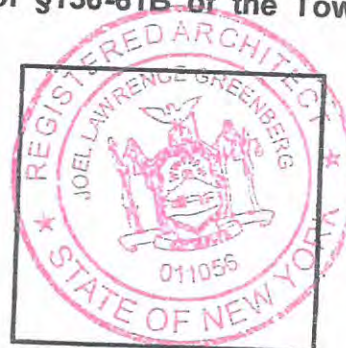
TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



	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	<input type="checkbox"/>	<input type="checkbox"/>
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	N/A EXIST. TO REMAIN <input checked="" type="checkbox"/>	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

I Joel Greenberg 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:



Professionals Seal

Joel Greenberg
Signature - Applicant

7/14/2021

Date

[Signature]
Signature - Owner

7/14/2021

Date



TOWN OF CARMEL
SITE PLAN 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

7/19/21
Date

[Signature]

Signature - Town Engineer

7/19/2021
Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Binns Family Trust			
Project Location (describe, and attach a location map): 5 Veschi Lane South			
Brief Description of Proposed Action: Construction of 3 Storage Buildings- All Attached			
Name of Applicant or Sponsor: Edward Binns		Telephone: 914-490-1758	
		E-Mail:	
Address: 5 Veschi Lane South			
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: Zoning Board & Building Department			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.5482</u> acres	
b. Total acreage to be physically disturbed?		<u>0.03</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.5482</u> 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 checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- 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

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

16. Is the project site located in the 100-year flood plan?

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

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

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

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

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

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe:

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

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

If Yes, describe:

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

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

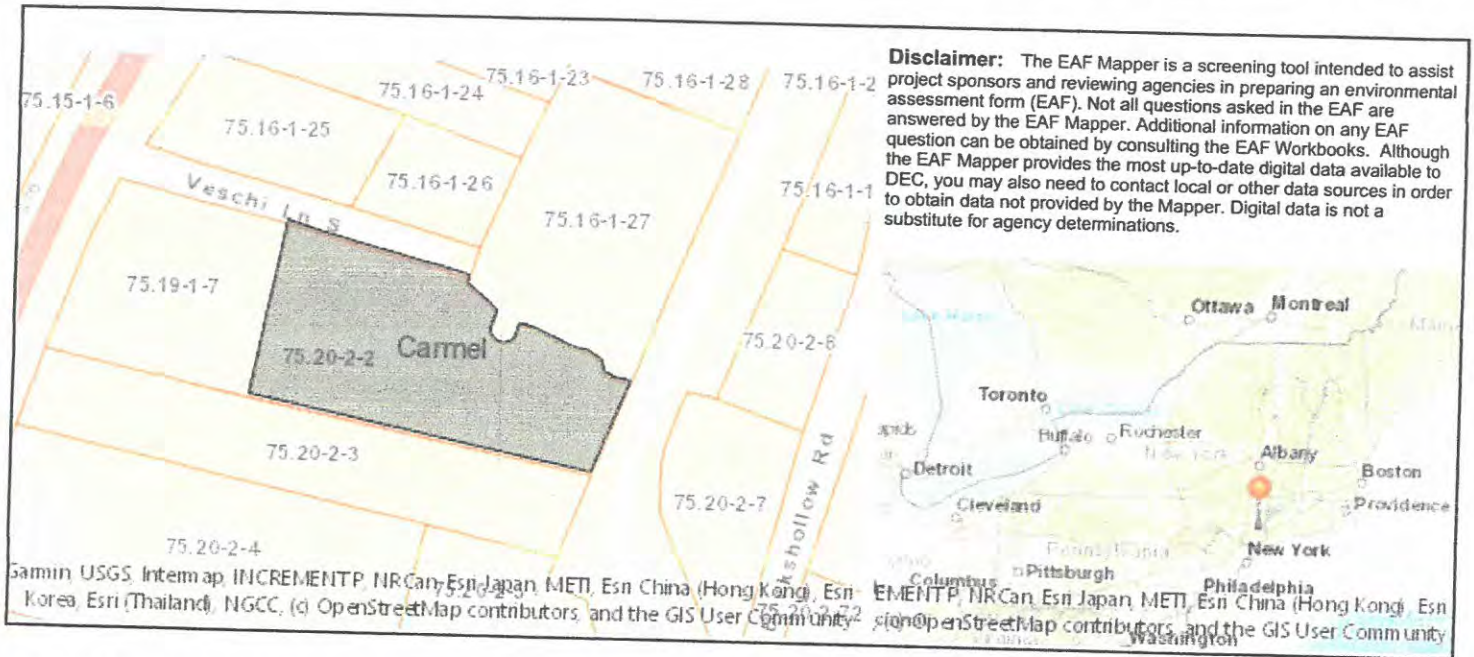
Applicant/sponsor/name: Binns Family Trust

Date: 7/14/2021

Signature: _____

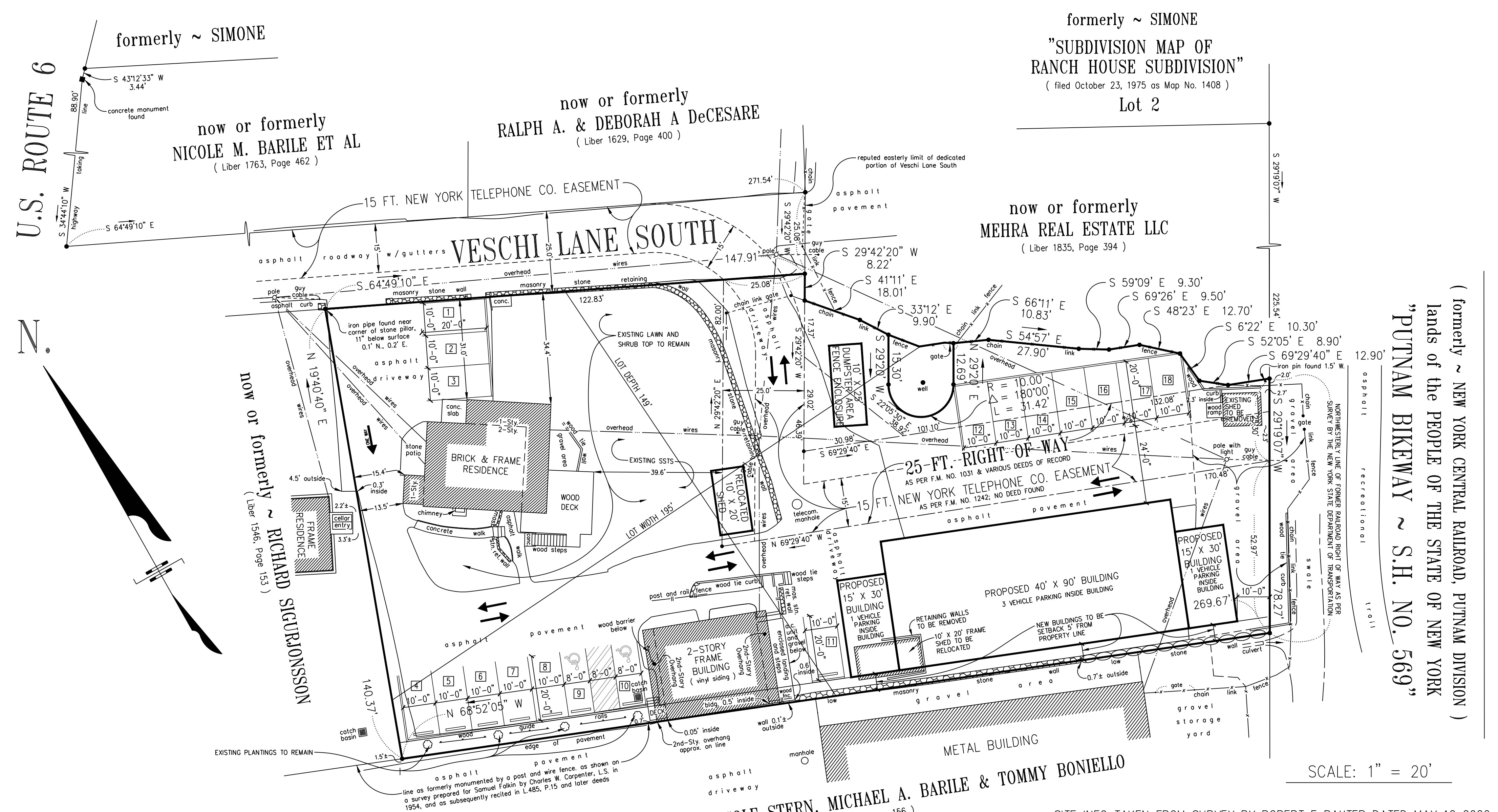
Joel Greenberg

Title: Project Architect

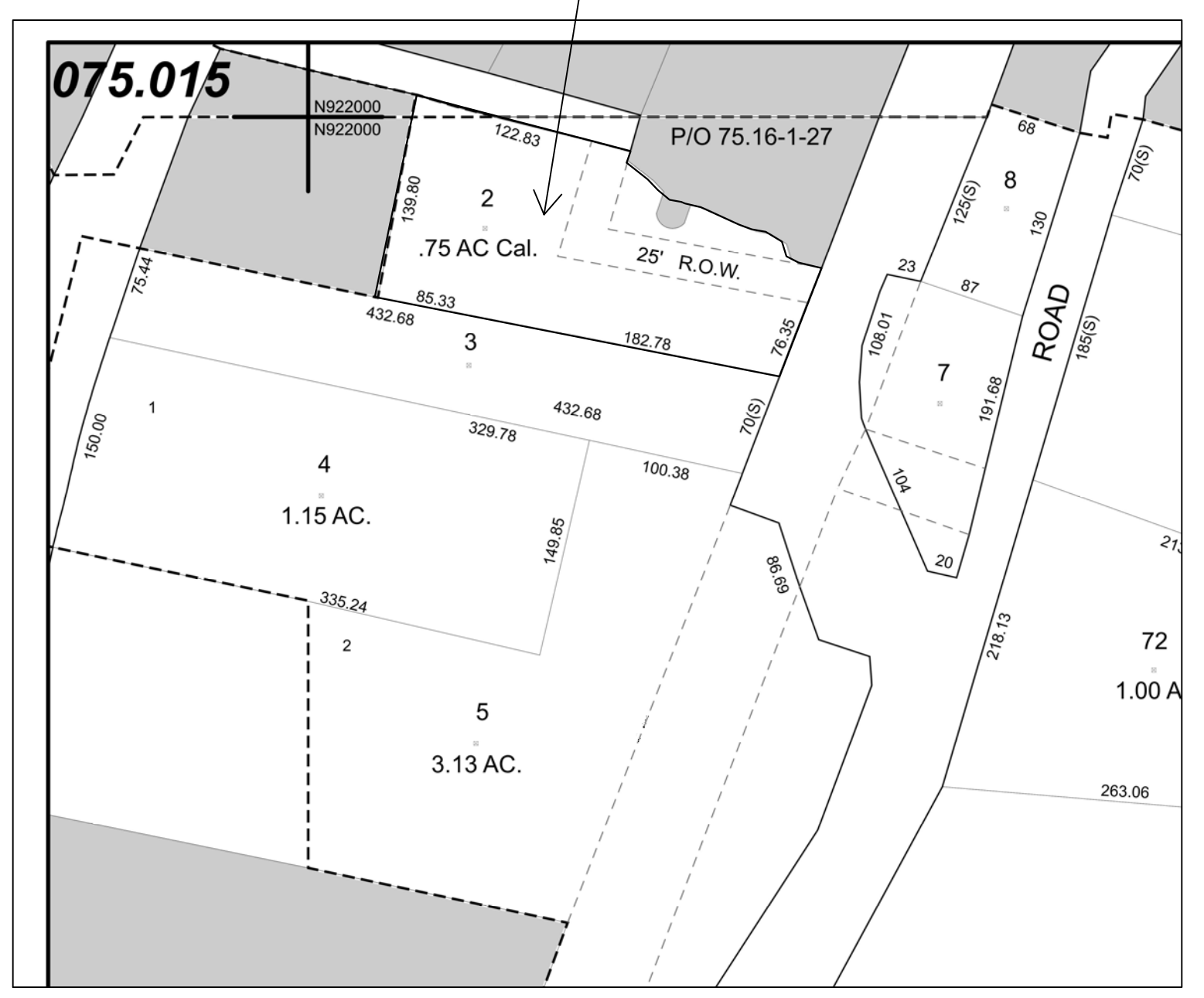


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or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

75.19-1-7 RICHARD SIGURJONSSON 246 BUCKSHOLLOW RD MAHOPAC, NY 10541	75.15-1-14 JOSEPH HART 10 VESCHI LANE S MAHOPAC, NY 10541	75.16-1-27 MEHRA REAL ESTATE LLC 10 VESCHI LANE S MAHOPAC, NY 10541
75.16-1-19 FIB PROPERTIES, LLC 14 BLOOMER RD MAHOPAC, NY 10541	75.20-2-73 122 BUCKSHOLLOW LLC PO BOX 627 JEFFERSON VALLEY, NY 10535	75.15-1-9 LISE FLUNK PO BOX 358 MAHOPAC, NY 10541
75.20-2-71 VERZON NEW YORK INC PO BOX 2749 ADDISON, TX 75001	75.20-2-72 VERZON NEW YORK INC PO BOX 2749 ADDISON, TX 75001	75.15-1-13 ANTHONY M RUSH 14 VESCHI LANE N MAHOPAC, NY 10541
75.20-2-7 ITALIAN AMERICAN CLUB INC PO BOX 931 MAHOPAC, NY 10541	75.20-2-70 JLR HOLDING CORP 144 BUCKSHOLLOW RD MAHOPAC, NY 10541	75.20-2-8 ADRIANA CEROUERA PO BOX 755 CROTON FALLS, NY 10519
75.20-2-69 RICHARD & BRIDGET GERVONE 251 BURRETT HILL RD MAHOPAC, NY 10541	75.16-1-1 GEORGE P SALIANO 149 BUCKSHOLLOW RD MAHOPAC, NY 10541	75.16-1-61 RICHARD & BRIDGET GERVONE 251 BURRETT HILL RD MAHOPAC, NY 10541
75.16-1-2 JOHN BATTISTA 157 BUCKSHOLLOW RD PO BOX 773 MAHOPAC, NY 10541	75.16-1-3 JOHN BATTISTA 157 BUCKSHOLLOW RD PO BOX 773 MAHOPAC, NY 10541	75.16-1-8 CHARLES MARNA INC 807 SOUTH LAKE RD MAHOPAC, NY 10541
75.19-1-8 DAG ROUTE SIX, LLC PO BOX 636 MAHOPAC, NY 10541	75.20-2-5 DAG ROUTE SIX, LLC PO BOX 636 MAHOPAC, NY 10541	75.15-1-16 JOSEPH E SIMONE JR 3 HAZEL LN CARMEL, NY 10512
75.15-1-4 PATRICK J DELAMERE PO BOX 758 MAHOPAC, NY 10541	75.19-1-6 A-CLASS BUILDERS 888 RT 6 MAHOPAC, NY 10541	75.20-2-3 NICOLE STERN 888 RT 6 MAHOPAC, NY 10541
75.15-1-6 FERRE THOMAS INC 10 FOWLER AVE CARMEL, NY 10512	75.15-1-5 KATHLEEN F DELAMERE 8 FURUP LN MAHOPAC, NY 10541	75.15-1-5 KATHLEEN F DELAMERE PO BOX 758 MAHOPAC, NY 10541
75.15-1-7 JUDGE HOLDINGS, LLC 422 RT 6 MAHOPAC, NY 10541	75.16-1-25 LILLIAN BARILE 888 ROUTE 6 MAHOPAC, NY 10541	75.16-1-24 JACQUE REALTY CORP. 421 RT 6 MAHOPAC, NY 10541
75.16-1-31 OF GROUP REALTY, LLC VICTOR DELGADO 430 RT 6 MAHOPAC, NY 10541	75.16-1-23 SCOTT MIGNARD 121 WEAVER DR MAHOPAC, NY 10541	75.16-1-22 SCOTT MIGNARD 427 ROUTE 6 MAHOPAC, NY 10541
75.16-1-32 ERIC GRUBER 430 RT 6 MAHOPAC, NY 10541	75.16-1-21 THOMAS SIMONE 155 BUCKSHOLLOW RD MAHOPAC, NY 10541	75.16-1-20 THOMAS SIMONE 155 BUCKSHOLLOW RD MAHOPAC, NY 10541
75.20-2-2 BINNS FAMILY TRUST #1 5 VESCHI LANE S MAHOPAC, NY 10541	75.16-1-18 ACHILLES DOUPES 441 RT 6 MAHOPAC, NY 10541	75.16-1-28 BOHUMIL FILIP 5 BATTISTA DR MAHOPAC, NY 10541
75.16-1-29 SANTA PORTINO 7 BATTISTA DR MAHOPAC, NY 10541	75.16-1-26 DEBORAH A DECESARE 20 STRAWBERRY FIELDS LN MAHOPAC, NY 10541	75.16-1-29 ANTHONY M KARLECK 7 BATTISTA DR MAHOPAC, NY 10541
75.16-1-30 THOMAS SIMONE 155 BUCKSHOLLOW RD MAHOPAC, NY 10541	75.15-1-8 JOSEPH E SIMONE 7 PRINCE ST MAHOPAC, NY 10541	75.15-1-15 JOHN CRECCO 20 PRINCE ST KATONAH, NY 10536



- NOTES:
1. PROPOSAL IS FOR 3 STORAGE BUILDINGS ATTACHED.
 2. NO EMPLOYEES, OWNER ONLY.
 3. EXISTING LANDSCAPING TO REMAIN, NO NEW LANDSCAPING PROPOSED.



Town of Carmel Zoning Requirements			
Basic Data:			
Owner: Binns Family Trust			
Address: 5 Veschi Lane South, Mahopac, NY 10541			
T.M. #: 75.20-2-2			
Zoning District: C			
Proposed Use: Proposed Storage Building			
Bulk Regulations:	Required/Allowable:	Existing/Proposed:	Variance Required:
Lot Area:	40,000 SF	32,135 SF	7,865 SF
Lot Width:	200 LF	195 FT	5 FT
Lot Depth:	200 LF	149 FT	51 FT
Parking:	2 PS / Apt 1 PS - 200 SF -Office 1 PS- 1,000 SF Storage	4 PS 2,700/200 = 14ps 4,000/1,000 = 4ps Total: 22 PS - 23 PS provided	None
Front Yard:	40 FT	31 FT	Pre-Exist.- Non-Conforming
Side Yard: West	25 FT	13.5 FT	Pre-Exist.- Non-Conforming
Side Yard: East	25 FT	10 FT	15 FT
Rear Yard:	30 FT	0.05 FT Exist. Building 5 FT New Building	Pre-Exist.- Non-Conforming 25 FT
Height:	35 FT	20 FT Existing Building 24 FT Proposed Building	None None
Area of Disturbance:	5,000 SF	4,050 SF	None
Parking surface	Macadam	Macadam	None

ARCHITECTURAL VISIONS P.L.L.C.
A GREENBERG DESIGN GROUP

2 MUSCOOT ROAD NORTH MAHOPAC, NY, 10541
P: 845-628-6613 F: 845-628-2807
JOEL.GREENBERG@ARCHVISIONS.COM

PROJECT-NEW STORAGE BUILDING FOR BINNS FAMILY TRUST

PROJECT ADDRESS: 5 VESCHI LANE SOUTH MAHOPAC, NY 10541
MAILING ADDRESS: SAME AS PROJECT ADDRESS
TAX MAP NO. 75.20-2-2

SITE PLAN

ISSUANCE	DATE
FOR REVIEW	01/14/2021
FOR REVIEW	01/28/2021
FOR REVIEW	01/28/2021

SCALE AS NOTED
DRAWN BY: CHKD BY: MCK/JLLC
PROJECT NO. 01-21-020

S-100



July 19, 2021

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

RE: Amended Site Plan
Hamlet at Carmel
TM# 66.-2-58

Dear Chairman Paepfer and Members of the Board:

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

- Nine (9) sheet Amended Site Plan Set, dated July 19, 2021. (5 copies)
- Amended Stormwater Pollution Prevention Plan, dated July 19, 2021.
- Water and Wastewater Report, dated July 19, 2021.
- One (1) sheet Typical Building Elevations prepared by Coppola Associates, dated July 1, 2021 (5 copies)
- SEQRA Environmental Assessment, prepared by Tim Miller Associates, dated July 19, 2021. (11 copies)

The applicant seeks amended site plan approval for 150 units of multifamily housing development in accordance with Town Code §156-28.

In response to the comments received from Director of Code Enforcement, Michael Carnazza, dated February 22, 2021, we provide the following response:

1. Per the recent determination by the Zoning Board of Appeals, §156-28 is correctly applied.

In response to the comments received from Town Planner, Patrick Cleary, dated February 24, 2021, we provide the following responses:

1. The description of the application is accurate.
2. Per the recent determination by the Zoning Board of Appeals, §156-28 is correctly applied.
3. Definitions as to the requirements indicated by the various income levels cited in the project description will be provided with a future submission.
4. Since our previous submission three additional market rate buildings have been added to site plan increasing the total unit count from 120 to 150. This subsequently increases the coverage to 5.6% from the 4% coverage shown in the previous submission, but this is still a significant reduction from the previously approved site plan.
5. The attached SEQRA Environmental Assessment addresses the requested information.
6. As the ZBA has determined that §156-28 is correctly applied to this project, a zoning compliance review can be conducted. Per the Zoning Table on sheet SP-1, no variances are required.

In response to the comments received from Town Engineer, Richard Franzetti, PE, dated February 19, 2021, we provide the following responses:

I. General Comments:

1. Please note that the project does not gain access from a state road so approval from the New York State Department of Transportation will not be required. The road will not be dedicated to the Town of Carmel so it is our understanding that an approval from the Town of Carmel Highway Department would not be required.
2. Please note that the project does not gain access from a state road so approval from the New York State Department of Transportation will not be required.
3. The existing conditions as shown on the site plans are based on a property survey.
4. A comparison of the previously approved project and the current proposal are provided in the addendum to the Stormwater Pollution Prevention Plan and the Water and Wastewater Engineer's Reports.
5. The project has gone through a previous approval, so no additional wetland delineation is envisioned at this time.
6. As noted in the Water and Wastewater Engineer's Report, the maximum day design flow has been adjusted to 32,230 GPD for the current scope of the project. The applicant will engage in discussion regarding modification to the Out of District Water and Sewer User Agreements. Please note that the proposed flows for the current projects are less than those allowed by the Out of District User Agreement.
7. An addendum to the SWPPP is enclosed herewith. As noted in the addendum, the scope of project has been reduced from the previously approved project. Thereby the stormwater management practices are adequately sized for the current project. For additional information please see the SWPPP Addendum.
8. As noted above, this site does not gain access from a state highway so no review by NYSDOT would be required. Traffic is discussed in the SEQRA assessment attached.
9. It is understood that a stormwater maintenance document will be required in accordance with applicable town code.
10. It is understood that a performance bond would be required if public improvements are deemed necessary.

II. Detailed Comments:

1. SEAF
 - a. Based on the recent ZBA decision, the use is permitted.
 - b. Traffic is addressed in the SEQRA assessment attached.
2. The site will gain access to Stoneleigh Ave by an existing entrance. A new Entrance Permit is not required as a new road opening is not required.
3. It is understood that the site landscaping will be reviewed by the Town Wetland Inspector.

4. Rim and invert elevations and hydraulic sizing calculations for proposed drainage structures will be provided in a future submission. The proposed water and sewer infrastructure have been shown on Drawing SP 3.
5. Rim and invert elevations for the drainage system will be provided on the Grading and Utilities Plan in future submissions. An addendum to the SWPPP has been enclosed herewith. The extents of each phase of construction are shown on Drawing SP-4. The planimetric information and details are provided throughout the 9-sheet drawing set.
- 6.a. The proposed curbs and sidewalks are shown on the detail sheets. Please note that the access drive is not proposed to be dedicated to the Town.
- b.-d. The asphalt depths noted on the detail sheets are in compliance with Section 128 of the Town Code. Please note that a Town Road is not proposed so compliance with specifications for dedication of a roadway to town are not required.
- e. The details provided for sewer infrastructure demonstrate compliance with Town Code.
- f.-r. Additional notes have been added to the plans and the details updated to demonstrate compliance with Town Code.
- s. It is understood that blasting will require a permit from the Town Building Department if blasting is required.
7. It is understood that the stormwater details are still under review. Any comments will be addressed if and when provided.

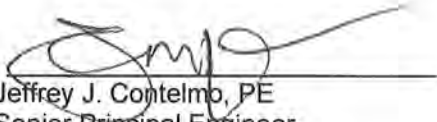
Please place the project on the July 28 Planning Board agenda for a discussion with the Board.

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

Very truly yours,

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

By:


Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/adt/amk

Enclosures (all via email)

cc: Ken Kearney
Sean Kearney
Jon Dahlgren
Mario Salpepi
Charles Martabano, Esq.

Insite File No. 14211.100



WATER AND WASTEWATER ENGINEERING REPORT

For

**The Hamlet at Carmel
Stoneleigh Avenue
Town of Carmel, New York**

July 19, 2021

Prepared By

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

1.0 INTRODUCTION

The Hamlet at Carmel (HAC) project is proposed on a 35 ± acre parcel of vacant land designated as Town of Carmel Tax Map Parcel #66.-2-58. Access to the HAC project is provided through the adjoining Putnam Hospital Center (PHC) property to the north. The hospital parcel is designated as Town of Carmel Tax Map Parcel #66.-2-57. The subject parcels are located in the R (residential) zoning district. The parcels and their surroundings are delineated on the Overall Site Plan.

Previous Wastewater Collection System and Water Main Extension Approvals were obtained from the Putnam County Health Department (PCDOH) on March 22, 2010, for the subject project (formerly known as The Putnam Community Foundation). The approvals are valid through March 16, 2026. A sewage collection system approval was also obtained from the NYCDEP on March 24, 2010. The approval is valid through January 15, 2025. All prior approvals for the Putnam Community Foundation project were granted for a 120 single bedroom unit senior housing development with a total proposed design flow of 14,400 gpd. The current property owner proposes to construct one hundred and fifty (150) housing units with a total bedroom count of 293 (average of less than 2 bedrooms/unit), for which design flow calculations are provided in section 2.0. This report addresses the water and wastewater system sizing, connections and components proposed to accommodate the Hamlet at Carmel project (formerly known as the Putnam Community Foundation).

Out of District Service Agreements for Water and Sewer Service Agreements for the property were executed in July of 2002 for 72,000 gpd. The agreements included payment of back capital charges. The agreements far exceed the currently proposed design flows.

2.0 PROJECT DESIGN FLOWS

The average daily design flow for the project is based on the hydraulic loading rates listed in the Putnam County Department of Health Bulletin CS-31. For domestic water and residential wastewater uses, Bulletin CS-31 references the loading rates given in the New York State Department of Environmental Conservation's (NYSDEC) publication *Design Standards for Wastewater Treatment Works – 1988* (DSWTF). The NYSDEC has issued an updated document entitled *New York State Standards for Intermediate Sized Wastewater Treatment Systems - March 2014*, which was utilized to determine the subject project's design flows. The following table lists the proposed use, associated hydraulic loading rate, and the design flow rate (gallons per day or gpd) for the project. The NYSDEC publication specifies three hydraulic loading rates for the proposed use depending on the age of the plumbing fixtures, the table below specifies a hydraulic loading rate based on the use of post 1994 plumbing fixtures.

MAXIMUM DAILY DESIGN FLOW

Proposed Use	Hydraulic Loading Rate	Average Daily Design Flow (gpd)
293 Bedrooms	220 gpd/unit	32,230 gpd
Total	-	32,230 gpd

As noted in the table below, the Hamlet at Carmel design flow is less than half of the flow allotted for the property by the Out of District User Agreement.

The actual daily flow for the project is expected to be significantly less than the design average daily design flow. The design maximum daily flows represent conservative flows to ensure that the proposed water works are designed with an ample factor of safety. The anticipated actual flows are based on anticipated occupancy rates and measured data for water use. The expected number of residents anticipated for the project is 372. Data from the American Water Works Association (AWWA) shows that

the average in home water use is 69 gpd per person. This number is reduced to 45 gpd per person when water saving fixtures are used, which is the case for this project. Based on a projected population of 372, the average daily flow is anticipated to be 16,740 gpd.

SUMMARY OF FLOWS

Proposed Use	Daily Design Flow (gpd)
Out of District User Agreement	72,000 gpd
Previous Approval	14,400 gpd
Current Application (HAC)	32,230 gpd

Though the flows are anticipated to be less than the Maximum Daily Design Flow (MDF), the MDF will be used for system sizing.

The peak hourly flow for domestic water is calculated using a peaking factor that is based on the population of the subject project. *Recommended Standards for Wastewater Facilities - 2004*¹ was used to determine a peaking factor of four.

Peak Hourly Flow

$$33,000 \text{ gpd} \div (24 \text{ hr/day}) \div (60 \text{ min/hr}) = 23 \text{ gallons per minute (gpm)}$$

Peak Hourly Flow = 23 gpm x 4 ≈ 92 gpm

A 500 gpm allowance for a fire sprinkler system is analyzed below. Final sprinkler demands will be confirmed by the fire protection engineer.

3.0 PROPOSED CONNECTION TO CARMEL WATER DISTRICT #2

An Out of District Water Service Agreement made between Carmel Water District # 2 (CWD #2) and the previous owner of the subject property was executed on July 9, 2002. In which CWD # 2 agreed to supply up to 72,000 gallons of water per day to the subject property to accommodate 240 two (2) bedroom senior housing units, far exceeding the design flows generated by the current proposal.

The project will connect to CWD #2 by a connection to the proposed 10" water line, which provides service to the Putnam Hospital Center (PHC). This water line will connect to CWD #2 water main along Stoneleigh Avenue. The connection to PHC water line will be made through an existing easement between the PHC and The Hamlet at Carmel in favor of The Hamlet at Carmel.

RSWW recommends that the normal working pressure not be below 35 psi, and both the Recommended Standards for Water Works (RSWW) and the American Water Works Association (AWWA) M31 recommend that a minimum of 20 psi be maintained at all points in the water distribution system during fire flows.

A flow test on the existing water main in Stoneleigh Avenue was performed on May 3, 2009, by Insite Engineering, Surveying & Landscape Architecture, P.C. The test yielded a static pressure of 165 psi and a residual pressure of 65 psi at the observation hydrant at a flow of 1,405 gpm.

The static pressure at the highest point in the proposed project is calculated by finding the change in pressure head between the observation hydrant (372.0 ft) and the high point in the system (516.0 ft) and converting it to psi.

¹ Published by the Great Lakes – Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers
wwer14211

$$165 \text{ psi} - (516.0 \text{ ft} - 372.0 \text{ ft}) / 2.31 \text{ ft/psi} = 103 \text{ psi}$$

Since the static pressure is greater than the RSWW 60 to 80 psi recommended working pressure range, pressure-reducing valves will be necessary.

The total flow in the water system consists of existing and proposed flows. The existing hospital center calculated peak flow of 180 gpm and the estimated peak flow to the existing residential development across Stoneleigh Avenue of 55 gpm are combined with the proposed domestic and fire flow for the HAC. The Hamlet at Carmel design flow consists of 92 gpm domestic flow with a fire flow of 500 gpm. This results in a total combined design flow of 827 gpm.

The equation below is taken from AWWA M17. The equation is used to calculate differences in the residual pressure that would result from different flow rates. Here the equation is used to calculate the residual pressure (at the observation hydrant) at the total combined design flow (827 gpm) using the pressures and flow rates measured during the flow test.

$$Q_R = Q_F * h_r^{0.54} / h_f^{0.54}$$

Where:

- Q_R = total combined design flow (827 gpm)
- Q_F = flow from hydrant during test (1,405 gpm)
- h_r = the difference in pressure between the static pressure measured at the observation hydrant and the residual pressure at the total combined flow
- h_f = the difference between the static pressure and residual pressure measured at the observation hydrant during the flow test, (100 psi)

$$827 \text{ gpm} = 1,405 \text{ gpm} * h_r^{0.54} / 100 \text{ psi}^{0.54}$$

$$h_r = 37 \text{ psi}$$

Now that we have calculated the difference between the static and residual pressures for the total combined design flow (801 gpm), we can calculate the residual pressure at the observation hydrant using the static pressure measured at the observation hydrant as follows:

$$165 \text{ psi} - 37 \text{ psi} = 128.0 \text{ psi}$$

This pressure will be input at the observation hydrant in the EPANET 2 model described below.

An EPANET 2 model was developed for the distribution system. Important parameters to developing the model included assigning the proper elevation and water demand to the nodes representing the hospital, the existing residential area and the proposed development. Additionally, values for pipe length, diameter, and friction were assigned to the links representing the existing and proposed water mains. The EPANET 2 schematic model, along with pipe flows and pressures can be found in Appendix.

The model was exercised with the total combined design flow of 827 gpm and a pressure of 130.0 psi at the observation hydrant. The unit with the highest fixture corresponds to the unit that is farthest from the existing hydrant. The model showed that under the fire flow conditions this unit would have a pressure of 55 psi at its highest fixture. The flow meter is not modeled in EPANET 2. An additional 3 psi loss will occur in the flow meter at a flow of 592 gpm. The head loss for the meter pit components is taken from the manufacturer's information sheets found in Appendix B. When the meter pit is taken into account, the pressure under fire flow conditions at the highest fixture is 52 psi. This is greater than the 20 psi required for all flows and 35 psi required for domestic flows. There is enough pressure and flow in the existing water system to meet the regulatory requirements.

4.0 PROPOSED CONNECTION TO CARMEL SEWER DISTRICT #8

An Out of District Sewer Service Agreement made between Carmel Sewer District # 8 (CSD #8) and the previous owner of the subject property was executed on July 9, 2002. In which CSD # 8 agrees to accept up to 72,000 gallons of sewerage per day from the subject property for 240 two (2) bedroom senior housing units, far exceeding the design flows generated by the current proposal.

Wastewater from the project will be collected and conveyed to the existing 8" gravity sewer on the lands of The Putnam Hospital Center (PHC) that currently connects to CSD #8 in Stoneleigh Avenue. The 8" gravity sewer main on the property of the PHC has been constructed up to the shared property boundary between the Hamlet at Carmel and the Putnam Hospital Center.

5.0 PROPOSED WATER SYSTEM COMPONENTS

The proposed water system and improvements will consist of approximately 1,800± feet of 8" Class 52 Ductile Iron water pipe and associated isolation valves and fire hydrants. A meter pit containing a Sensus FireLine meter will measure the flows for the project the existing main. Pressure reducing valves will be installed inside each building on the domestic service line to protect the domestic plumbing fixtures from high pressures. Double check valves will be installed inside each building on the fire sprinkler system to provide back flow prevention.

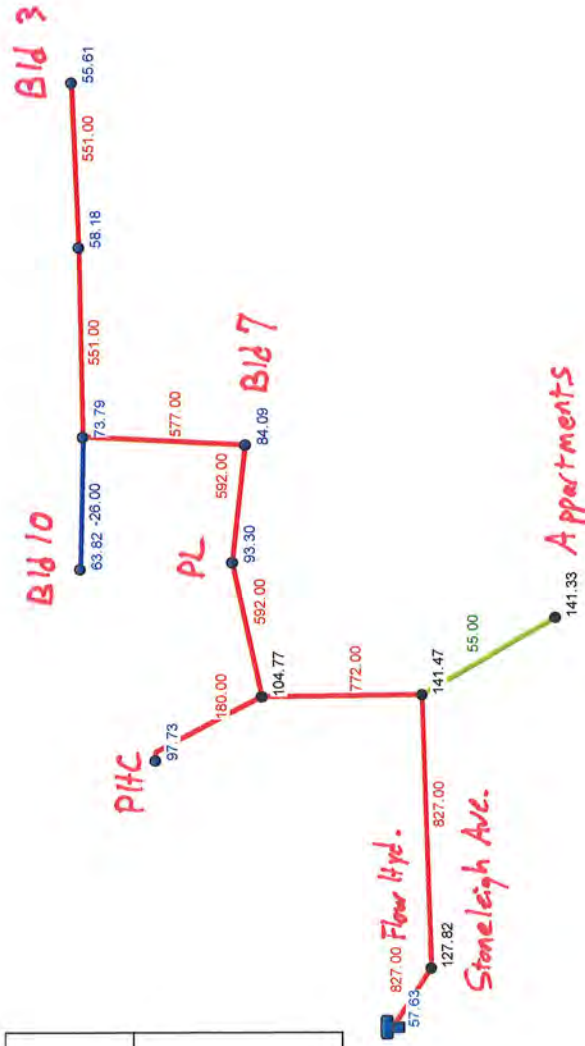
6.0 PROPOSED SEWER SYSTEM COMPONENTS

The proposed sewer for the project will be composed on approximately 2,000 linear feet of 8" PVC SDR 35 sewer pipe and 10 pre-cast concrete manholes.

Appendix A
EPANET 2 Model Schematic

Hamlet at Carmel

Day 1, 12:00

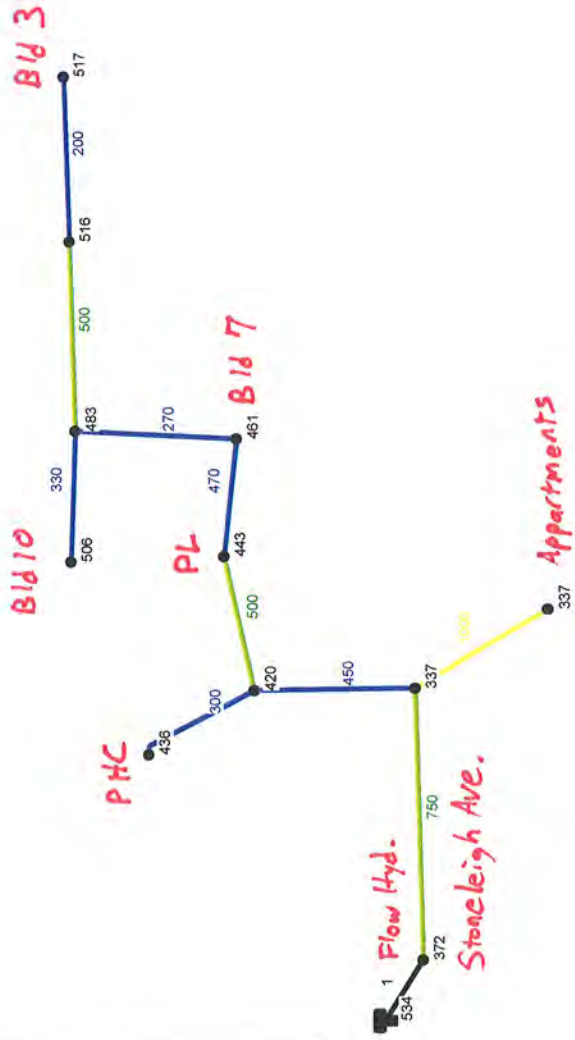
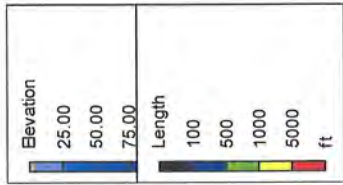


Pressure
25.00
50.00
75.00

Flow
25.00
50.00
75.00
100.00
GPM

Hamlet at Carmel

Day 1, 12:01



Appendix B
Manufacturers Information Sheets

FireLine

4, 6, 8, 10-Inch Fire Service Assemblies

Specifications, Materials and Dimensions

All Turbo Meters used in FireLine Meter Assemblies utilize hermetically sealed, direct read registers which are available in readouts of gallons, cubic feet, or metric units, as specified. Electronic and

remote reading registers are available. Consult your Sales Representative for more details.

LIST OF MATERIALS - 8"

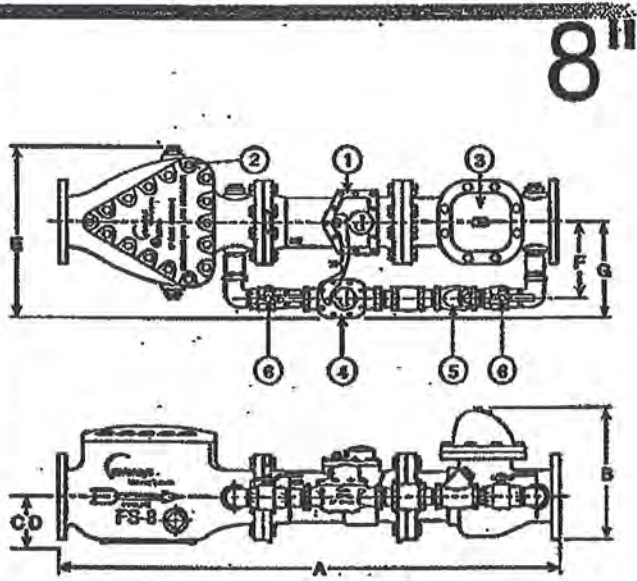
No.	Name	Quantity	Material
1	Sensus 8" Turbo Meter	1	Bronze
2	Strainer	1	Ductile Iron
3	Mueller Detector Check Valve	1	Cast Iron
4	Sensus 2" Turbo Meter	1	Bronze
5	Check Valve	1	Bronze
6	Ball Valve - Locking	2	Bronze
7	Upstream Bolts Supplied as Standard Equipment	8	Type 316 Stainless Steel
	8" Smith-Blair Special 913 Flanged Coupling Adapter (Optional-Not Shown)	1	Fabricated Steel

DIMENSIONS - 8"

A	Overall Length	77.00"
B	Overall Height	24.00"
C	Center Line to Meter Base	6.75"
D	Center Line to Strainer Base	6.00"
E	Overall Width	29.50"
F	Center Line to Center Line	18.91"
G	Center Line to By-Pass Extreme	13.75"
	Flanged Coupling Adapter Length	5.13"
	By-Pass Size (nom.)	2.00"
	Weight (Lbs)	1829

FLOW RANGES AND ACCURACY LIMITS - 8"

Continuous Flows:	4 to 3500 GPM
Intermittent Flows:	4400 GPM
Low Flows:	3 GPM
Accuracy:	±1.5% of Actual Throughput-95% at Low Flow



8"

LIST OF MATERIALS - 10"

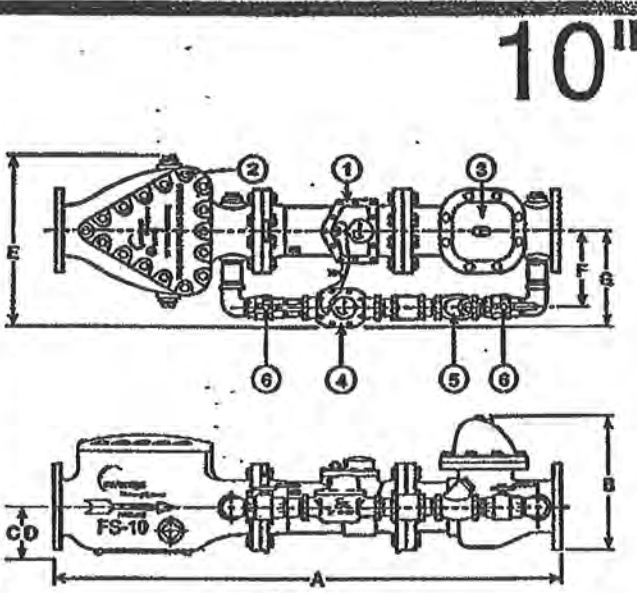
No.	Name	Quantity	Material
1	Sensus 10" Turbo Meter	1	Bronze
2	Strainer	1	Ductile Iron
3	Mueller Detector Check Valve	1	Cast Iron
4	Sensus 2" Turbo Meter	1	Bronze
5	Check Valve	1	Bronze
6	Ball Valve - Locking	2	Bronze
7	Upstream Bolts Supplied as Standard Equipment	8	Type 316 Stainless Steel
	10" Smith-Blair Special 913 Flanged Coupling Adapter (Optional-Not Shown)	1	Fabricated Steel

DIMENSIONS - 10"

A	Overall Length	90.00"
B	Overall Height	33.00"
C	Center Line to Meter Base	8.50"
D	Center Line to Strainer Base	8.50"
E	Overall Width	32.75"
F	Center Line to Center Line	11.25"
G	Center Line to By-Pass Extreme	17.00"
	Flanged Coupling Adapter Length	5.66"
	By-Pass Size (nom.)	2.00"
	Weight (Lbs)	1562

FLOW RANGES AND ACCURACY LIMITS - 10"

Continuous Flows:	4 to 5500 GPM
Intermittent Flows:	7000 GPM
Low Flows:	3 GPM
Accuracy:	±1.5% of Actual Throughput-95% at Low Flow



10"

Ⓛ Bronze gate valve optional
 Ⓜ Pipeline OD required
 Ⓝ Except at crossover

FireLine

4, 6, 8, 10-Inch Fire-Service Assemblies

FireLine® Fire Service Water Meter Assemblies

Sensus FireLine® Meter Assemblies save time and reduce installation costs by eliminating the need for a secondary service line in industrial, multi-residential and commercial applications. They can also be used in various manufacturing or processing applications where frequent high-capacity water flows are encountered.

FireLine Meter Assemblies with SR or Turbo Meters on the by-pass are UL approved. All FireLine Meter Assemblies comply with ANSI/AWWA Standard C703 (most recent revision) and are individually performance tested to insure compliance.

Each FireLine assembly includes a 4", 6", 8" or 10" size Sensus "W" Series Turbo Meter and strainer to measure high volume water flows, and a SR or Turbo Meter to measure water flows within normal usage ranges. Whenever instantaneous high volume flow is required, such as when a building's automatic fire sprinkler or deluge system is activated, the FireLine Meter Assembly automatically switches to its higher volume flow path. The high volume flows are measured by both meters as the water passes through the assembly.

FireLine Meter Assemblies include all valves, meters, strainers and by-pass piping required. Each assembly is shipped completely assembled, ready to install. Optional electronic communication registers (ECR) for above-ground on-site or remote meter reading are available.

High Capacity Turbo Meter

FireLine Meter Assemblies include a 4", 6", 8" or 10" "W" Series bronze Turbo Meter, proven in years of dependable service. Each is accurate and pressure tested at the factory eliminating the need for adjustments in the field.

"W" Series Turbo Meters consist of two basic components; the maincase and a removable measuring chamber. Straightening vanes in the maincase minimize water "swirl" upstream of the meter, helping direct the flow evenly to the rotor.

"W" Series Turbo Meters feature a patented right angle magnetic drive. The only moving part exposed to water is the rotor assembly.

Strainer

The strainer screen is made of stainless steel and is designed to prevent debris or objects from entering to clog the line or damage the Turbo Meter's rotor. Strainer bodies are made of ductile iron and lids are removable to provide access to the screen for cleaning or service.

Detector Check Valve

A gravity induced bronze clapper in the detector check valve directs any normal flow in the system through the by-pass meter. When full flow capacity is required, the clapper opens fully allowing unobstructed water flow.

SR Displacement Type Meter or Series "W" Turbo Meter

The 4" x 1-1/2" and 6" x 2" FireLine Meter Assemblies include Sensus Sealed Register displacement type meters. These magnetic drive meters comply with ANSI/AWWA Standard C700-90. Each meter is tested to insure compliance and provide years of trouble-free service.

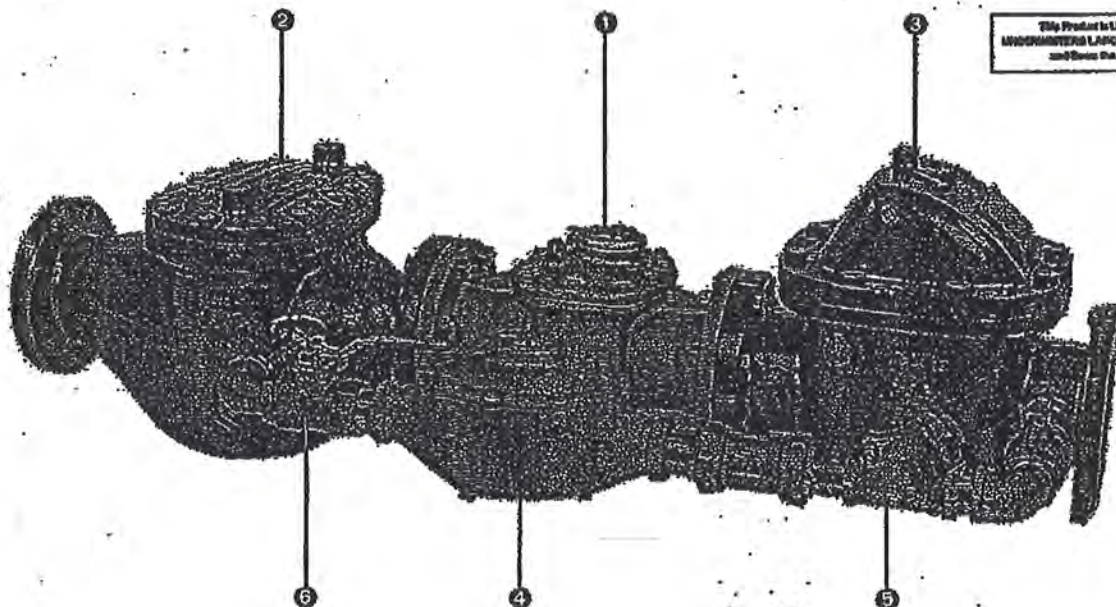
The 8" x 2" and 10" x 2" FireLine Meter Assemblies use Sensus Series "W" Turbo Meters which provide an operating range of from 4 to 160 gallons per minute (0.9 to 36m³/h) with accuracy registration of 100% ± 1.5% of actual throughput. These meters feature a patented right angle magnetic drive which eliminates conventional worm or miter gears normally required for horizontally mounted rotors or turbine measuring elements. Each meter is factory tested to ensure years of trouble-free service.

Check Valves

The valve is used to check or impede back-flow in the line. Line pressure forces an internal disc to open, allowing water flow in the direction desired. When pressure drops, gravity and line backpressure close the disc, impeding backflow.

Ball Valves

Each FireLine Meter Assembly includes two lockable ball valves; one upstream and one downstream of the normal service meter. Optional bronze gate valves are also available.



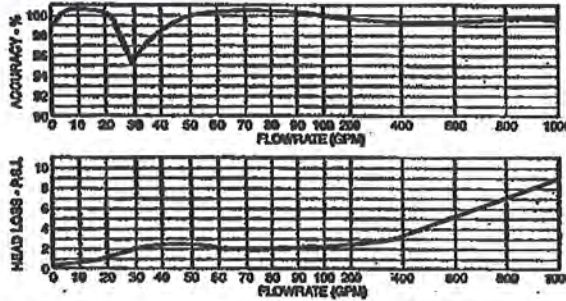
This Product is Listed by
UL
Underwriters Laboratories Inc.
and Meets the Mark

FireLine® Meter Assemblies – Accuracy and Head Loss Curves

4"

Accuracy and Head Loss Curves

4" FireLine Assembly with 1-1/2" Bronze By-Pass and 1-1/2" SR Meter

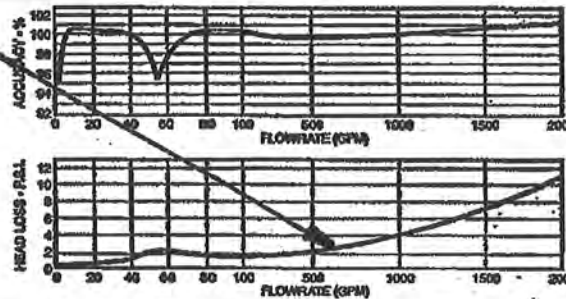


6"

3 psi loss at 592gpm

Accuracy and Head Loss Curves

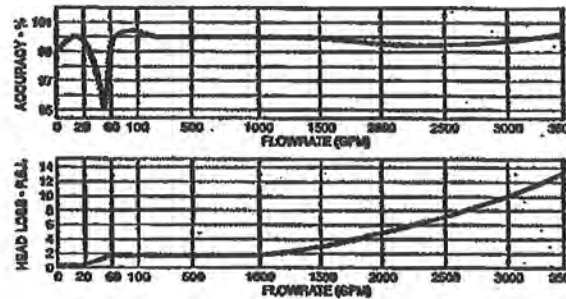
6" FireLine Assembly with 2" Bronze By-Pass and 2" SR Meter



8"

Accuracy and Head Loss Curves

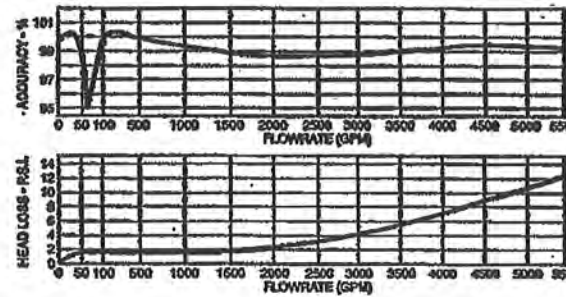
8" FireLine Assembly with 2" Bronze By-Pass and 2" W-160 Turbo Meter



10"

Accuracy and Head Loss Curves

10" FireLine Assembly with 2" Bronze By-Pass and 2" W-160 Turbo Meter



TouchRead® System

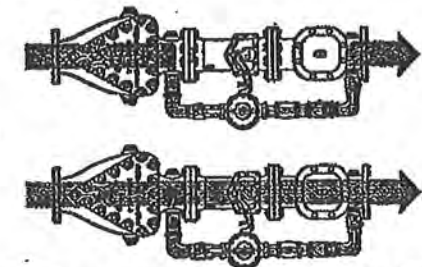
The fast, accurate, safe and efficient way to read underground vault-set water meters



TouchRead System registers and lid-mounted modules can be optionally added to your Sensus fire service or other underground meters to provide a faster, more efficient way to obtain readings from vault-set meters. The TouchRead System provides a realistic pay-back by eliminating many of the problems associated with reading underground meters—such as pumping out flooded vaults or sending two-person crews to comply with confined space safety regulations. TouchRead equipped vault-set meters are read by touching the tip of a PIProbe reading gun to an electronic module mounted in the vault lid and depressing a button on the gun's handle. In about two seconds, each meter's reading data is electronically transferred to a hand held visual reader or hand-held device carried by the meter reader. For more information, contact your Sensus representative or authorized distributor.

Dual Range Accuracy From A Single Service Line

FireLine Meter Assemblies provide a dual range water flow path. During normal flow range usage, the flow travels through only the smaller (1-1/2" or 2") line and is accurately measured by the SR or Turbo Meter. For sudden high capacity flow requirements—such as when a building's automatic fire sprinkler or deluge system is activated, the assembly's detector check valve responds to the demand and automatically opens the flow path to include the large line. At high flow, both meters will be measuring and supplying water. No outside electronic switching devices are required.



P.O. Box 487 • 450 N. Gallatin Avenue
Uniontown, PA 15401
1-800-METER-IT • 1-800-638-3748

Fax: Direct to Factory
Local: 724-439-7729 • Toll Free: 1-800-888-2403
www.sensus.com (select "North America Water")
Email: h2oinfo@sensus.com



The Hamlet at Carmel
(Formerly The Putnam Community Foundation)
Amended Stormwater Pollution Prevention Plan (ASWPPP)
Town of Carmel, New York
July 19, 2021

1.0 INTRODUCTION

The Hamlet at Carmel (HAC) project is proposed on a 35 ± acre parcel of vacant land designated as Town of Carmel Tax Map Parcel #66.-2-58. Access to the HAC project is provided through the adjoining Putnam Hospital Center (PHC) property to the north. The hospital parcel is designated as Town of Carmel Tax Map Parcel #66.-2-57. The subject parcels are located in the R (residential) zoning district. The parcels and their surroundings are delineated on the Overall Site Plan.

A SWPPP approval was obtained for the subject project (formerly known as The Putnam Community Foundation) from the NYCDEP on March 23, 2010, with the most recent renewal dated November 18, 2019, valid through March 23, 2025. The previously proposed project consisted of 120 single bedroom senior housing units, access driveway, sports court, community building and parking. The current proposed project for the project site consists of the construction of a multifamily residential development of seven (9) buildings totaling 150 units and associated parking, recreation and utility areas. The current project scope is proposed to consist of less impervious cover and disturbance on the project site than the previously approved project.

The project received coverage under the New York State Department of Environmental Conservation General Permit GP-0-10-001. The identification number is NYR11C513. As noted in Part II.E of GP-0-20-001, "owner operator of a construction activity with coverage under GP-0-15-002, as of the effective date of GP-0-20-001, shall be authorized to discharge in accordance with GP-0-20-001, unless otherwise notified by the Department". The permit also notes that "the owner or operator may continue to implement the technical/design components of the post-construction stormwater management controls provided that such design was done in conformance with the technical standards in place at the time of initial project authorization". The current stormwater design will meet the requirements for stormwater treatment in accordance with the General Permit GP-0-10-001.

The following sections of this report have been prepared to address the proposed site changes from the approved SWPPP for The Hamlet at Carmel from the approved Putnam Community Foundation project and assess the stormwater management practices within the framework of the previously approved SWPPP.

2.0 STORMWATER ASSESSMENT

This section of the SWPPP amendment discusses the proposed modifications from the approved SWPPP to the current proposed project. As previously discussed, the proposed site development has been modified from the approved SWPPP. The overall general layout of the site has not changed but proposed development has changed from 120 senior housing units to the construction of a multifamily residential development including nine (9) buildings totaling 150 units and associated appurtenances. The type and number of stormwater management practices as approved in the SWPPP prepared for The Putnam Community Foundation (PCF) project have not been altered.

The approved PCF project consisted of 7.7 acres of 1/8 acre lots (65% impervious) and 1.3 acres of impervious surfaces associated with the proposed driveway, parking areas and appurtenances. The Hamlet at Carmel development proposes a decrease in impervious area from the approved SWPPP. The project

also proposes to decrease the overall limit of disturbance associated with the development from the approved SWPPP. See table below for a comparison between the overall impervious area and limit of disturbance for the approved PCF project and the Hamlet at Carmel development.

Table 2.1 – Impervious Area and Limit of Disturbance Summary Table

	Approved SWPPP	Amended SWPPP
Overall Proposed Impervious Area (ac.)	6.3	5.7
Overall Proposed Limit of Disturbance (ac.)	20.2	18.9

As the project site is mostly wooded, by reducing the overall limit of disturbance for the subject project, the proposed tree removal for the project will decrease as well. By decreasing the tree removal and proposed impervious for the subject project, the stormwater runoff from the site will be decrease which will reduce the water quality treatment volumes required for stormwater management. With less impervious area for the subject project, the water quality and quantity requirements for stormwater treatment will be reduced from the approved SWPPP, thereby decreasing the required size of the proposed stormwater management practices. As the proposed stormwater management practices have not been altered and the stormwater quality and quantity treatment requirements have been reduced, the approved stormwater management practices are adequate to treat the stormwater runoff from the proposed Hamlet at Carmel development in accordance with the NYCDEP and NYSDEC requirements during the time of the original approval.

3.0 CONCLUSION

The proposed stormwater management practices sized for the original scope of the approved SWPPP for the Putnam Community Foundation project and are adequately sized and potentially even oversized for the proposed modifications to the site improvements for The Hamlet of Carmel project. Reduction of the proposed stormwater management practices may be practical and will be addressed at a later date. As previously stated, the proposed modifications have no impact on the approved stormwater management practices on the project site and all modifications meet the requirements of the NYCDEP and NYSDEC within the framework of the original approved SWPPP.

SEQRA ENVIRONMENTAL ASSESSMENT

SEQRA Full Environmental Assessment Form and Supplemental Studies

The Hamlet at Carmel Site Plan Application

Town of Carmel
Putnam County, New York

Lead Agency:

TOWN OF CARMEL PLANNING BOARD
60 McAlpin Avenue
Mahopac, New York 10541
Contact: Rose Trombetta
(845) 628-1500 X190

Project Sponsor:

THE HAMLET AT CARMEL, LLC
57 Route 6, Suite 207
Baldwin Place, NY 10505
Contact: Ken Kearney
(845) 306-7705

Prepared by:

TIM MILLER ASSOCIATES, INC.
10 North Street
Cold Spring, New York 10516
Contact: Jon P. Dahlgren
(845) 265-4400

July 19, 2021

The Hamlet at Carmel
Site Plan Application

SEQRA ENVIRONMENTAL ASSESSMENT
SEQRA Full Environmental Assessment Form and Supplemental Studies

Table of Contents

1.0 FULL ENVIRONMENTAL ASSESSMENT FORM (EAF)

EAF Part 1 - Project and Setting

2.0 EAF Part 3 - Evaluation of the Magnitude & Importance of Impacts

Expanded assessments for impacts identified in Part 1 topics:

List of Figures

- 2-1 *Location Map*
- 2-2 *Aerial Photograph*
- 2-3 *2008 PCF Senior Housing Dev. Site Plan*
- 2-4 *The Hamlet at Carmel Site Plan*
- 2.3-1 *Local Traffic*

List of Attachments

- A. SEQRA Findings Statement – PCF Senior Dev. (2008)
- B. Town of Carmel Student Enrollment Report

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:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

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 <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1485 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> 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?

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? _____

b. What police or other public protection forces serve the project site?

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

d. What parks serve the project site?

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)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

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)? % _____ 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 _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
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 _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ 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 (max 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: _____ gallons/day (max.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): _____

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 (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (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.

<p><i>i.</i> During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p><i>ii.</i> During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
---	--

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:

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 Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• 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: _____ _____			

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:

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? <ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	<input type="checkbox"/> Yes <input type="checkbox"/> No
c. Predominant soil type(s) present on project site:	_____% _____% _____%
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? If Yes, describe: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
h. Surface water features. <ul style="list-style-type: none"> i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <ul style="list-style-type: none"> iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> • 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? If yes, name of impaired water body/bodies and basis for listing as impaired: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
i. Is the project site in a designated Floodway?	<input type="checkbox"/> Yes <input type="checkbox"/> No
j. Is the project site in the 100-year Floodplain?	<input type="checkbox"/> Yes <input type="checkbox"/> No
k. Is the project site in the 500-year Floodplain?	<input type="checkbox"/> Yes <input type="checkbox"/> No
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? If Yes: <ul style="list-style-type: none"> i. Name of aquifer: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____	
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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> 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 five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: Putnam Trailway, Camarda Park, Muscoot River Rec. Area

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): County and local parks

iii. Distance between project and resource: _____ 1.8 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

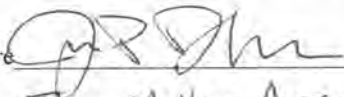
Attach any additional information which may be needed to clarify your project.

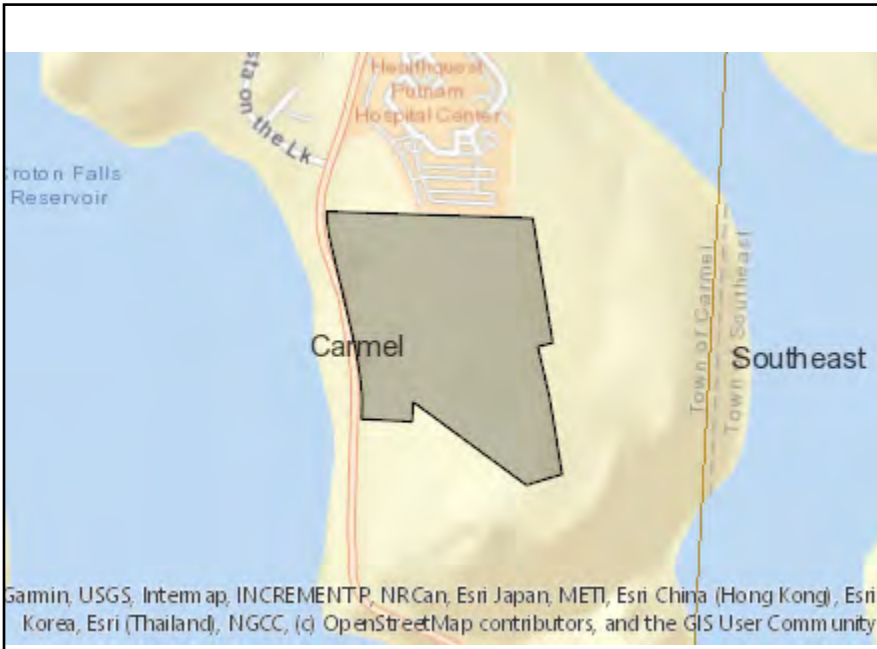
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name The Hamlet at Carmel Assoc. LLC Date 7.19.2021

Signature  Title Planner for Applicant
Tim Miller Associates, Inc.



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]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
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]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
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
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

2.0 INTRODUCTION

The Hamlet at Carmel Associates, LLC (the “Project Sponsor” or “Applicant”), proposes to develop a 150-unit mixed income/affordable and market rate residential community on a 35.3 acre site located on the east side of Stoneleigh Avenue in the Town of Carmel, Putnam County, New York. The project is referred to as “The Hamlet at Carmel”. The development site adjoins the existing Putnam Hospital Center. The location of the site is shown on Figure 2-1 and an Aerial Photograph provided as Figure 2-2. The site is currently vacant wooded land and is served by public water and sewer service.

Project Background

A senior housing development was previously proposed for the subject property by the Putnam Community Foundation (PFC) as the applicant in the period of 2006 to 2008. That project was known as “The Putnam Community Foundation Senior Housing Project”. This former project was the subject of a complete SEQRA coordinated review process, with the Town of Carmel Planning Board acting as lead agency. A SEQRA Findings Statement was adopted by the Town of Carmel Planning Board on December 17, 2008. The Finding Statement considered the relevant environmental impacts, and drew on the facts and conclusions of the Draft Environmental Impact Statement (DEIS) accepted by the Planning Board on August 17, 2007 and the Final Environmental Impact Statement (FEIS) accepted by the Planning Board on November 19, 2008. Due to the 2008 recession, the PFC Senior Housing Project was not developed.

The 2008 approved plan consisted of 120 senior rental housing units, including 48 units in two two-story buildings with basement level parking and 72 units in 18 single-story townhouse style buildings each containing four attached units. A separate community building and recreation area were included in the plan. The 2008 site plan is shown in Figure 2-3.

The 2008 site plan included a shared access driveway to Stoneleigh Avenue through the adjoining Putnam Community Hospital property. The access drive through the Putnam Community Hospital property was a plan modification made in response to public and agency comments during the review process. The revised access drive was located at the southern end of the hospital campus and avoided the introduction of impervious surface into New York City Department of Environmental Protection (NYCDEP) watercourse limiting distances. The access reduced impervious surface and disturbance and provided a safer single access instead of two separate driveways for the two facilities.

Project Location and Setting

The approximately 35.3 acres project site is located on the east side of Stoneleigh Avenue, directly south of the Putnam Community Hospital property. The site is currently vacant land and covered by woodlands and a small area of successional old field, and includes an intermittent watercourse. The project site is located on a peninsula of land surrounded by the Croton Falls Reservoir. It is situated on a hillside that slopes upward and to the east from Stoneleigh Avenue before leveling off near the eastern property boundary. The adjacent parcel to the west slopes back down to a point where it forms the shoreline of the Croton Reservoir.

The parcel occupies 0.3 percent of the 10,240 acre Croton Falls Reservoir Basin watershed in New York City’s Croton Reservoir System. The western boundary of the project site parallels Stoneleigh Avenue and is approximately 300 feet from the Croton Falls Reservoir to the west.

The presence of stone walls on and bordering the project site indicates that it was likely used for agricultural purposes (pasture and/or cropland). There is no development on the site and no easily observed evidence that it contained structures in the past.

The project site is located within the Town of Carmel's R - Residential District. The property is located in a rural residential portion of the Town defined by the nearby Croton Falls Reservoir. Multifamily residential development and medical offices associated with the Putnam Hospital Center are located northwest of the site, across Stoneleigh Avenue.

Current Site Plan

The current Hamlet at Carmel residential plan includes 150 residential rental units, 75 at market rate and 75 mixed income/affordable units. A total of ten 2 to 2.5 story multi-family buildings would be constructed, five in the northern portion of the site and five in the southern portion of the site. The proposed location of internal driveways is essentially the same as in the 2008 site plan, although parking and residential building type and location have been modified. The current site plan is shown in Figure 2-4 and the attached Site Plan drawings.

In general, the current residential plan provides a reduced development footprint as compared to the 2008 site plan, since the multiple 4-unit single story buildings in the 2008 plan would be replaced by fewer 2-story buildings with 8 to 20 units, in the current plan. The 2008 site plan would have resulted in approximately 23.9 acres of disturbance and 6.3 acres of impervious surface, whereas the current plan would result in approximately 18.9 acres of disturbance and 5.7 acres of impervious surface, a substantial reduction. A 100-foot building setback from all property lines will be maintained, allowing for vegetated buffers along the eastern and southern property borders. This setback provision in the current site plan improves upon the 2008 plan that did not maintain such a setback.

The residential buildings, both mixed income/affordable and market rate will include a range of 1-bedroom, 2-bedroom and 3-bedroom units. The current plan includes a playground, sports court and gazebo, but no separate stand-alone recreation building. Recreational and meeting space will be provided in the residential buildings. A series of four stormwater management basins are proposed in the same locations as the 2008 site plan layout. Landscaping will be provided throughout the development, as shown in the attached Site Plan drawings.

Compliance with Zoning Code

The subject property is located in the R (Residential) Zoning District. From a land use perspective, the proposed action will be compatible with nearby development, which primarily consists of the Putnam Community Hospital, related medical offices and multi-family residential development northwest of the site. Nearby development is limited by the Croton Falls Reservoir.

The proposed residential development, as designed, meets the Town of Carmel Zoning Code bulk and area requirements for an R (Residential) Zoning district. Multi-family dwellings are allowed as of right in the Residential district. The Town of Carmel Planning Board recently granted an interpretation that Chapter 156-28 of the Town Code permits the development of non-age restricted multifamily developments in an R-zone. The use is permitted in the R district with lots that meet specific criteria, including a minimum lot size of 10.0 acres, required setbacks, and availability of municipal sewer and water, among others. The Zoning Code for multifamily development requires 2.0 parking spaces for each residence and the proposed plan

provides 300 total spaces including the required number of handicapped spaces. Specific zoning requirements applicable to multi-family developments are provided in § 156-28.

In 2018 the Town of Carmel Planning Board consultant, Mr. Pat Cleary, prepared a memorandum to the Planning Board explaining the need for multi-family housing in Carmel. The memorandum discussed the current zoning code and its limitations on multi-family housing in the Town. The demographics of the Town of Carmel were discussed including US Census data that shows slowing population growth, especially in the population of persons 35-55 years old, the group most likely to have children. The study discusses declining enrollments in the Mahopac and Carmel Central School Districts. These demographic changes support the need for multi-family housing in the Town, especially affordable housing. According to the memo:

The current residential zoning in Carmel is almost exclusively restricted to single family homes on three acre lots, which does not provide for an array of balanced housing opportunities, particularly entry level housing for young households and transitional housing for divorcees and others in transition.

And,

The provision of multifamily housing can help to meet the Town's housing needs and alter the current demographic trends in the Town of Carmel and Putnam County of an aging population and increase in the number of younger people.

The proposed multi-family residential development, with a mix of mixed income/affordable and market rate units would provide needed housing opportunities in an area of the Town where infrastructure and roadway networks are capable of handling such development. The development of a multi-family residential community on this property is appropriate, given that the environmental impacts have been thoroughly reviewed by the Town of Carmel Planning Board and involved and interested agencies in a coordinated SEQRA review process.

SEQRA Review

As described, a multi-family senior residential development was proposed for this property in the 2006 to 2008 period, and was known as "The Putnam Community Foundation Senior Housing Project". The former project was the subject of a thorough SEQRA coordinated review process, with the Town of Carmel Planning Board acting as lead agency. A SEQRA Findings Statement was adopted by the Town of Carmel Planning Board on December 17, 2008. A copy of the Findings Statement is provided for reference in Attachment A.

The Findings Statement contemplated potential modifications to the approved site plan, stating:

"It is noted that the building locations, footprints, and square footage may be altered as the final plans are developed. If such modifications result in construction activity staying substantially within the same limits of disturbance set forth in this FEIS, with similar impervious surface areas, and no new significant adverse environmental impacts, no further environmental review will be required".

This Expanded Environmental Assessment Form (EAF) evaluates a focused scope of potential environmental impacts for the proposed The Hamlet at Carmel development, based upon

discussions with the Town of Carmel Planning Board, as lead agency, and utilizing EAF guidance prepared by the NYSDEC.

The review and analysis in this Expanded EAF is provided to support an Amended Findings Statement for the proposed Hamlet at Carmel project, referencing the previous DEIS, FEIS and Findings Statement prepared for the PFC Senior Housing Project (2008).

The currently proposed site plan was reviewed and compared to the 2008 plan and the approved Findings Statement. The following are topics where potential environmental impacts may differ from the 2008 site plan and Findings Statement and therefore require additional review and analysis, including:

- Community Services (including school-age children)
- Transportation

The primary difference between the proposed Hamlet at Carmel development and the 2008 PFC Senior Housing Development relates to population and demographics. The PFC Senior Housing Development was 120 units of age-restricted rental units resulting in no school age children and generally lower population estimates. The Hamlet at Carmel development would provide 150 units of non-age restricted rental units, with a mix of market rate and mixed income/affordable rental rates. These demographic changes could affect the Carmel School District and other community services. These impacts are analyzed in the following sections of the Expanded EAF.

The increase in the number of units from 120 to 150 units for the current site plan increases the anticipated number of vehicle trips generated by the project. The change in building type between the 2008 plan and the current (single story four-unit vs. 2 to 2.5-story buildings with greater than 8 units), also affects project trip generation. Potential transportation impacts for the current plan are analyzed in Section 3.0.

Given the modification to the area of disturbance and impervious surface, the project specific Stormwater Pollution Protection Plan (SWPPP) has been amended by the project engineer. As indicated, the area of disturbance and impervious surface has been reduced as compared to the 2008 plan. In addition, the increase in the number of residential units would also result in an incremental increase in the demand for water and sewer services. The project engineer has updated the water and sewer report and it is attached.

This Expanded EAF is prepared in accordance with Section 8-0101 of the New York State Environmental Conservation Law and the regulations promulgated by the New York State Department of Environmental Conservation (NYSDEC) thereunder, which appear at 6NYCRR Part 617 (known as the New York State Environmental Quality Review Act, SEQRA).

This document includes the EAF form Parts 1, and supplemental information as Part 3. Part 1 of the EAF Form provides project details and its environmental setting. The Part 3 evaluations provided in this Expanded EAF provide background information, technical studies and analyses of the potential impact categories as may result from the development.

2.2 COMMUNITY SERVICES AND FISCAL

2.2.1 Demographic Resources

Existing Conditions

As discussed, The Project Sponsor proposes to develop a 150-unit mixed income/affordable and market rate residential community on a 35.2-acre site located on the east side of Stoneleigh Avenue in the Town of Carmel, Putnam County, New York. The project is known as “The Hamlet at Carmel”. The development site adjoins the existing Putnam Hospital Center. The location of the site is shown on Figure 2-1. The site is currently vacant wooded land and is served by public water and sewer service.

Project Description

As illustrated in Figure 1-3, the Hamlet at Carmel residential plan includes 150 residential rental units, 75 at market rate and 75 mixed income/affordable units. A total of ten 2-story multi-family buildings would be constructed, five in the northern portion of the site and five in the southern portion of the site.

For the purpose of this analysis the development the market rate portion of the development is envisioned to include 21 one-bedroom units, 38 two-bedroom units and 16 three-bedroom units. These units are anticipated to rent for \$2,400 to \$3,300 monthly depending upon the number of bedrooms.

The mixed income/affordable component of the development is composed of 17 one-bedroom units, 40 two- bedroom units and 17 three-bedroom units plus one two-bedroom Superintendent unit. The actual number of units and the proposed bedroom counts will be finalized prior to site plan approval. According to the NYS HCR funding guidelines the mixed income/affordable units are projected to rent for \$639 to \$2,661 depending upon number of bedrooms, unit size and affordability criteria. The majority of the mixed income/affordable units (76%) will rent for an average of approximately \$1,550. These units will be affordable to residents whose income does not exceed 60% of the Area Median Income (AMI), based upon family size, as established by the Department of Housing and Urban Development (HUD) on an annual basis. A portion of the units (12%) will be affordable to residents whose income does not exceed 30% of the AMI, and an additional 12% will be affordable to residents whose income does not exceed 80 to 90% of the AMI.

Demographic multipliers published by the Rutgers University Center for Urban Policy Research (CUPR) were used to project the future population of the proposed Hamlet at Carmel community. Population projections are based upon the geographic region, type of unit, number of bedrooms, and the anticipated rental value. Although there are other published demographic multipliers, the CUPR multipliers are more specific because they are calculated based upon the specifics of geographic location, bedroom count and unit type. The researchers, Burchell and Listoken are considered the experts in demographic projections and the CUPR multipliers are considered the

standard in this field of study. As shown in Table 2.2-1, based upon the nature of this development, the multipliers used to project the population are as follows; three-bedroom units house 3.81 persons per unit, two-bedroom units are 2.31 persons per unit and a one-bedroom unit is 1.67 persons per unit. By comparison, 2010 U.S. Census data indicate that the average household size for all housing types in the Town of Carmel is 2.70 persons.

As shown in Table 2.2-1, Based upon the CUPR residential multipliers, approximately 372 persons, including 64 school age children are projected to reside in the Hamlet at Carmel.

Table 2.2-1 Population Projections					
Unit Type	Number of Units	Population Multiplier	Population	School Age Children Multiplier	School Age Population
Market Rate Units					
1-BR	21	1.67	35	0.30	6
2-BR	38	2.31	88	0.23	10
3-BR	16	3.81	61	1.00	16
Market Rate Total	75	--	184	--	32
Mixed Income/Affordable Units					
1-BR	17	1.67	28	0.30	5
2-BR	40	2.31	93	0.23	9
3-BR	17	3.81	65	1.00	17
2-BR Superintendent Apartment	1	2.31	2	0.23	1
Mixed Income/Affordable Total	75	--	188	--	32
TOTAL	150		372		64

Source: Rutgers University Center for Urban Policy Research, June 2006. Table prepared by TMA, 2021.

2.2.2 Police, Fire and Emergency Services

Existing Conditions

Police Protection

The Carmel Police Department is a “full service” department and participates in many community crime prevention and awareness programs in addition to its normal law enforcement tasks. The department operates 24/7 and has 19 patrol cars, one boat and a canine patrol. The department consists of the patrol division, detective division, a records division, and a seasonal marine division. The Town of Carmel Police headquarters are located at Town Hall at 60 McAlpin Avenue just east of US Route 6 in Mahopac, New York, approximately 4 miles from the project site.

The full-service department presently consists of 35 sworn police officers and eight civilian employees.¹ The Putnam County Sheriff's Department also exhibits a regular presence in the area, as does the New York State Police and Metro-North Police. According to the department website, the Town of Carmel Police Department handled approximately 35,000 calls for service in each year for the past three years 2018, 2019 and 2020.

The current ratio of Town of Carmel police officers to population is close to the ULI recommended standard of 1 to 1,000 persons. The typical response time of the police department, depending on the type of call, call volume, weather conditions and time of day, is from three to thirty minutes

Sworn personnel are involved in various programs including Crime Prevention, Accident Investigation, STOP DWI, Commercial Vehicle Enforcement, Intelligence, Youth Court and the D.A.R.E. program.

Potential Impacts

The development of 150 housing units on the project site would create a demand for additional police services. Based on planning standards contained in the Development Impact Assessment Handbook published by the Urban Land Institute (ULI), two police personnel should be provided per 1,000 persons. Using this standard, the projected increase of 372 persons from the Hamlet at Carmel has the potential to increase police staffing needs by 0.75 police personnel.

As noted, the ratio of Town of Carmel police personnel to population is close to the standard two police personnel suggested in the Development Impact Assessment Handbook. Therefore, additional manpower and equipment may be required by the Town of Carmel Police Department. Tax revenue generated by the Hamlet at Carmel can help to cover any additional staffing that may be necessary.

Fire Protection

Existing Conditions

The Carmel Fire Department is located at 94 Gleneida Avenue in the Town of Carmel, approximately four miles from the project site. The Department is a fully volunteer organization. Presently, there is a county wide Mutual Aid Agreement in place in Putnam County², which is a plan to allow assistance between all County Fire Departments. The Officer-in-Charge of the fire has the capability to request assistance whenever it is deemed necessary.

¹"History of the Police Department." Town of Carmel. Town of Carmel. July 15, 2021. Webpage: [www. https://www.ci.carmel.ny.us/police-department/pages/history-of-the-department](https://www.ci.carmel.ny.us/police-department/pages/history-of-the-department).

²Adam Stiebeling, Deputy Commissioner of Putnam County Bureau of Emergency Services.

There are approximately 50 active members who serve the community by providing Fire, Rescue, Disaster Relief and Emergency Medical Services to anyone in need. The Carmel Fire Department is also dedicated to community service by supporting Scouting organizations of America, supporting other local charities and participating in fireman's parades throughout the region.

The Carmel Fire Department currently operates 3 engines, 1 tanker truck, 1 ladder truck, 2 light duty rescue vehicles, a gator, a rescue trailer and a marine safety vehicle, plus 2 Chiefs' vehicles. These units are staffed by the 50 active volunteer members who respond from a fire station at 94 Gleneida Ave. The station is approximately 4.0 miles (driving distance) from the subject site. The department typically responds to approximately 400 alarms annually. These alarms consist of structural fires, motor vehicle accidents (MVA's), automatic alarms, vehicle fires, mutual aid, and various other calls for assistance.

Potential Impacts

Calls for fire/medical emergencies from the proposed development would be routed through the emergency 911 system, where dispatchers would notify the Carmel Fire Department. All proposed buildings would be constructed and all operations would be permitted in accordance with the provisions of the State Fire Prevention Code. Buildings and operations of the development are subject to inspection by the Town Building Inspector. The adequacy of construction materials used, building design and material storage practices, fire flow rates, and water system capacity would be assessed by the Fire Department during the site plan approval process.

The existing Mutual Aid Agreement would ensure that additional fire-fighting and rescue resources are available to the Town of Carmel Fire Department, as required.

As noted above, the Proposed Action would potentially increase the Town's population by 372 persons. Based on planning standards contained in the Urban Land Institute's Development Impact Handbook, it is estimated that 1.65 fire personnel and 0.2 vehicles per 1,000 population is required to serve a new population. The anticipated increase in population of 372 persons would generate a demand for 0.6 additional fire personnel and less than 0.1 additional fire vehicles.

The ULI multipliers assume no existing services, thus the actual demand on fire personnel and vehicles is expected to be insignificant.

Emergency Medical Services

Existing Conditions

The Carmel Volunteer Ambulance Corps provides emergency medical services to the site area. The Corps is a New York State-certified agency that provides basic life support ambulance service. The ambulance headquarters are located off at 6 Garrett Place, behind the Carmel Fire Department.

The Carmel Volunteer Ambulance Corps (CVAC) provides emergency ambulance service to the project area. The CVAC currently has 63 active members and typically responds to approximately 1,000 calls for service annually. Based upon these figures, annual average calls per capita equates to 0.03. According to the CVAC website, the corps currently operates 2 ambulances 31-7-1 and 31-7-2. The Corps also has a fully equipped first response vehicle. Each ambulance response is staffed by a crew chief who is a New York State Certified Emergency Medical Technician, and a driver. Most calls have a third crew member, who may or may not be an EMT. The EMT is in charge of patient care decisions, including which hospital the patient is transported to.

The primary hospital serving the project area is Putnam Hospital Center located on Stoneleigh Avenue in Carmel immediately north of the Project site. Putnam Hospital Center is a 164-bed acute care hospital facility. Acute care is a branch of secondary health care where a patient receives active but short-term treatment for a severe injury or episode of illness, an urgent medical condition, or during recovery from surgery. In medical terms, care for acute health conditions is the opposite from chronic care, or longer-term care.

According to the Hospital website, the hospital offers innovative technologies, including robot-assisted surgery. The Hospitals specializes in advanced surgical services including orthopedics, spine and bariatric surgery. Other services include, stroke care, a blood management program, cardiac care, psychiatric care including a partial-hospitalization program, maternity care and outpatient physical rehabilitation.

Potential Impacts

Based on planning standards contained in the Development Impact Assessment Handbook published by the Urban Land Institute, 36.5 calls per 1,000 population per year would be the multiplier used to project the increase in Emergency Medical Service (EMS) calls for new development. Based upon the ULI multiplier, the projected 372 residents that are expected to reside at the Hamlet at Carmel could increase EMS calls by 14 annually.

The increase in population from the proposed development is not expected to impact the services or quality of service of the Carmel Volunteer Ambulance Corps. Additionally, the location of the project site, immediately south of the Putnam Hospital Center, and the incorporation of the proposed emergency access road between the development and the hospital is expected to help mitigate any potential impacts on the Ambulance Corps from the Proposed Action. Coordination with EMS providers would occur as individual site plans are reviewed. The Applicant would comply with any reasonable requirements imposed during that review.

The ULI multipliers assume no existing services, thus the actual demand on EMS personnel and vehicles is expected to be insignificant.

Hospital

Based on planning standards contained in the Development Impact Assessment Handbook, four (4.0) hospital beds should be provided per 1,000 persons. Based on this standard, the projected population increase associated with the proposed residential development has the potential to increase the need for beds in hospitals serving the Northern Westchester County area by less than 1.5 beds. This is not considered a significant impact.

2.2.3 Schools

Existing Conditions

The project site is served by the Carmel Central School District. The District includes three K-4 elementary schools, one middle school (grades 5, 6, 7 and 8), and one high school. The Carmel Central School District geographically includes the majority of the Town of Carmel, the Carmel Hamlet Area, portions of the Town of Philipstown and portions of the Town of Kent.

According to information provided by the School District³, enrollments have been steadily decreasing for more than the past 10 years. A study entitled School Age Children, Carmel Central School District Student Enrollment, dated July 14, 2021, was prepared by Tim Miller Associates. The study documents the continued decline in student enrollment and identifies the available capacity to handle an increase in student enrollment.

As of October 2020, 3,979 students were enrolled in the District. Table 2.2-2 below summarizes the current 2020/2021 grade distributions and enrollments of the various schools within the District:

Table 2.2-2 Carmel Central School District (2020-2021 School Year)		
School	Grades Served	2014 Enrollment
Kent Primary School	K-4	378
Kent Elementary School	K-4	372
Matthew Patterson Elementary School	K-4	476
George Fisher Middle School	5-8	1,194
Carmel High School	9-12	1,410
TOTAL		3,979
Carmel Central School District 2021.		

³NYS Department of Education BEDS Enrollment Data for Central School District 2019/2020, July 2021.

Potential Impacts

As shown in Table 2.2-1, based upon demographic multipliers published by the Rutgers University Center for Urban Policy Research, approximately 64 students are projected to reside in the Hamlet at Carmel residential development. The addition of 64 students to a population of more than 3,800 students represents an increase of less than 1.7 percent. The Carmel CSD has availability in its existing infrastructure to accommodate this increase in student population.

School District Costs Associated with the Proposed Project

The school budget for the 2021/2022 school year was defeated twice by the residents of the school district. The contingency budget for 2021-2022 school year for the Carmel Central School District totals \$106,694,416. The portion of the budget to be raised through taxation is \$74,686,091 - approximately 70 percent of the budget is met through the property tax levy.

This anticipated increase in student population will not have a significant impact on administrative or capital needs of the district. The School Age Children Enrollment Study referenced above, demonstrates the district's existing facilities have capacity to handle up to approximately 1,000 additional students.

Any costs to the District's would be related specifically to programming, which are referred to as marginal costs, District wide, these costs are estimated to total \$106,694,416. Since 70 percent of the Budget is to be raised by the tax levy, funds to cover the costs to be raised by the tax levy are estimated to total \$74,686,091⁴.

An increase in residential development would result in an increase in the assessed valuation of the School District, which translates into additional school tax revenues. Since the infrastructure and staff resources are already in place, the costs for new students associated with multi-family housing would be minimal. The increased tax revenue funds may be used to off-set any cost increase necessary.

It should also be noted that while market-rate multifamily housing would provide a significant increase in the districts assessed valuation, the ratio of students associated with multifamily housing is low compared to traditional single-family housing - and as such would not over-burden the schools.

A review of current school enrollment and school enrollment projections for the next 5 years are included in the School Enrollment Study included as Attachment B. This study indicates continuing declines for the Carmel School District by more than 30% compared to peak enrollments. This substantial declining enrollment trend has the potential to result in excess infrastructure, where the number of students is significantly lower than the enrollment capacity.

⁴Carmel Central School District Adopted Contingency Budget 2021/2022. June 2021

The potential for the elimination of school clubs, sports teams and other extra-curricular activities will increase as enrollments continue to decline.

With an enrollment of 3,979 students, an increase of an estimated 64 students represents a 1.6 percent increase in student enrollment. Construction is projected to take 12 to 18 months which is likely to be spread over two school years. The increased student population is also expected to be distributed throughout the grade levels, resulting in an several new students per grade. The multi-year phasing and distribution of students will allow for an additional 64 students to be integrated to the local schools with minimal impact. Conversation with the Business Administrator for the Carmel Central School District indicated absorption of the new students should not present a capacity problem for the school district, particularly in light of the declining enrollment trend the district is experiencing.

2.3 TRAFFIC AND TRANSPORTATION

Existing Conditions

The subject property has frontage on Stoneleigh Avenue (County Route 35) in the Town of Carmel. Stoneleigh Avenue, a two-lane road that runs generally north-south between US Route 202 and US Route 6, forms the western boundary of the subject property and Putnam Hospital Center (PHC) parcels. The subject site lies to the south of the intersection of Stoneleigh Avenue (CR 35) and Drewville Road (County Road 36), and approximately 2.2 miles north of the intersection of Daisy Lane (Stoneleigh Avenue officially changes to Daisy Lane at the Westchester/Putnam County Border and US Route 202 in Westchester County). The project entrance is approximately 2.2 miles south of US Route 6 which is a major east-west road and the location of local shopping centers. Figure 3.5-1 shows the local road network in the vicinity of the subject site.

The directional distribution is heavier southbound in the weekday morning peak and heavier northbound in the weekday afternoon peak along Stoneleigh Avenue and Daisy Lane. The reasons for this pattern include the traffic headed south to early morning commuter trains at the Croton Falls Station, to Interstate 684, and to Putnam Hospital Center. This movement is reverse in the p.m. peak hour.

The 2007 DEIS evaluated the operation of nearby intersections to ascertain potential impacts and to identify the mitigation measures required to offset those impacts resulting from the proposed development.

The Traffic Analysis evaluated three intersections:

1. Drewville Road (County Road 36) and Stoneleigh Avenue (County Road 35).
2. Putnam Hospital Center Main Entrance and Stoneleigh Avenue (CR 35).
3. Daisy Lane (Westchester County Road 137) and US Route 202.

The intersection analyses were performed for future conditions both with (Build) and without (No-Build) the project. Both future conditions factored in increased traffic volumes associated with background growth and other proposed developments. The No-Build condition is used as a baseline for comparisons with future conditions resulting from the proposed development.

Traffic counts were taken during February of 2007 to determine the existing level of traffic and the a.m. and p.m. peak hour of traffic volumes. Under existing conditions, all the study intersections performed at level of service D or higher. The 2007 traffic study found that when considering future growth, traffic volume increases would result in a decline in level of service for at least one movement at each intersection under the No-Build Condition. The traffic study found that the additional traffic from the 2008 modified project would not result in a decrease in the level of service of any movement from the No-Build to Build Condition.

Potential Impacts

The proposed Hamlet at Carmel differs from the 2008 PCF Senior Housing Development in that it would be non-age restricted and it would consist of 150 residential rental units, 30 more units than the 2008 plan. The number of vehicle trips generated by the Hamlet at Carmel development will increase over the proposed 2008 project due to an increase in residential units and a change in the unit type.

The trip generation rates for the 2008 plan are shown in Table 3.1, below.

Table 3.1 The Putnam Community Foundation Senior Housing Development Trip Rate Summary				
Land Uses {ITE Code}	Trip Rates			
	A.M. Weekday Peak Hour		P.M. Weekday Peak Hour	
	IN (Trips/Unit)	OUT (Trips/Unit)	IN (Trips/Unit)	OUT (Trips/Unit)
Residential Development				
120 Dwelling Units Senior Adult Housing Attached {252}	0.122	0.149	0.189	0.121
Trip Generation, Institute of Transportation Engineers, 7th edition, Washington, DC, 2003.				

The vehicle trips estimated to enter and exit the 2008 Senior residential development are shown in Table 3.2, below.

Table 3.2 The Putnam Community Foundation Senior Housing Development Trip Generation Summary						
Land Uses	Trips					
	A.M. Weekday Peak Hour			P.M. Weekday Peak Hour		
	IN (Trips)	OUT (Trips)	Total Trips	IN (Trips)	OUT (Trips)	Total Trips
120 Dwelling Units Senior Adult Housing Attached	15	18	33	23	15	38
Trip Generation, Institute of Transportation Engineers, 7th edition, Washington, DC, 2003.						

The trip generation rates for non-age restricted attached housing are higher than for senior attached housing, as shown in Table 3.3, below.

Table 3.3 The Hamlet at Carmel Trip Rate Summary				
Land Uses {ITE Code}	Trip Rates			
	A.M. Weekday Peak Hour		P.M. Weekday Peak Hour	
	IN (Trips/ Unit)	OUT (Trips/ Unit)	IN (Trips/ Unit)	OUT (Trips/ Unit)
Residential Development				
72 Dwelling Units Multifamily low rise {220}	0.112	0.373	0.386	0.226
78 Dwelling Units Multifamily mid rise{221}	0.089	0.255	0.273	0.174
Trip Generation, Institute of Transportation Engineers, 10th edition, Washington, DC, 2017.				

The vehicle trips estimated to enter and exit the Hamlet at Carmel residential development are shown in Table 3.4, below.

Table 3.5-12 The Hamlet at Carmel Trip Generation Summary						
Land Uses	Trips					
	A.M. Weekday Peak Hour			P.M. Weekday Peak Hour		
	IN (Trips)	OUT (Trips)	Total Trips	IN (Trips)	OUT (Trips)	Total Trips
72 Dwelling Units Multifamily low rise {220}	8	27	35	28	16	44
78 Dwelling Units Multifamily mid rise{221}	6	18	24	21	14	35
Total 150 dwelling units	14	45	59	49	30	79
Trip Generation, Institute of Transportation Engineers, 10th edition, Washington, DC, 2017.						

The trip generation estimates indicate that the proposed development will result in a total of 59 trips in the peak A.M. hour and 79 trips in the peak P.M. hour.

The NYSDEC Environmental Assessment Form Handbooks provide thresholds to help determine if a substantial increase in traffic is likely to occur from a proposed activity. According to the Handbook, "It assumes that a project generating fewer than 100 peak hour vehicle trips per hour will not result in any significant increases in traffic.

The project site is located on Route 1 of the Putnam County Area Rapid Transit (PART) bus system. The PART system operates and maintains a stop at the Putnam Hospital Center. Service at the stop is hourly Monday through Friday between 8:00 a.m. and 6:00 p.m. The

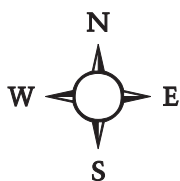
Brewster rail station is also a stop on Route 1 of the PART system. Future residents at the Hamlet at Brewster may utilize the PART system or work at the Putnam Hospital Center, potentially reducing vehicle trips. The 2020 Covid-19 pandemic has altered commuting and shopping patterns, potentially altering traffic patterns and timing long-term.

New York State Department of Transportation data indicates that traffic volumes on US Route 6 have in the previous decade were stable or decreasing slightly before the 2020 Covid-19 pandemic as shown in Table 3.5.

Table 3.5 Average Annual Daily Traffic (AADT)		
Links	AADT (Year)	
US Route 6 east of Stoneleigh Avenue (CR 35)	14470 (2011)	14379 (2017)
US Route 6 west of Stoneleigh Avenue (CR 35)	17498 (2015)	15657 (2018)

¹ New York State Department of Transportation Traffic Data Viewer July 2021.

The Hamlet at Carmel will result in an increase in vehicle trips as compared to the estimated trips in the 2007 traffic study. That study found nearby studied intersections operating at a level D or better, and therefore no existing problem intersections were identified. Given the documented slow population growth in the Town of Carmel and modest local development since that time, traffic conditions are not expected to have increased substantially. The proposed Hamlet at Carmel development is not anticipated to result in any significant traffic impacts. Therefore, no mitigation in the form of roadway improvements is proposed.



 Site Property Boundary

Figure 2-1: Location Map
 The Hamlet at Carmel
 Town of Carmel, Putnam County, New York
 Source: USGS 7.5-minute Topographic Map, Lake Carmel Quad
 Scale: 1" = 4,000'

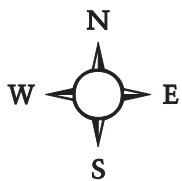
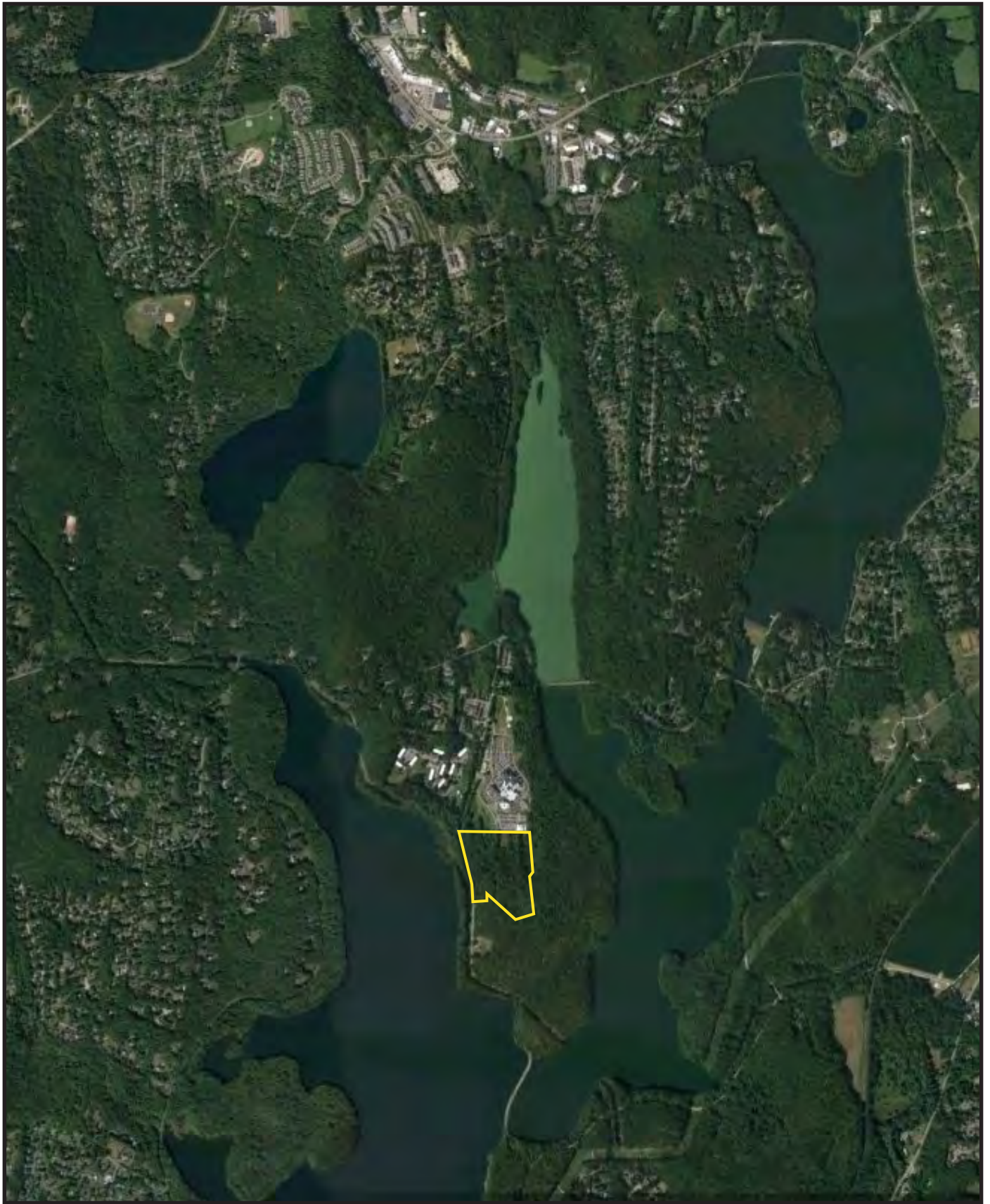
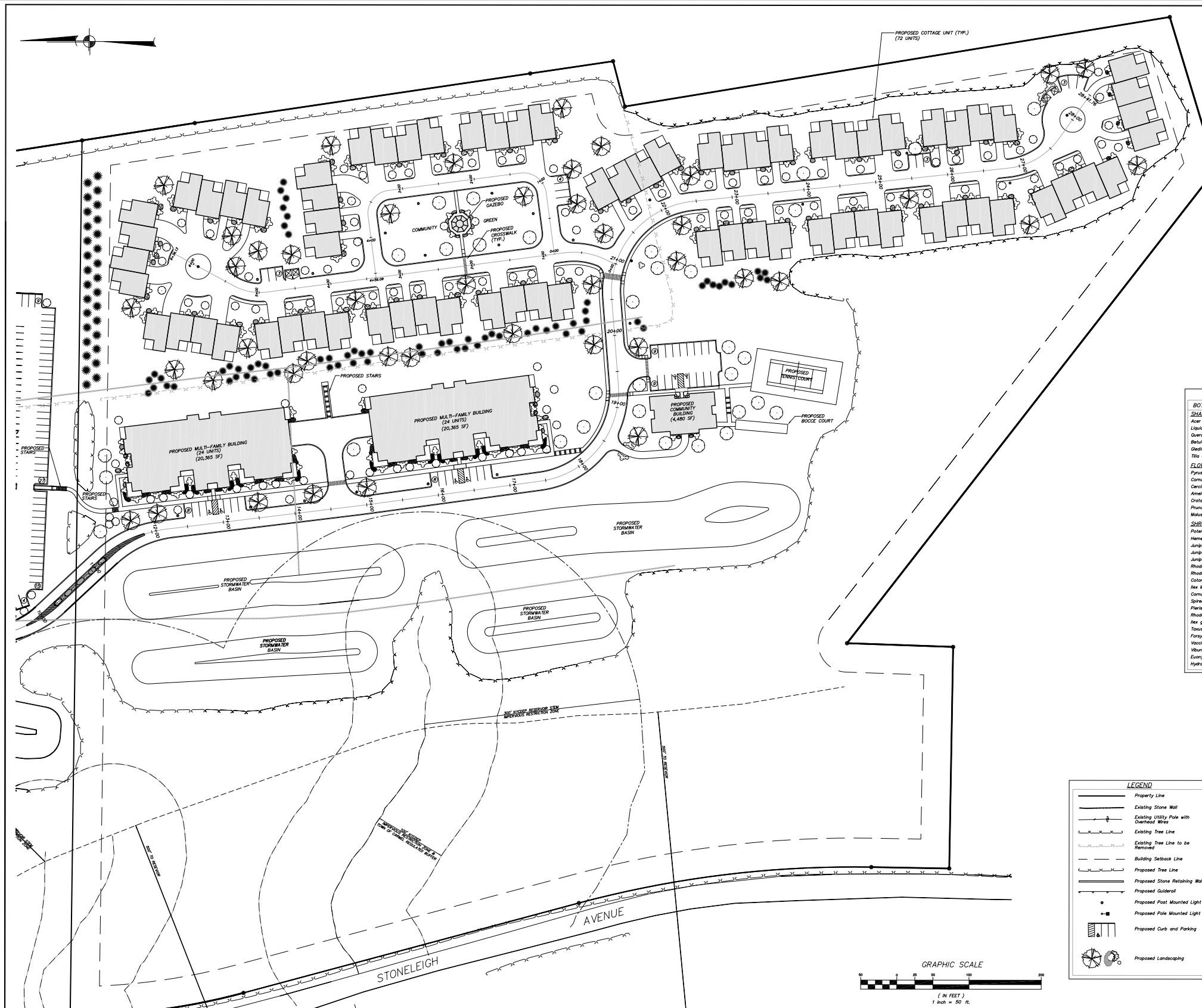


Figure 2-2: Aerial Photograph
The Hamlet at Carmel
Town of Carmel, Putnam County, New York
Base Map: Google EarthPro
Approx. Scale: 1 inch = 2,185 feet



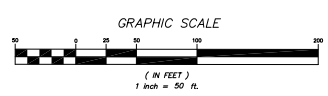
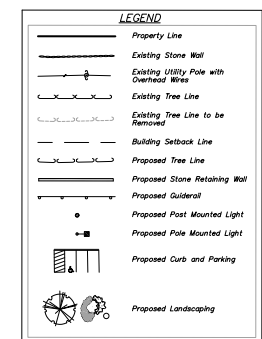
General Notes:

1. Property boundary shown hereon taken from subdivision plot entitled "Boundary line adjustment Map prepared for Putnam Community Foundation and Putnam Hospital Center..." filed January 4, 2006 as map no. 3008.
2. Existing conditions shown hereon taken from survey entitled "As-built Survey prepared for The Putnam Hospital Center, etc." dated May 23, 2008.

BOTANICAL / COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES			
Acer rubrum 'October Glory' / October Glory Red Maple	2 1/2" - 3" CAL.	B & B	
Liquidambar styraciflua / Sweetgum	2 1/2" - 3" CAL.	B & B	
Quercus palustris / Pin Oak	2 1/2" - 3" CAL.	B & B	
Betula papyrifera / Paper Birch	8" - 10" HT.	B & B	Multi-stem
Gleditsia triacanthos / Honey Locust	8" - 10" HT.	B & B	
Tilia cordata / Little Leaf Linden	8" - 10" HT.	B & B	
FLOWERING TREES			
Pyrus calleryana 'Bradford' / Bradford Pear	2" - 2 1/2" CAL.	B & B	
Cornus Kousa / Kousa Dogwood	7" - 8" HT.	B & B	
Cercis canadensis / Eastern Redbud	8" - 10" HT.	B & B	
Anemone canadensis / Shadblow Serviceberry	8" - 10" HT.	B & B	Multi-stem
Ornithoglossum / Washington Hawthorn	2" - 2 1/2" CAL.	B & B	
Prunus cerasifera / Purple Leaf Plum	2" - 2 1/2" CAL.	B & B	
Morus rubra / Japanese Flowering Crabapple	2" - 2 1/2" CAL.	B & B	
SHRUBS & BROWNS/GREENS			
Potentilla fruticosa 'Suecica' / Sweet Potentilla	2 GAL.	CONT.	
Hemerocallis 'Stella D'Oro' / Miniature Daylilies	2 GAL.	CONT.	
Juniperus horizontalis 'Plumosa Nana' / Dwarf Andorra Juniper	3 GAL.	CONT.	
Juniperus sargentii / Sargent's Juniper	3 GAL.	CONT.	
Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	2 GAL.	CONT.	
Rhododendron 'PJM' / PJM Rhododendron	2" - 2 1/2" HT.	B & B	
Rhododendron 'Purple Gem' / Purple Gem Rhododendron	3 GAL.	CONT.	
Cotoneaster spicata / Cranberry Cotoneaster	3 GAL.	CONT.	
Ilex Meservea / Holly	4" - 5" HT.	B & B	
Cornus Sericea / Red Twig Dogwood	4" - 5" HT.	B & B	
Spiraea japonica 'Anthony Waterer' / Anthony Waterer Spiraea	2" - 4" HT.	CONT.	
Pieris japonica 'Mt. Fuji' / Mt. Fuji Andromeda	2" - 2 1/2" HT.	CONT.	
Rhododendron catawbiense / Catawba Rhododendron	2 1/2" - 3" HT.	CONT.	
Ilex glabra compacta / Dwarf Holly	18" - 24" HT.	CONT.	
Toxicus baccata 'pendens' / English Yew	18" - 24" HT.	CONT.	
Foraythia x intermedia / Birdier Foraythia	4" - 5" HT.	CONT.	
Vaccinium angustifolium / Lowland Blueberry	3 GAL.	CONT.	
Viburnum prunifolium / Blackhaw Viburnum	2 1/2" - 3" HT.	B & B	
Euonymus alatus 'compacta' / Dwarf Burning Bush	2 1/2" - 3" HT.	CONT.	
Hydrangea arborescens 'Annabelle' / Hydrangea	5 GAL.	CONT.	

Planting Notes:

1. All plant material to be nursery grown.
2. Plants shall conform with the American Association of Nurserymen Standards in all ways including dimensions.
3. Plants shall be planted in all locations designed on the plan or as staked in the field by the project Landscape Architect.
4. All plants shall be hardy under climate conditions similar to those in the locality of the project.
5. 4" pine bark mulch shall be spread over all landscaped areas.
6. All proposed seeded areas to receive 4" min. depth of topsoil and all proposed planting beds to receive a 12" min. depth of topsoil.



NO.		DATE		REVISION FOR FEIS	BY
1	8-8-08			REVISED FOR FEIS	KJM

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 12032
(845) 225-9650
(845) 225-9777 fax
www.insite-eng.com

PROJECT: THE PUTNAM COMMUNITY FOUNDATION SENIOR HOUSING DEVELOPMENT
STONELEIGH AVENUE, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: LAYOUT, LANDSCAPING, & LIGHTING PLAN

PROJECT: PROJECT DRAWING NO. SHEET

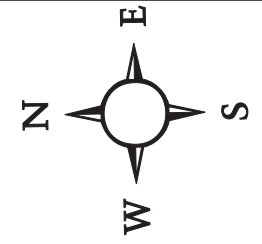
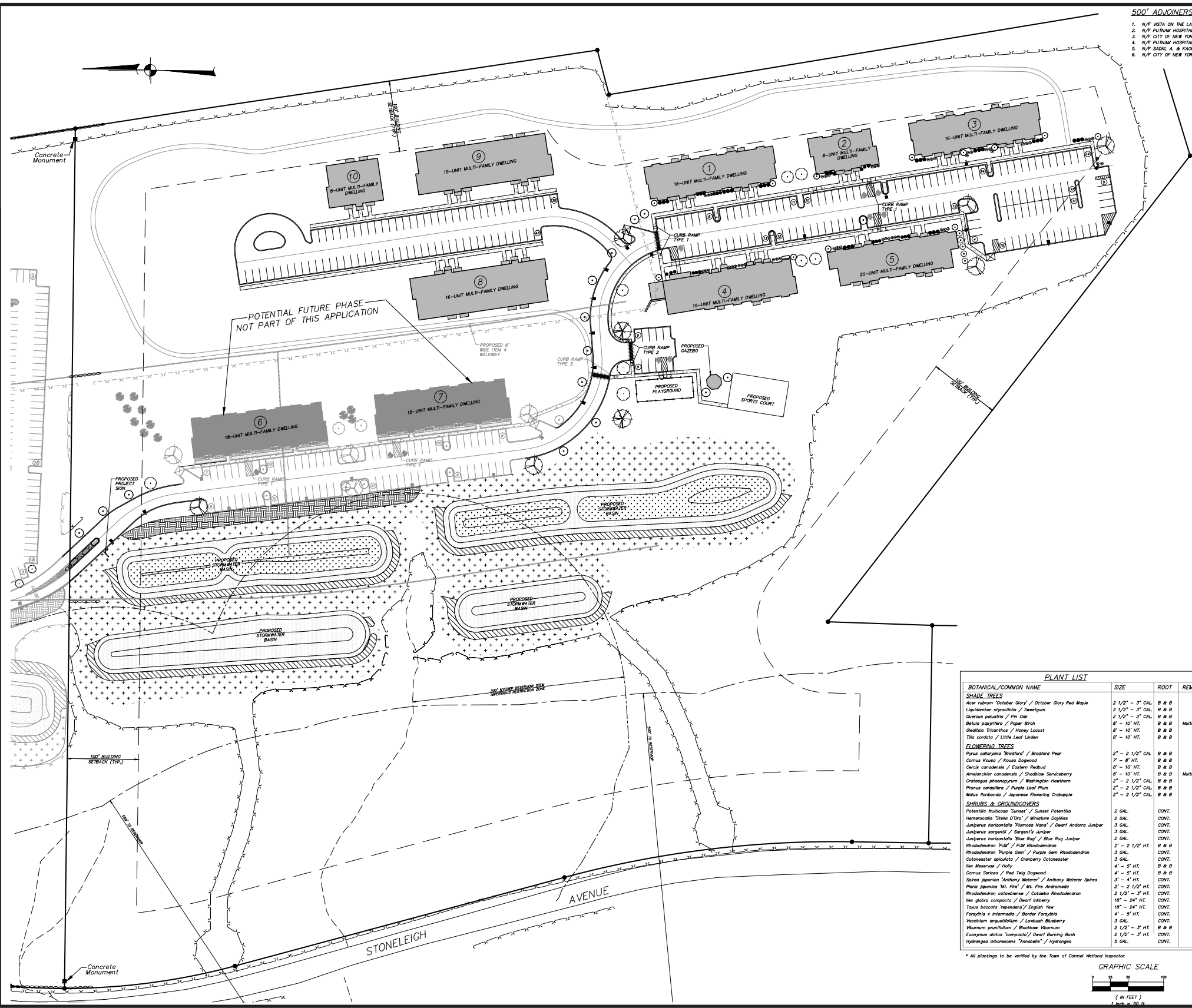
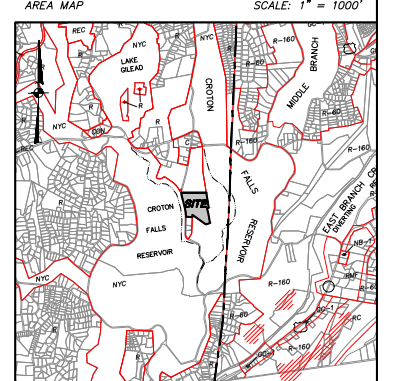
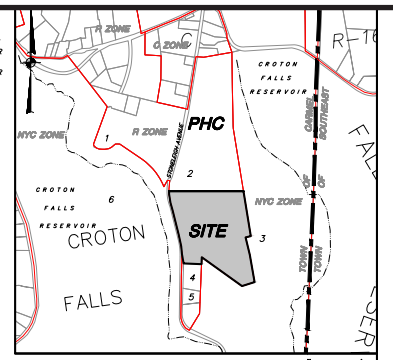


Figure 2-3: 2008 PCF Senior Housing Development Site Plan
The Hamlet at Carmel
Town of Carmel, Putnam County, New York
Source: Insite Engineering, Surveying & Landscape Architecture, P.C., 2008
Scale: As Noted



- 500' ADJOINERS**
1. N/F VISTA ON THE LAKES, INC
 2. N/F PUTNAM HOSPITAL CENTER
 3. N/F CITY OF NEW YORK
 4. N/F PUTNAM HOSPITAL CENTER
 5. N/F SADR, A. & KAROL, M.
 6. N/F CITY OF NEW YORK



RECORD OWNER/APPLICANT: The Hamlet at Carmel Associates, LLC
 1777 Route 6
 Carmel, NY 10512

SITE DATA:
 Total Area: 35.28 AC ±
 Tax Map No.: 66-2-54
 Zoning District: R (Residential)
 Proposed Use: Multifamily Residential

GENERAL NOTES:

1. Property boundary shown herein taken from subdivision plat entitled "Boundary Line Adjustment Map prepared for Putnam Community Foundation and Putnam Hospital Center," filed January 4, 2006 as map no. 3006."

LEGEND

- Property Line
- Existing Stone Wall
- Existing Utility Pole with Overhead Wires
- Existing Tree Line
- Existing Tree Line to be Removed
- Building Setback Line
- Proposed Tree Line
- Proposed Stone Retaining Wall
- Proposed Gutter
- Proposed Post Mounted Light
- Proposed Pole Mounted Light
- Proposed Curb and Parking
- Proposed Landscaping

Planting Notes:

1. All plant material to be nursery grown.
2. Plants shall conform with the American Association of Nurserymen Standards in all ways including dimensions.
3. Plants shall be planted in all locations designed on the plan or as stated in the field by the project landscape architect under conditions similar to those in the locality of the project.
4. All plants shall be hardy under climate conditions similar to those in the locality of the project.
5. 4" pine bark mulch shall be spread over all landscaped areas.
6. All proposed needed areas to receive 4" min. depth of topsoil and all proposed planting beds to receive a 12" min. depth of topsoil.
7. For all additional notes see detail sheets.
8. In addition to these standards, all plantings will be installed per §42 of the Town of Carmel Code.

PLANT LIST

BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES			
Acer rubrum "October Glory" / October Glory Red Maple	2 1/2" - 3" CAL.	B & B	
Liquidambar styraciflua / Sweetgum	2 1/2" - 3" CAL.	B & B	
Quercus palustris / Pin Oak	2 1/2" - 3" CAL.	B & B	
Betula papyrifera / Paper Birch	8" - 10" HT.	B & B	Multi-stem
Medicago sativa / Honey Locust	8" - 10" HT.	B & B	
Tilia cordata / Little Leaf Linden	8" - 10" HT.	B & B	
FLOWERING TREES			
Pyrus calleryana "Bradford" / Bradford Pear	2" - 2 1/2" CAL.	B & B	
Cornus kousa / Kousa Dogwood	7" - 8" HT.	B & B	
Ornithoglossum / Eastern Redbud	8" - 10" HT.	B & B	Multi-stem
Amelanchier canadensis / Shadblow Serviceberry	8" - 10" HT.	B & B	
Ornithoglossum / Washington Hawthorn	2" - 2 1/2" CAL.	B & B	
Prunus occidentalis / Purple Leaf Plum	2" - 2 1/2" CAL.	B & B	
Malus floribunda / Japanese Flowering Crabapple	2" - 2 1/2" CAL.	B & B	
SHRUBS & GROUNDCOVERS			
Potentilla fruticosa "Sunset" / Sunset Potentilla	2 GAL.	CONT.	
Hemerocallis "Stella D'Oro" / Miniature Daylily	3 GAL.	CONT.	
Juniperus horizontalis "Yumona Nana" / Dwarf Anderson Juniper	3 GAL.	CONT.	
Juniperus sargentii / Sargent's Juniper	2 GAL.	CONT.	
Juniperus horizontalis "Blue Rug" / Blue Rug Juniper	2 GAL.	CONT.	
Rhododendron "PJM" / PJM Rhododendron	2" - 2 1/2" HT.	B & B	
Rhododendron "Purple Gem" / Purple Gem Rhododendron	3 GAL.	CONT.	
Cotoneaster spicata / Cranberry Cotoneaster	3 GAL.	CONT.	
Ilex meseras / Holly	4" - 5" HT.	B & B	
Cornus sericea / Red Twig Dogwood	4" - 5" HT.	B & B	
Spiraea japonica "Anthony Waterer" / Anthony Waterer Spiraea	3" - 4" HT.	CONT.	
Paesia japonica Mt. Dew / Mt. Dew Andromeda	2" - 2 1/2" HT.	CONT.	
Rhododendron colabianca / Catawba Rhododendron	2 1/2" - 3" HT.	CONT.	
Ilex glabra compacta / Dwarf Holly	18" - 24" HT.	CONT.	
Toxicus laetifolius / English Yew	18" - 24" HT.	CONT.	
Forsythia x intermedia / Border Forsythia	4" - 5" HT.	CONT.	
Vaccinium angustifolium / Lowbush Blueberry	3 GAL.	CONT.	
Viburnum prunifolium / Blackhaw Viburnum	2 1/2" - 3" HT.	B & B	
Euonymus alata "Compacta" / Dwarf Burning Bush	2 1/2" - 3" HT.	CONT.	
Hydrangea arborescens "Annabelle" / Hydrangea	5 GAL.	CONT.	

* All plantings to be verified by the Town of Carmel Wetland Inspector.

GRAPHIC SCALE
 0 10 20 30
 (IN FEET)
 1" = 30.0'

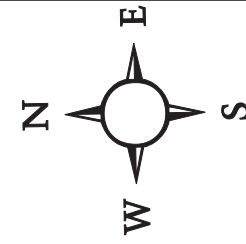


Figure 2-4: The Hamlet at Carmel Site Plan
 The Hamlet at Carmel
 Town of Carmel, Putnam County, New York
 Source: Insite Engineering, Surveying & Landscape Architecture, P.C., 2021
 Scale: As Noted

Attachment A

SEQRA Findings Statement
PCF Senior Housing Dev. (2008)



PLANNING BOARD
Town Of Carmel ~ Town Hall
Mahopac, New York 10541
(845) 628 - 1500

LEAD AGENCY SEQRA FINDINGS STATEMENT

Lead Agency:
TOWN OF CARMEL PLANNING BOARD
Carmel Town Hall
60 McAlpin Avenue
Mahopac, New York 10541
(845) 628-1500
Contact: Mr. Harold Gary, Chairman

December 17, 2008

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Title of Action: The Putnam Community Foundation, Stoneleigh Avenue, Senior Housing Development

SEQR Status: Type 1 Action

Description of Action: The proposed project consists of a mix of 120 senior residential rental units, housed in either multi-family, two story buildings or single family one story attached buildings. A total of seventy-two (72) single-family, attached, condo / townhouse-style rental units would be housed in eighteen (18) single story buildings each containing four units. Forty-eight (48) rental units would be housed in two, two story (with basement level parking), multi-family buildings each containing twenty-four (24) units. A Community Building would include meeting rooms, storage, administrative offices, a library, and a computer room. Recreational facilities proposed would include tennis and bocce courts.

Location of Action: The project is proposed on two parcels of land located along the east side of Stoneleigh Avenue in the Town of Carmel, Putnam County, New York encompassing approximately 78.4 acres. The first parcel is the Putnam Community Foundation (PCF) 35.2 ± acre parcel of vacant land designated as Town of Carmel Tax Map Parcel #66.-2-58. The second parcel is a 43.2 ± acre parcel of land containing the existing Putnam Hospital Center (PHC). The PHC parcel is designated as Town of Carmel Tax Map Parcel #66.-2-57.

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

Project Sponsor: The Putnam Community Foundation
2 Route 164, P.O. Box 573
Patterson, NY 12563

FEIS Accepted: November 19, 2008

1.0 INTRODUCTION

Pursuant to Section 8-0101 et seq. of the Environmental Conservation Law (SEQRA) and 6 N.Y.C.R.R. Part 617, the Planning Board of the Town of Carmel, as lead agency, makes this statement of findings for The Putnam Community Foundation, Stoneleigh Ave., Senior Housing Development. This Findings Statement considers the relevant environmental impacts, and draws upon the facts and conclusions of the Draft Environmental Impact Statement (the "DEIS") accepted by the Town of Carmel Planning Board (the Planning Board) on August 17, 2007, and the Final Environmental Impact Statement (the "FEIS") accepted by the Planning Board on November 19, 2008.

This Findings Statement attests to the fact that the Town of Carmel Planning Board, as Lead Agency, has complied with all of the applicable procedural requirements of Part 617 in reviewing this matter, including but not limited to:

- Coordinated designation of the Planning Board as Lead Agency;
- Issuance of a Positive Declaration by the Planning Board;
- Public Scoping Session and adoption of Scoping Document for the DEIS;
- Preparation of a DEIS by the Project Sponsor; Acceptance of the DEIS by the Planning Board; Filing of the DEIS and a Notice of Completion;
- Establishment of a Comment Period and the holding of a Public Hearing on the DEIS by the Planning Board;
- Consideration of written public comments from agencies and the public; and correspondence between the Applicant and the Involved and Interested Agencies as well as outside organizations;
- Preparation of a FEIS; submittal on August 12, 2008; and 3-month FEIS completeness review by the Planning Board as Lead Agency;
- Acceptance of the FEIS by the Planning Board on November 19, 2008;
- Filing of the FEIS and a Notice of Completion by the Planning Board;
- Establishment of a reasonable period for review of the FEIS by the public and involved agencies prior to adoption of a findings statement. Under SEQR, the required minimum FEIS review period is not less than 10 calendar days. The Notice of Completion for this FEIS was published in the Environmental Notice Bulletin on December 3, 2008 and the Notice along with a copy of the completed FEIS was distributed to all Interested and Involved Agencies on November 24, 2008.
- Preparation and adoption of this Findings Statement by the Planning Board.

This Findings Statement also attests to the fact that the Planning Board has given due consideration to the EIS prepared in conjunction with this action. Further, this Findings Statement contains the facts and conclusions in the EIS relied upon by the Planning Board to support its future decisions and indicate the social, economic and other essential factors and standards which will form the basis for its decisions.

2.0 DESCRIPTION OF THE PROPOSED ACTION

It is proposed to create 120 senior rental housing units on The Putnam Community Foundation property with an access driveway on the existing Putnam Hospital Center (PHC) property to provide access to both the hospital and the proposed senior housing development. The current proposed action involves other amenities and improvements as described in more detail below. It should be noted that the Putnam Community Foundation (PCF) and Putnam Hospital Center

(PHC) are in discussions for the PCF to obtain alternative access to the project site via the PHC property. This resulted in the modification to the project involving the development of a common access driveway, which would serve both the PHC and the subject project.

The common access drive is a modification of the original project, in response to public and agency comments on the DEIS, which was presented in the FEIS resulting from negotiations initiated by the PCF, as the project sponsor. As part of the current proposed action, the shared access would be located at the southern end of the hospital campus and outside of any New York City Department of Environmental Protection (NYCDEP)-identified watercourse limiting distances. In addition to avoiding the creation of impervious surfaces within the limiting distance of a watercourse, the common access would reduce potential land disturbance and erosion impacts attributed to access for both PCF and PHC; and create a safer single access (as compared to separate driveways for PHC and PCF) among other advantages. Not only does the shared access serve two separate uses, but it serves as mitigation to the potential impacts of the originally proposed PCF development (as presented in the DEIS).

If not for the initiative taken by PCF to address DEIS comments on the original proposal, the development of the PCF site would have resulted in a second separate access being constructed onto Stoneleigh Avenue to serve only the senior housing project. It should be noted that the additional parking proposed on the site of the existing hospital (PHC parcel) would have eventually been constructed by PHC to address the hospital's need independent of the development proposed by PCF. When compared to the scenario of two separate driveways for the PCF and PHC properties, the shared access in the modified PCF project reduces impervious surface coverage; enhances traffic safety along a length of road with multiple points of access; and prevents the visual impact of the clearing and road improvements that would be needed to create a separate new driveway. Additionally, this modification allowed the Planning Board and other agencies to consider the effects of adjacent uses in a coordinated environmental review process.

Another change to the project proposed in the DEIS is that the number of units in the two multi-family buildings (Buildings A and B) have been reduced from a total of 64 to 48. This modification was made to accommodate parking under the buildings, which reduces the impervious surface needed for parking; allows covered parking protected from the weather; and easy access to the building elevators. Additional project modifications are described below.

The Current Proposed Action

As set forth in the FEIS, it is proposed to create 120 senior rental housing units on The Putnam Community Foundation (PCF) parcel with an access driveway on the Putnam Hospital Center (PHC) lot to provide access to both the existing hospital and the proposed senior housing development. The Town of Carmel, and therefore the subject site, is located wholly within the watershed of the New York City water supply system.

The proposed project consists of a mix of 120 senior residential rental units, housed in either multi-family, two-story buildings or single family one story attached buildings. A separate community building and recreation area are included in the plan. The residential development will be located on the eastern and central portions of the property where the land is relatively level.

A total of 72 single-family, attached, condo/townhouse-style rental units would be housed in 18 single-story buildings situated along the eastern property line. All of these buildings would

contain four attached units. The units would house residences with two conceptual elevations, a single distinct floor plan with a variety of amenities. Each unit would include a patio or deck in the rear of the unit. The square footage of these units would be approximately 1,520 square feet.

Forty-eight rental units would be housed in two, two-story (with basement level parking), multi-family buildings located in the north central portion of the site. Buildings A and B would each contain 24 (in the FEIS) units with three unique floor plans and a variety of amenities. A common space is situated on the parking level; lounges are depicted on the second floor; while patios and lobbies are proposed for each floor of these buildings. Elevators would transport residents between floors. The square footage of these units would range from approximately 1,235 to 1,395 square feet.

A (in the FEIS) Community Building would be sited to the south of and across the proposed access road from Building B. Uses in this Building could include meeting rooms, storage, administrative offices, a library, and a computer room. The community building would include similar architectural features to those proposed for the dwelling units.

Recreational facilities proposed would include tennis and bocce courts. These uses would be located immediately to the east of the Community Building at the intersection of the internal roadways that provide access to the residences and would be accessible by sidewalk. A gazebo is proposed for the center of the Community Green to be located in the east central portion of the site.

The Proposed Action presented in this FEIS represents a substantial reduction in impacts from the original proposal of 240 housing units and a reduction of impacts when compared to the Proposed Action presented in the DEIS. This fifty percent reduction in the number of units when compared with the original proposal corresponds with reductions in impacts to the resources assessed in each of the categories that follow.

Comments received on the DEIS for the project expressed concerns with the location of the access drive with respect to the Croton Falls Reservoir and the land disturbance and potential erosion associated with the construction of the access drive. These concerns were expressed by the NYCDEP and other commenters. In response to these comments, the project sponsor reached out to the PHC to determine if an alternate access drive could be developed that would mitigate the concerns expressed. It was determined that the PHC had a need to develop a second entrance into their campus in order to provide redundant access and a more direct route between Stoneleigh Avenue and the emergency department for ambulances. The PCF and PHC are in discussions for the PCF to obtain alternative access to the project site via the PHC property via the development of a common access driveway, which would serve both the hospital and the subject project. The proposed common access drive would be located at the southern end of the hospital campus and outside of any New York City Department of Environmental Protection (NYCDEP) limiting distances. The construction of the common access driveway across PHC property would also involve less earthwork and related disturbance thereby reducing overall impacts.

Associated with the secondary hospital access drive would be a new parking lot on the PHC property. The parking lot would be located in the southern portion of the parcel between an existing field and the PHC southern property line. The proposed parking area would provide the PHC with an additional 163 parking spaces. This lot will provide the PHC with much needed parking to support the expanded facility.

It should be noted that, while the access road has been relocated as depicted in FEIS plan, the access drive presented on the DEIS plan is an environmentally feasible alternative as mitigation can be put in place to offset all impacts associated with its construction and the runoff from its surface post-development.

Recently Proposed Modifications to the Site Plan

Modified Project Layout

The current proposal, described in the FEIS, is 120 units with a total disturbance of approximately 25.3 acres between the two parcels (PCF and PHC). While the total disturbance is greater than the plan presented in the DEIS, the disturbance on the PCF parcel has been reduced. The increase in overall disturbance results from the additional parking proposed for the PHC parcel. It should be noted that the additional parking proposed on the site of the existing hospital (PHC parcel) would have eventually been constructed to address the hospital's need independent of the development proposed by PCF.

Total impervious surface area under the plan presented herein is 6.7 acres for the PCF parcel, a decrease of 0.2 from the DEIS plan, and 2.1 acres for the PHC parcel. The decrease in impervious surface on the PCF parcel from the plan presented in the DEIS is a result of the relocation of the access drive to eliminate all proposed impervious surfaces from the reservoir buffer zones (limiting distances). The decrease in impervious surface related to the PCF is a key mitigation related to these limiting distances and coordinated access also makes sense from the perspectives of good site planning, reducing the visual effects of development and vehicular access safety.

The impervious surface proposed on the PHC parcel is due to the additional parking and the access road. Unlike the previous plan, this proposal includes a relocated access road, parking below the multi-family, two story buildings that will house 48 units, reconfigured single-family attached residences, a Community Building with parking abutting the recreation area and revised stormwater management system.

The access road was originally proposed via an approximately 2,200-foot long internal road with a connection to Stoneleigh Avenue near the southwestern corner of the project site. This access road could have been built by PCF and operated with impact to the downstream receiving waters. As noted above, the hospital's need for parking would have resulted in the construction of the additional parking on the PHC property with or without the development of the proposed senior housing on the PCF parcel.

However, to address comments received on the original proposal, under the plan modified by PCF as the project sponsor, the access road is located roughly 2,000 feet to the north of the original proposed curb cut on Stoneleigh Avenue. The first 1,050 feet (approximately) of this roughly 2,100-foot main access road is sited on the PHC property as a result of coordination between PCF and representatives of the PHC. The PCF project engineer, in coordination with the hospital, has configured the access road to provide direct access to both the emergency room and the new hospital parking lots on the south end of the PHC property. The incoming and outgoing lanes are split for approximately 100 feet on either side of the property line between the PHC and PCF parcels. Plantings are proposed over roughly half this distance to enhance the entrance into the senior housing development.

If not for the initiative taken by PCF to address comments on the original proposal, the development of the PCF site would have resulted in a second separate access being constructed onto Stoneleigh Avenue to serve the senior housing. The shared access in the modified proposed action reduces impervious surface coverage; enhances traffic safety along a length of road with multiple points of access; and prevents the visual impact of the clearing that would be needed to construct a new driveway.

Another change to the project proposed in the DEIS is that the number of units in the two multi-family buildings (Buildings A and B) have been reduced from a total of 64 to 48. This modification was made to accommodate parking under the buildings, which reduces the impervious surface needed for parking; allows covered parking protected from the weather; and easy access to the building elevators.

Seventy-two single family residences are now proposed compared with 56 under the DEIS plan. The square footage of each of these units is now 1,520 square feet and all eighteen buildings now contain four units. These changes allow for all the single-family units to be built in a very similar configuration to the plan presented in the DEIS and over the same area meaning the disturbance remains the essentially same.

The Community Building has been relocated to a point south of and across the access road from the location originally presented in the DEIS. The new layout provides parking for both the Community Building and the recreation area; the latter was previously accessed by a walking trail only. All components of this community complex in the FEIS plan remain the same size as in the DEIS plan, therefore impacts remain the same.

It is noted that the building locations, footprints, and square footage may be altered as the final plans are developed. If such modifications result in construction activity staying substantially within the same limits of disturbance set forth in this FEIS, with similar impervious surface areas, and no new significant adverse environmental impacts, no further environmental review will be required.

Based on the Town regulations, the development is required to provide a minimum of 203 total spaces for the proposed senior housing development. This includes 1.5 spaces per dwelling unit (120 units) and 1.0 space per 200 square feet of Community Building (approximately 4,480 square feet) as per the Carmel Zoning Code. Handicapped spaces must be provided in accordance with Section 156-42A(9) of the Zoning Code. The Code requires that a minimum of two percent of the total number of parking spaces be designated for handicapped persons.

A total of 245 parking spaces are proposed for the project including: 72 indoor spaces and 72 outdoor spaces (in the driveway) for the condo/townhouse-style units; 54 indoor spaces and 16 outdoor spaces for the multi-family housing units (Buildings A and B); and 18 spaces for the Community Building. A total of 26 additional outdoor spaces would be available at various points along the drives serving the residential units. This provides an average of approximately 1.9 spaces per dwelling unit, excluding the parking set aside for the Community Building.

Contained in FEIS Appendix F and G, respectively, are revised versions of the Wastewater and Water Engineering Reports. Changes to the building layout between the plans presented in the DEIS and FEIS required adjustments to the length and location of the sewer and water lines, which are documented in the two reports.

3.0 STATEMENT OF FACTS AND BASIS FOR CONCLUSIONS

The following is a summary of the relevant areas of concern discussed in the Environmental Impact Statement (EIS), and the mitigation proposed. It is not intended to be a complete list of all adverse impacts discussed, or mitigation proposed in the EIS.

3.1 Soils and Topography

Potential Impacts

The Environmental Impact Statement identified the different soil types on the subject property, and discussed the potential activities that will occur in each different soil type; whether it will remain undisturbed, regraded, revegetated or covered by buildings or other types of impervious surface. Soils on the site were identified using the Soil Survey of Putnam and Westchester Counties. There are three types of soil on the site; Paxton, Charlton and Charlton-Chatfield. With development of the Proposed Action there will be approximately 25.3 acres of soil disturbed all of which will occur on Paxton soils. When complete, approximately 8.8 acres of the 78.4 acres making up the two sites, including 6.7 acres on the 35.2 acre PCF site, will be impervious surface. Roughly 17 acres will be re-vegetated with grass and landscaping and additional area will remain undisturbed, meaning more than one half of the PCF site will be vegetated upon completion of the project. Some subsurface investigations were conducted and verified depth to groundwater noted in the soil survey.

The EIS evaluated the potential impacts that the proposed action would have on the topography and slopes located on the project site. Potential impacts include erosion of slopes during construction, and long-term stability of the slopes after construction has been completed. Over 90 percent of the 35.2 acre PCF site that will be affected during construction will occur on slopes less than 15 percent in grade. PCF site disturbance on slopes greater than 25 percent is limited to less than one percent (0.3 acres); 1.9 acres (approximately four percent) of the PHC containing slopes greater than 25 percent will be disturbed. Due to the depth to bedrock on the project site, blasting is not anticipated

The relocation of the access road and modifications to the proposed layout were implemented into the design to reduce, to the greatest extent practicable, the potential environmental impacts associated with grading and impervious surfaces, to reduce construction costs, and to facilitate use of excavated materials within the project thereby avoiding or minimizing the need to import material to the property. As with all land development projects, the cut materials that are determined to be physically (geotechnically) unsuitable for use during development of the project site will be removed. The cut and fill required for the modified development plan shows that the site earthwork would result in approximately 58,000 cubic yards (cy) of cut and roughly 75,000 cy of fill resulting in approximately 17,000 cy of net import. As the project site planning progresses the Applicant will be encouraged to adjust grades to better balance the cuts and fills associated with the earthwork. In addition, the plan changes eliminate impacts to the Charlton and Charlton-Chatfield Complex soils.

Mitigation Proposed

The USDA identifies the affected soil as possessing potential limitations for development of roads, buildings and excavations due to their characteristics. Such limitations require planning and engineering considerations prior to development. The presence of these constraints does

not mean the land cannot be developed, rather that engineering methods to compensate for soil limitations, such as erosion controls, footing drains or other drainage improvements will be required. These soils are found throughout Putnam County and have successfully sustained development through the use of appropriate design and engineering practices. Soil limitations exist generally in most areas throughout Putnam County and engineering principals are used to develop designs and practices that offset the limitations. These limitations include building on rock, sand, wet soils, steep slopes, etc.

During construction, soils may be subject to increased erosion and sedimentation when the existing surface cover is disturbed during grading operations. In response to specific comments from NYCDEP and others, the development plan for the project was modified to reduce its area of impervious surface within the City regulated limiting distance. The plan was also revised to enhance the effectiveness of erosion control methods to be applied during construction and to improve water quality during and after construction.

An Erosion and Sediment Control Plan, which is an integral component of the Storm Water Pollution Prevention Plan (SWPPP), has been developed for the project to prevent erosion of soils exposed during construction. The proposed soil erosion control features would be installed in accordance with the New York State technical standards for controlling erosion and sediment (New York Standards and Specifications for Erosion and Sediment Control) specified in the New York State Department of Environmental Conservation (NYSDEC) State Pollution Discharge Elimination System (SPDES) General Permits for Stormwater Discharges from Construction Activities (GP-0-08-001 and GP-93-06), and their supplements and appendices, and the Town Carmel Municipal Code. As the construction and development plans are refined during the site plan review phase conducted by the Planning Board and other agencies, the Erosion and Sediment Control Plan will also be refined and further developed.

As detailed in the project-specific SWPPP, construction of the project will be carefully phased, and sequenced, to further control erosion and sedimentation. As specified, the phasing plan will limit the area of exposed soil on the site to a maximum of five acres at any time. Detailed construction sequencing plans have been developed that significantly reduces the potential for erosion from the project sites during construction.

As required by the NYSDEC SPDES General Permit GP-0-08-001, inspections will be conducted by an independent qualified Professional retained by the Applicant to ensure that all erosion and sediment control practices are properly maintained and in good working order. These measures also would be monitored during construction by the NYCDEP, and by representatives of the Town paid for by inspection fees funded by the Applicant pursuant to the Town Code. Also, as require by the Town Code, the Applicant will provide to the Town of Carmel the required maintenance of erosion and sediment control measures and completion of site restoration. As such, the effectiveness of the stormwater facilities will be maintained long term.

Prior to construction, the proposed erosion and sediment control features would be installed according to the Erosion and Sediment Control Plan. As required, these features would be closely monitored, and maintained in effective condition, and left in place until permanent vegetative cover is established. All disturbances of steep slopes would be appropriately stabilized to minimize their erosion potential and ensure their long-term stability.

3.2 Terrestrial and Aquatic Resources

Potential Impacts

The project site consists of northern hardwood forest and successional old fields with no wetlands and five NYCDEP regulated intermittent watercourses. The forest and overgrown fields provide wildlife habitat for a number of common species, including deer, raccoon, opossum, chipmunk and gray squirrel among others. Bird species that selectively reside within smaller woodlands and successional fields would also be present. The woodlands on this site offer a number of cavities for cavity nesting birds and small mammals.

Records of federally or state-listed rare plant species, wildlife species, habitats or significant natural communities were identified for the site or adjacent properties in communication (see correspondence in Appendix B) with the NYSDEC NHP via letter and the United States Fish and Wildlife Service (*USFWS*) via their website. A State listed endangered orchid, large twayblade (*Liparis liliifolia*) was identified by the NHP as being historically present in the vicinity of but not on the project site. In addition, the Eastern small-footed bat (*Myotis leibii*) and a colony of the same were identified as occurring in the Town of Southeast. Later correspondence with the State no longer identified the bat in the vicinity of the subject properties.

No protected wildlife species were identified or observed during numerous field visits and surveys conducted on the project site.

The land subject to grading and development in the proposed project comprises approximately 25.3 acres, along the eastern boundary into the central portion of the PCF site along with the access road and new parking area on the south and along the southwest boundary of the PHC property. Of this area, approximately 16.5 acres on the PCF parcel are proposed to be revegetated and would be available after development as wildlife habitat, albeit altered from its existing condition. The existing vegetative cover and habitat on the balance of the PCF project site (approximately 17 acres) would not be disturbed by the project. These areas would continue to provide habitat for many typical woodland species, although the habitat value would be lessened by the presence of the senior housing development proximate to the remaining habitat.

The proposed construction of the site will alter and reduce wildlife habitat, and this reduction will result in the local loss or displacement of wildlife relying upon that habitat. Wildlife currently using habitat on the project site would relocate to areas with similar habitat off-site. Most wildlife movement from this site would be expected toward the south, east and west (beyond the reservoir) of the property. These areas offer similar habitat and are less densely developed than the areas to the north. There have been no recorded reports that nearby habitats are saturated to their carrying capacities from local, State or Federal agencies that would monitor these conditions, and areas of the site will remain available for local relocation of some individuals.

Many of the interior woodland bird species found on the project site are migratory. Therefore, they have always left the project site during certain times of the year. Most migratory species would adaptively seek other nearby or regionally available environments in response to alterations to on-site habitat. Most of these species would be expected to find alternative habitat in the existing undisturbed woodland areas located in close proximity to the site. The possible displacement of locally common species is not expected to have a regional impact on the population of these species.

After the project development is completed, the composition of the wildlife population on the project site would adjust to final site conditions. Species better able to adapt to open and landscaped environments (such as raccoons, opossum, woodchucks, mice and certain songbirds) would have a greater ability to populate the site in comparison to species that are less tolerant of human activity.

Mitigation Proposed

The most significant modification implemented by the Applicant to protect habitat and reduce overall impacts to vegetation and wildlife is the reduction in the size of the development proposed. The original plan for the site included the development of 240 units of senior rental housing. The current proposal cut the number of proposed units in half. This reduction in the number of units significantly reduces the amount of disturbance required to develop the site.

The proposed site plan minimizes the amount of vegetation to be removed while allowing for the scheduled program of temporary and permanent uses and the need for associated parking and infrastructure. The phased construction of the project is likely to result in the phased movement of wildlife from disturbed areas on the site to undisturbed areas on and off site.

All areas that are not proposed to be impervious surfaces would be re-vegetated, including the western slope of the site. Upon completion of the proposed development, approximately 28.5 acres of the site would be vegetated, combining existing vegetative communities and landscaped areas.

The developed areas of the project site would be landscaped, where possible, to maximize the available wildlife habitat and would employ native, non-invasive vegetation wherever possible. Many species of trees and shrubs chosen for the proposed landscaping would provide forage and nesting sites for birds, and or denning sites for small mammals, while the preserved habitat areas and re-vegetated open space areas would still be used by deer and other adaptive wildlife.

The intermittent watercourse corridors would not be impacted by this proposal. No activities are proposed within and immediately adjacent to the intermittent watercourse and therefore existing surrounding habitat would not be impacted with the exception of the placement of the proposed stormwater basins within roughly 50 feet of the east end of the watercourse. The Applicant is proposing a detailed erosion control and phasing plan to maintain the quality of water and moderate potential effects of stormwater runoff including water temperature. Also proposed is the preservation of the wooded riparian buffers along the intermittent watercourse. This preservation of the established tree canopy will ensure that the surface water temperatures and the soils immediately adjacent to the stream would not change.

3.3 Water Resources

Potential Impacts

The Putnam Community Foundation site is located in New York City's phosphorous restricted Croton Falls Reservoir watershed, part of the City's 2,000 square mile public drinking water supply watershed. Existing phosphorous loads in the Croton Falls Reservoir exceed the Total Maximum Daily Load (TMDL) established by NYSDEC for the reservoir. For these reasons, the NYCDEP, and others, expressed concern about potential adverse impacts on the water supply,

and cited the need for measures to mitigate potential impacts on water quality that could result from the proposed development.

The Proposed Action would result in approximately 8.8 acres of new impervious surfaces (in the form of buildings, parking areas, and roadways) and 25.3 acres of temporary land disturbance on the two parcels that make up the project site. The DEIS disclosed that surface water resources could be adversely impacted from sedimentation during construction of the project, and by post construction changes in the peak rate, volume, and quality of stormwater discharged from the developed site.

As documented in the DEIS and FEIS, potential adverse impacts on surface water resources anticipated from the project are associated with erosion and sedimentation during construction and with post construction changes in stormwater quality and quantity. The EIS identified that surface waters could experience impacts from changes in site hydrology that would increase the rate of stormwater runoff, or from changes to the quality of runoff caused by increased nutrients and sediment. The NYCDEP and others expressed concern about the potential impacts on surface water quality that could result from the proposed development.

The primary tool mandated by the regulatory controls to protect surface water resources is the development, and implementation, of a site-specific stormwater pollution prevention plan (SWPPP). The Putnam Community Foundation SWPPP includes an Erosion and Sediment Control Plan to be implemented during construction to prevent erosion, and sedimentation of on, and off, site surface water resources. The SWPPP also includes a Stormwater Management Plan that specifies practices that will control post construction increases in peak rates of stormwater discharge and in stormwater pollutant loading.

A pollutant loading analysis for the proposed development was included in the DEIS and FEIS and used the pollutant loading coefficient method to meet the requirements of New York City's regulations. The analysis was included in the project specific SWPPP and showed an overall reduction in the post construction mean phosphorus loads that will discharge from the site.

Proposed Mitigation

Various regulatory controls affecting stormwater have been implemented by NYSDEC and NYCDEP. By complying with these, and in some instances exceeding, regulatory controls, the potential adverse impacts would be mitigated.

Under the proposed plan potential impacts on surface water would be mitigated through implementation of the temporary and permanent stormwater treatment practices specified in the SWPPP. Included in the SWPPP are a Erosion and Sediment Control Plan, and a Stormwater Management Plan, that address stormwater runoff quantity and quality. Combined, these measures will prevent erosion and sedimentation and will achieve a significant reduction in post construction increases in phosphorous and other pollutant loads entering the reservoir.

The Operation and Maintenance Plan included in the Putnam Community Foundation SWPPP specifies a schedule for the long-term inspection and maintenance of all stormwater management facilities.

The Applicant notes that the project site's proximity to the Croton Falls Reservoir increases the importance of designing and implementing adequate stormwater management practices. The Applicant has considered this and modified the project by relocating the access drive outside of

the regulated limiting distances; there are no proposed impervious surfaces located within the 300 foot reservoir stem limiting distance.

Due to topography, runoff from a very minor segment of the proposed access drive cannot be directed to the stormwater management basins for treatment. This runoff would be treated by a proprietary subsurface stormwater filter that meets the NYSDEC requirements, and therefore complies with the new enhanced phosphorous removal requirements set forth in GP-0-08-001 and the New York State Stormwater Management Design Manual.

Erosion and Sediment Control

Implementing the proposed sequence of construction and phasing plan included in the Erosion and Sediment Control Plan will further reduce the potential for erosion. The proposed sequencing plan divides construction into six separate phases and will limit the area of disturbed soil at any time, thereby reducing potential impacts associated with erosion, and subsequent sedimentation of on, and off, site water resources. Soil disturbance will be limited to a maximum of five acres at any given time. All disturbed areas will be stabilized in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, April 2005.

To further prevent erosion and sedimentation during construction, the proposed project includes the construction of temporary surface water diversions and temporary sediment basins to control stormwater runoff. The SWPPP also includes a description of other measures proposed to control erosion and prevent sedimentation of water resources during construction. As shown on the construction plans, positive drainage will be established and maintained by the proposed grading of the site.

Stormwater Quantity

The proposed increase in impervious surfaces on the project site will result in increases in stormwater volumes; this can not be avoided. The increase in stormwater volume would have a negligible increase in the elevation of the Croton Falls Reservoir, which is mechanically adjusted by the NYCDEP. The stormwater volume is released over a period of time to reduce peak discharges and to allow for water quality treatment with extended detention as required by NYSDEC and NYCDEP. Potential adverse effects resulting from increases in peak rates of stormwater runoff from the proposed development have been addressed by the proposed multiple stormwater management facilities. These facilities were selected, designed, and would be constructed, in accordance with NYSDEC and NYCDEP design guidelines and regulations. Accepted stormwater management techniques address the peak discharge rates of runoff since increases in peak rates can result in downstream flooding, erosion, and stream channel degradation. By reducing the post-development peak discharge rates to below pre-development levels, potential impacts on down-gradient water resources from the effects of flooding, and streambed and bank erosion, have been mitigated.

The proposed construction of the access road, and hospital parking, will necessitate the reconfiguration the three existing stormwater ponds on the southwest portion of the Putnam Hospital Center parcel. The oldest pond is proposed to be relocated. This pond was originally, designed in 1999 and approved by the NYCDEP. The relocated pond will have essentially the same contributing area and will provide the same treatment volume as the previously approved design. The proposed action will result in the enlargement of the two other ponds. These ponds were originally designed in 2006 as a NYSDEC P-1 micropool extended detention basin and as a NYCDEP extended detention basin. The ponds were approved by NYSDEC under GP- 02-01

and by NYCDEP. The drainage area of the two ponds will be increased following development of the site and the ponds will be expanded to provide treatment, and attenuation, of additional stormwater from the proposed parking area and access driveway located in the expanded drainage area.

Stormwater Quality

The proposed project requires coverage under the NYSDEC SPDES General Permit for Stormwater Discharges GP-0-08-001. To meet the requirements of GP-0-08-001, the stormwater management practices were designed in accordance with the latest edition of the *New York State Stormwater Design Manual*. Further, since the project is located within a TMDL watershed the stormwater facilities designs also satisfy the enhanced phosphorus removal standards set forth in the permit. To meet NYCDEP requirements, the stormwater management system has also been designed to satisfy Section 18-39 of the *Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and Its Sources*.

The EIS included a discussion of winter road and driveway maintenance and the use of deicing compounds, particularly salt, which can have a adverse impact on receiving water quality. The application of road salt on The PCF site would follow strict guidelines in accordance with the State of New York, Office of the Attorney General memo concerning Scientific Guidance on Lower-Phosphorus Roadway De-icers. In addition, to further safeguard water resources, road deicing agents, such as salt, would be stored at the maintenance contractor's facility or elsewhere off-site. The measures proposed to mitigate potential impacts, such as reduced use of road salt and use of non-phosphorus fertilizers for landscape maintenance, will be legally enforced by including them as an operation and maintenance note/condition on the final site plans.

With respect to phosphorous, which is the pollutant of concern in TMDL watersheds, the SWPPP for the project is expected to achieve better than the calculated mean removal efficiencies due to adjunct stormwater treatment practices that have been incorporated into the project design, but not considered in the calculation of post construction stormwater quality. These adjuncts include vegetated filter strips, grass swales, catch basin/drain inlet sumps and the addition of permanent pools in the stormwater basins. The stormwater basin permanent pools would include landscaping capable of removing dissolved phosphorous. Based on these facts, it is common to look at the higher end of the removal rates. Under these rates, the project, as designed, meets the agency's requirements.

3.4 Zoning and Surrounding Land Use

Potential Impacts

From a land use perspective, the Proposed Action will be compatible with surrounding development, which consists of a variety of residential densities similar to the proposed development, and will not result in significant adverse impacts.

The proposed Project, as designed, meets the Town of Carmel Zoning Code bulk and area requirements for a R (Residential) Zoning District. Multi-family dwellings for the elderly are allowed in the Residential District as a conditional use and require a Special Exception Use Permit subject to approval by the Planning Board.

Upon review of the project, the Planning Board referred the Applicant to the Zoning Board of Appeals (ZBA) for an interpretation regarding compliance with § 156-39.B (16) of the code which requires that the project "...site shall be within 2,500 feet of retail and service establishments at the time of its approval." On February 27, 2008, the ZBA determined that the Proposed Action, as designed, complies with this paragraph of the Town Zoning Code.

The Proposed Action may propose a more dense residential use than set forth in the 2000 Draft Comprehensive Plan but the clustered layout of the plan is designed to protect the natural resources located on the site as well as provide a diversity of senior housing options to the Town of Carmel. The Proposed Action also would represent appropriate development in an area where infrastructure and roadway networks are capable of handling such development. Therefore, the proposed project will conform to policies of the Town's Land Use Plan and the 2000 Draft Comprehensive Plan.

In addition, by addressing the stated need for senior housing and helping to maintain the county's population diversity, the project is consistent with the *Vision 2010* County Master Plan.

The proposed development has been designed to conform with all applicable standards set forth in the Town Code. Therefore no impacts would result.

Mitigation Proposed

In that no significant impacts would result from the development of the Proposed Action, no mitigation is proposed.

3.5 Traffic and Transportation

Potential Impacts

Frontage to the subject site is located on Stoneleigh Avenue (County Route 35) in the Town of Carmel. Stoneleigh Avenue, a two-lane road that runs generally north-south between US Route 202 and US Route 6, forms the western boundary of the PCF and PHC parcels.

The EIS evaluated the operation of nearby intersections to ascertain potential impacts and to identify the mitigation measures required to offset those impacts resulting from the proposed development. The Traffic Analysis evaluated three intersections:

1. Drewville Road (County Road 36) and Stoneleigh Avenue (County Road 35).
2. Putnam Hospital Center Main Entrance and Stoneleigh Avenue (CR 35).
3. Daisy Lane (Westchester County Road 137) and US Route 202.

The intersection analyses were performed for future conditions both with (Build) and without (No-Build) the project. Both future conditions factored in increased traffic volumes associated with background growth and other proposed developments. The No-Build condition is used as a baseline for comparisons with future conditions resulting from the proposed development.

Traffic counts were taken during February of 2007 to determine the existing level of traffic and the a.m. and p.m. peak hour of traffic volumes. Under existing conditions, all study intersections perform at level of service D or higher. When considering future growth, traffic volume increases would result in a decline in level of service for at least one movement at each intersection under the No-Build Condition. With the modified project, no decrease in the level of service of any movement would result from the No-Build to Build Condition.

Under existing conditions, vehicle trips which pass by the proposed project entrance on Stoneleigh Avenue during the a.m. peak hour is 513 and during the p.m. peak hour is 329 vehicle trips. The DEIS traffic analysis for the future conditions without the project (No-Build Condition) found 558 vehicle trips passing the site during the a.m. peak hour and 380 vehicle trips passing the site during the p.m. peak hour. The revised traffic analysis presented in the FEIS showed that trip generation projected by the proposed action would be 33 a.m. peak hour trips, 38 p.m. peak hour trips.

Five years of collision data in the project vicinity were assessed as part of the EIS. A total of 11 collisions were identified during this time period.

Mitigation Proposed

The Proposed Action has been modified in response to comments raised and concerns expressed during the review of the Putnam Community Foundation DEIS. The site access has been moved to create a direct connection between the project site and the Putnam Hospital Center and to share an access with the Putnam Hospital Center. The hospital will retain their existing access and will have the shared access as a second access.

The new site access would provide a direct connection between the hospital and the Putnam Community Foundation site. Traffic volume changes from the DEIS configuration affect only the site and hospital access drive intersections with Stoneleigh Avenue and not other studied intersections. Overall the new access drive configuration presented in the FEIS provides better operation than the DEIS configuration by splitting the hospital traffic between two access points. The proposed access also allows vehicles to travel between the two sites without using Stoneleigh Avenue.

The traffic analysis presented in the EIS documented the level of service for the studied intersections does not decline from the future No-Build Condition to the Build Condition meaning the Proposed Action will not result in significant impacts to the local road network. Therefore, mitigation in the form of roadway improvements is not proposed by the Applicant.

The New York State Department of Transportation (NYS DOT) has included on the Transportation Improvement Program (TIP) three projects in the area:

1. Stoneleigh and Drewville Road intersection improvements (County Project)
2. Stoneleigh reconstruction - Putnam Hospital Center to US Route 6 (County Project)
3. US Route 202 and Croton Falls Signal Replacement (State Regional Signal Project)

These improvements are intended to address existing and future traffic issues including those increases resulting from the proposed action at the noted intersections. Based on recent telephone conversations with the NYS DOT, improvement #3 has been completed and numbers 1 and 2 are proposed to be let in November of 2011.

3.6 Community Services and Socioeconomics

3.6.1 Taxes and Demographics

The Applicant is a not-for-profit organization and the project site, which is owned by the Applicant, has a current taxable value of \$0. The project site is tax exempt from Town and County taxes, but does pay special district taxes.

A project specific Senior Housing Market Analysis was developed for the EIS. Approximately 8,800 residents in the Town of Carmel will be age qualified to live in the subject project (age 55 and older) in the year 2008 according to the Study. This category of residents represents almost 25 percent of Carmel's population.

Rents would range from \$750 to \$1,150 depending on the type of unit and the amenities provided.

Potential Impacts

The Applicant proposes a not-for-profit senior rental housing development that would be owned and managed by the Applicant. The project site after development would remain tax exempt resulting in no post-development tax revenues to the Town of Carmel and Putnam County. Residents of the senior housing project, however, would be responsible for Out of District Water and Sewer usage fees at the Town level post development.

The proposed senior housing units are projected to increase the Town's population by 164 persons, when fully occupied. The proposed senior housing units are age restricted units, thus, no school age children are anticipated from the proposed development.

As documented in the EIS, an assessment of the number of potential qualifying households was performed. Households meeting the age restrictions and with sufficient income across Putnam County would total 9,737 in 2008. The project therefore would need to capture 1.2 percent of the age and income eligible households to be fully occupied.

Mitigation Measures

All the units proposed for development meet the New York State Division of Housing and Community Renewal, State Low Income Housing Tax Credit Program (SLIHC) definition of Low Income Housing, which states units must serve households whose incomes are at or below 90 percent of area median income.

The proposed development is to be built to meet the lifestyle needs of this generation's seniors who wish to continue to live near their families and to meet today's demand for senior housing which has and will continue to increase with an expected peak around 2015. Therefore, the proposed project would support current demographic trends through provision of senior housing. As a result, no further mitigation measures are proposed.

3.6.2 Police/Fire Protection/Emergency Medical Services

Police Protection

Potential Impacts

Police protection for the project site would be provided by the Town of Carmel Police Department. The impacts from the proposed action related to police protection would be associated with the increase in the Town's population by 164.

Based on Urban Land Institute (ULI) standards, the project would result in the need for 0.4 additional staff and 0.7 additional vehicles.

Mitigation Measures

The department is currently understaffed according to the Police Chief and ULI standards. As this condition would exist with or without the proposed development and the project will provide the community with important and much needed resources, no mitigation is proposed.

Fire Protection

Potential Impacts

Fire protection for the project site would be provided by the Town of Carmel Fire Department. The impacts from the proposed action related to fire protection would be associated with the increase in the Town's population by 164.

Based on Urban Land Institute (ULI) standards, the project would result in the need for 0.27 additional fire department staff and 0.03 additional vehicles.

The ULI multipliers assume no existing services, thus the actual demand on fire personnel and vehicles is expected to be insignificant.

Mitigation Measures

Due to the lack of significant impacts projected as a result of this project, no mitigation measures are proposed. Additionally as noted, all proposed buildings would be constructed and all operations would be permitted in accordance with the provisions of the State Fire Prevention Code. In addition, all buildings will be protected by fire sprinkler systems.

Emergency Medical Services

Potential Impacts

Emergency Medical Services (EMS) for the project site would be provided by the Carmel Volunteer Ambulance Corps. The impacts from the proposed action related to emergency medical services would be associated with the increase in the Town's population by 164.

Based on ULI standards, a total of 36.5 calls per a population of 1,000 per year would be the multiplier used to project the increase in EMS calls for new development. Due to the nature of the Proposed Action, a senior housing facility, a conservative estimate of 73 calls per a population of 1,000 per year was used to project future EMS calls generated by the proposed project. The multiplier used doubles the standard Urban Land Institute multiplier. The projected 164 residents that expected to reside at development would increase EMS calls by 12 annually.

The ULI multipliers assume no existing services, thus the actual demand on EMS personnel and vehicles is expected to be insignificant.

Mitigation Measures

The location of the project adjacent to the PHC and the direct access between the project and the hospital is expected to help mitigate any potential impacts on the Ambulance Corps.

Due to its location and the lack of significant impacts projected as a result of this project, no mitigation measures are proposed.

3.6.3 Solid Waste

Potential Impacts

Based on ULI standards, the project would be expected to generate 5.74 per month of non-recyclable solid waste and 2.87 tons per month of recyclable materials.

Mitigation Measures

Refuse containers would be centrally located and properly screened to avoid potential visual impacts. Refuse would be collected by private carting companies and transported to the Charles Point Resource Recovery Facility. No further mitigation is proposed.

3.6.4 Water Service

Potential Impacts

Water service for the project is to be provided by Carmel Water District (CWD) #2 per an Out of District Water Service Agreement found in Liber 1598 Pg 413 signed on 7/9/02. CWD #2 is the largest water district in the Town of Carmel, serving approximately 4,400 people. The average daily design flow of the project is 18,000 gallons. CWD #2 is prepared to supply 72,000 gallons per day (gpd) to the proposed project, four times calculated daily usage.

Mitigation Measures

The Applicant has paid \$2,404.01 in past capital charges as well as contributed \$75,000 for the expansion of storage capacity for CWD #2. Water usage fee revenues, in addition to the contribution of \$75,000 from the Applicant to cover water district expansion costs, are expected to address the water costs associated with this development. All work would be done in accordance with the standards and specifications of the Town of Carmel and the Putnam County Department of Health. No impacts to CWD # 2 are expected from the proposed project and, as such, no further mitigation is proposed.

3.6.5 Sewage Disposal

Potential Impacts

The wastewater from the site is to be received by Carmel Sewer District (CSD) #8 per the Out of District Sewer Service Agreement. The Proposed Action is expected to generate 14,400 gallons per day (gpd) of sewage, which is five times less than the 72,000 gpd of sewage a day that CSD #8 could receive from the project site as per the Out of Sewer District Agreement. Therefore, the proposed project would place less demand on CSD #8.

Mitigation Measures

The Applicant has paid \$214,115.75 in past capital charges for the use of CSD #8, which was prepared to receive 72,000 gallons of sewage a day from the proposed development through an

Out of Sewer District Agreement. User fee revenues are expected to address the sewer costs associated with this development. All improvements to the municipal sewer system would be done in accordance with the standards and specifications of the Town of Carmel and the Putnam County Department of Health. No impacts to CSD # 8 are expected from the proposed project and, as such, no further mitigation is proposed.

3.6.6 Cumulative Impacts

Potential Impacts

Given the controls on development that have recently been established by the Town, and the fact that the Town has responded satisfactorily to increases in population and housing units over the past years, it is not likely that the cumulative effect of construction of all the proposed and approved developments would be significantly adverse. A minor increase in the built density of the Town of Carmel would occur.

Mitigation Measures

No mitigation is proposed.

3.7 Visual Resources

Potential Impacts

Construction of the project as proposed will remove some 25.3 acres of existing woods and successional field along the back (east) and central portions of the site and replace it with buildings, pavement, and new plantings, thus creating a change to the visual character of the site. The buildings will be situated on the east side and in the central portion of the property along and on the west side of the ridge between two lobes of the Croton Falls Reservoir. Stormwater detention basins will be site further down slope toward Stoneleigh Avenue and near the intersection of the access road with Stoneleigh Avenue.

Given the orientation of the project site on the west side of a ridge, the lack of residences and other visual receptors in the immediate vicinity, the presence intervening woodland vegetation and the variability of the local topography, visibility of the site from local vantage points is notably limited. The potential viewshed of the project site, due to its higher topographic position in the landscape, includes West Shore Drive to the west and Lower Mine Road and Reservoir Road to the east, although the views are also obscured by existing trees. The most direct view to the site is from the Croton Falls Reservoir itself, which provides an open view across the water to the site from the east and west.

Mitigation Measures

The proposed development plan provides for the clustering of facilities and protection of the wooded perimeter as open space, addressing important goals of the Town of Carmel. No aesthetic resources have been identified that would be significantly affected by this project. There would be direct views of portions of the new buildings on the site's hillside from the Croton Falls Reservoir; however the number of viewers from the water would be small. Residential properties in the area would also not be adversely impacted.

The landscaping plan was designed to replace a portion of the tree canopy removed by the development with shade trees, understory trees and flowering shrubs. The plan would also provide evergreen tree buffering, if necessary, to reduce lighting glare at the property line. The lighting plan for the development was designed to provide adequate illumination on all primary roadways and parking areas to minimum light levels for public safety and security and would include light shields where necessary to minimize glare and stray light. Since provisions to preserve the visual character of the site area are part of the project design, as identified above, further mitigation measures are not required.

3.8 Cultural Resources

Potential Impacts

There are no National Register Listed properties located on or within one mile of the project site. Therefore, the proposed project would not result in any significant impacts to historic resources.

A Phase 1A and B Archeological Assessment was conducted for the project site. No resources of cultural import were found.

Proposed Mitigation

No mitigation is proposed.

4.0 ALTERNATIVES

The New York State Environmental Quality Review Act (SEQRA) calls for a description and evaluation of the range of reasonable alternatives to the action, which are feasible, considering the objectives and capabilities of the project sponsor. Alternatives for the Proposed Action that have been analyzed include a "No Action Alternative", an "Alternative Use--Single Family Dwelling Alternative", and a "Reduced Scale Alternative".

4.1 No Action Alternative

The No Action Alternative is the scenario that would occur if no development were to take place on the project site. This is effectively an open space preservation alternative. The site would remain in its current undeveloped state. The No Action Alternative would eliminate the adverse impacts identified in the EIS. However, this alternative would not be consistent with the objectives of the local Zoning Ordinance of Carmel, since it and the Comprehensive Plan have identified these parcels as appropriate for residential development. Considering this project site's suitability for senior residential housing, it makes sense to be consistent with current plans and zoning and move forward with its development.

4.2 Alternative Use--Single Family Dwelling Alternative

An Alternative Use plan, an alternative consistent with site zoning, was also examined in the EIS. This alternative evaluates the development of the project parcel as a seven, single-family lot subdivision. The site plan prepared for this alternative, which shows seven single family homes along with required infrastructure, does not require a special use permit but would

require subdivision of the parcel. This development would result in less overall disturbance to the project site but the disturbance would be distributed across the entire site and not concentrated as with the Proposed Action. Impacts associated with this plan would be reduced in every impact, except in the categories of impervious surfaces within the limiting distance of a NYCDEP regulated watercourse; and the number of school aged children, both of which would be greater under this alternative. However, as this plan eliminates the provision of badly needed senior rental housing, it does not meet the objectives of the Applicant or the County's *Vision 2010*.

4.3 Reduced Scale Alternative

The Reduced Scale Alternative eliminates all of the single family attached buildings and concentrates all units in six, two story, multi-family buildings located in the central and eastern portions of the project site. This alternative reduces impervious surface area by incorporating parking under the buildings. While the total number of units under this alternative is 24 more than that planned for the Proposed Action, overall site disturbance and associated impacts is reduced. Impacts related to traffic community services and visual quality would be greater under this alternative. This alternative lacks the diversity of housing types and rental ranges that the Applicant is committed to providing to the community and therefore does not meet their objectives.

5.0 ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

The development of the Proposed Action is not expected to result in significant adverse environmental impacts which cannot be avoided. The Proposed Action incorporates a variety of environmentally responsible design and maintenance practices to offset any identified short- or long-term adverse impacts to the maximum extent practicable.

6.0 OTHER ISSUES

6.1 Irreversible and Irretrievable Commitment of Resources

The proposed plan would commit the project site to residential uses and associated infrastructure. Once committed to these uses, the site would be unavailable for other uses for the foreseeable future. The finite resources that would be irretrievably committed by implementation of the proposed action are the materials and energy required for construction and for maintenance of the development afterward. However, given the reduced scale of this development and the provision of senior rental housing, the commitment of resources is not significant.

6.2 Growth Inducing, Cumulative and Secondary Impacts

No significant adverse effects on the area's utilities, community services, or facilities are expected, and no new access to currently inaccessible areas would be created. No adverse effects on area commercial services are expected as a result of the proposed development. In

addition, the increase in resident population anticipated as a result of the proposed project is not expected to induce further residential development in the area.

Additionally, the proposed action would further the objectives of the Town's Comprehensive Plan because of the existing capacity of infrastructure and roadway networks.

6.3 Energy Use and Conservation

Energy consumption would occur during construction and occupancy of the proposed residences. All future buildings and facilities on this site would be designed and built in conformance with the energy conservation regulations of the New York State Energy and Building Codes, at a minimum. This would include the incorporation of low flow plumbing and fixtures. The orientation of buildings would take advantage of solar exposure where possible, and modern heating and cooling systems would be utilized to conserve energy resources.

6.4 Unavoidable Adverse Impacts

Refer to Section 5.0 ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED above, for text addressing unavoidable impacts.

7.0 CERTIFICATION OF FINDINGS TO APPROVE

Having considered the Draft and Final EIS and having considered the preceding written facts and conclusions relied upon to evaluate whether the requirements of 6 N.Y.C.R.R. 617.11 have been met and a hard look given, this Statement of Findings certifies that:

1. The Planning Board of the Town of Carmel has carefully and thoroughly weighed and balanced the relevant potential environmental impacts anticipated from the proposed action for The Putnam Community Foundation Senior Housing Development, as modified and set forth in the Environmental Impact Statement, with social, economic and other considerations, and hereby certifies that the requirements of 6 N.Y.C.R.R. Part 617 (SEQRA) and the corresponding SEQRA Regulations have been met.
2. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the proposed action for The Putnam Community Foundation Senior Housing Development, as modified and set forth in the FEIS, avoids or minimize adverse environmental impacts to the maximum extent practicable and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable.
3. The modified proposed action for The Putnam Community Foundation Senior Housing Development (set forth in the FEIS) are subject to the mitigation measures described in the DEIS, FEIS and set forth in this Findings Statement. These findings are substantiated by the analyses in the DEIS and FEIS, which disclose potential environmental impacts and demonstrates that the potential environmental impacts associated with the action would be mitigated to the maximum extent practicable.

The preceding facts, as documented in the DEIS, the FEIS, and in the public record associated with these proceedings support these findings. After due consideration, the lead agency finds that this revised proposed action for The Putnam Community Foundation Senior Housing

Development set forth in the FEIS will achieve a balance between the protection of the environment and the need to accommodate social, economic and other considerations.

Name of Agency: Town of Carmel Planning Board

Name of Responsible Officer: Mr. Harold Gary

Signature of Responsible Officer: _____

Title: Planning Board Chairman

Date: _____

Address of Lead Agency: Carmel Town Hall
60 McAlpin Avenue
Mahopac, New York 10541

Attachment B

Town of Carmel Student
Enrollment Report

School Age Children
Carmel Central School District Student Enrollment
Town of Carmel, Putnam County, New York

Prepared for:

Kearney Realty & Development Group

57 Route 6, Suite 207

Baldwin Place, NY 10505

Prepared by:

Tim Miller Associates, Inc.

10 North Street

Cold Spring, NY 10516

Submitted:

July 14, 2021

School Age Children in Carmel

Table of Contents

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3.0 School District Enrollments	6
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1.0 TOWN OF CARMEL ZONING HISTORY

In 2002 the Town of Carmel amended the Zoning for the Town based upon concerns related to over-development including increased traffic, higher cost of Town services, and the sustained growth of the school districts' continuing increase in enrollments. At that time the Town replaced 1-acre and 1.5-acre zoning with a single option for 3-acre single family development as the Town's only residential zone. It was anticipated that up-zoning would solve development pressure, by increasing house prices, by slowing home building and theoretically spurring business growth. Part of the motivation to restrict development was in consideration of protection to the New York Watershed lands which provide New York City's water supply. However, the 3-acre zoning was applied to all residential lands, whether there was municipal water and sewer service available or not.

Having only one residential zone in the entire Town, which requires a minimum of 3 acres for the development of a residential dwelling unit, leaves those with a limited income or more diverse needs unable to find housing within the Town. The Town of Carmel is composed of a diverse population of varying ages and income levels. There is an unmet need to provide housing for entry level homebuyers, millennials just out of college, empty nesters who are preparing for retirement and senior citizens who may prefer to live in a general population community. There are no options for any housing in the Town other than the type of house that belongs on a 3-acre lot. Large lot 3-acre zoning promotes sprawl, requires more infrastructure, and creates isolated neighborhoods that rely solely on automobiles. This is not the most effective measure for providing environmental protection to NY City watershed lands, nor does it meet the needs of the existing population. This type of zoning makes the Town vulnerable to a federal fair housing lawsuit.

2.0 DEMOGRAPHIC ANALYSIS

Table 1 provides a summary of the population and housing statistics for the Town of Carmel. The Table provides a comparison to historic values from 2000 and 2010, compared to current 2020 data and provides a projection to 2025.

As can be seen, although the population had been increasing, the rate of growth which was approximately 7.4 % over the ten years from 2000 to 2010 has slowed to approximately 2.1% over the following decade and is projected to continue to decline. The period between 2010 and 2020 actually show a decrease in overall population. During the same time periods the median age has steadily increased from 37.1 in 2000 to 41.2 in 2010 to 43.7 in 2020 and is projected to continue to increase to 43.8 in 2025. This indicates an aging population. Population aging is influenced by a number of factors. The Town has placed an emphasis on providing housing for its Seniors. Existing homeowners are remaining in their homes. There has been no influx of younger entry level residents. There has been a decline in the ability to own a housing unit based upon the steady increase in housing prices. The housing market in Putnam and northern Westchester has continued to appreciate in value, putting home ownership out of reach for many entry level homebuyers. The percentage of renter occupied units has grown from 14.8 percent to 17.3 percent for residents of the

Town. There has also been a significant migration of young persons out of the Town to other areas in search of rental dwelling units within their budget.

Table 1				
Town of Carmel - Demographic Analysis				
Year	2000	2010	2020	2025
Total Population	32,997	34,305	34,113	33,570
Median Age	37.1	41.2	43.7	43.8
Number of Households	10,838	11,672	11,753	11,613
% Householder 55+	38.2%	42.1%	53.6%	55.9%
Owner Occupied Housing Units	9,160	9,668	9,715	9,603
Renter Occupied Housing Units	1,678	2,004	2,038	2,010
% Renter Occupied	14.8%	17.2%	17.3%	17.3%
Median Home Value	--	\$389,200	\$409,404	\$459,448
Average Home Value	--	\$425,500	\$471,076	\$531,128
Median Household Income	\$77,406	\$99,560	\$106,984	\$112,997
Source: US Census Data, ESRI Demographic Forecasts June 18, 2021				

Table 2 provides a detailed breakdown of the Town’s youngest and older population by age category for the years 2010, 2020 and a projection to 2025.

As Table 2 shows there has been a steady decrease of the school age population and a continued aging of the population. The numbers and percentages of the 0 to 19-year-old population is consistently decreasing, approaching 20% of the total population.

Table 2			
Population Trends			
	2010	2020	2025
Total Population	34,305	34,113	33,570
Population 0-19	9,424	7,836	7,039
% Population 0-19	27.5%	23.0%	21.0%
Population 55+	8602	11,517	12,152
% Population 55+	25.0%	33.8%	36.2%
Source: US Census Data, ESRI Demographic Forecasts June 18, 2021			

During this same time period the over 55 population grew to increasing percentages of the overall population. The 55 and older population rose from 2010 to 2020 and is expected to continue to increase through 2025 representing more than 12,000 persons and 36.2% of the total population.

This trend is directly related to the emphasis the Town has placed on Senior housing and the lack of entry level housing that would attract families starting out. The current Carmel residential 3- acre zoning exacerbates these demographic trends by failing to provide balanced housing opportunities, especially for young people.

Without an influx of young families, the family-oriented nature of the Town of Carmel and Putnam County will inevitably change. Community priority will shift. Recreation facilities will need to cater to an older population not a family-oriented community. Section 3.0 below discusses the impacts this type of shift is having on the Carmel Central School District enrollment.

3.0 SCHOOL DISTRICT ENROLLMENTS

Areas within the Town of Carmel being considered for Multifamily Development are located primarily in the Carmel Central School District. This study assesses the enrollment trends in the Carmel District based upon historical information and a projection of anticipated demographics.

Student enrollments have been steadily declining in the Carmel CSD for more than a decade. Peak enrollment for the Carmel CSD occurred in 2002/2003 when enrollment was 4,956 students. As shown in Table 3 below, student enrollment has declined every year for the past 18 years. Table 3 illustrates that there hasn't been a single school year since 2002/03 in which the current enrollment wasn't less than the previous school year. Table 3 shows the official New York State Department of Education BEDS¹ count by school year and indicates the decline in the number of students compared to the prior school year.

Enrollments have declined by 16 to 149 students per year each year, with the biggest drop occurring during the most recent school year. This most recent drop could be related to the COVID Pandemic, however there have been four other occurrences where the decline in student enrollment has been 90 students or more. Current 2020/2021 enrollment is 3,830 a reduction of 1,126 students or almost a 23 percent decline compared to peak District enrollments. In 2018 Western Suffolk BOCES prepared a study of enrollment trends in the Carmel Central School District. This study was based upon an analysis of historical enrollment information, following the various student populations through the cohort of grades; in combination with data about new births and new housing starts within the Carmel Central School District. The BOCES Study indicates the reduction in students is expected to continue to 2025 and beyond, with the 2025/2026 enrollment estimated at 3,521 students which represents a 29.4 % decline from the peak enrollment.

The Superintendent for Business in Carmel indicated, that although enrollments have been declining, there has been no discussion for contraction of facilities at this time². The 2021/2022 Carmel School District budget was defeated by residents of the school district in both May of 2021 and again on June 15, of 2021. As a result, the District was compelled to adopt their contingency budget which excludes any Capital purchases from being made in the upcoming school year. Thus, no capital improvements are currently scheduled. It also forces the district to consider elimination of positions that become vacant due to attrition or retirement.

¹ BEDS is an acronym which stands for Basic Education Data System used by the NYS Department of Education.

² Phone call with Carmel Central School District, Superintendent for Business, June 21, 2021.

Table 3			
Carmel Central School District Enrollments			
Notes	School Year	Student Enrollment	Change from the Previous Year
	1993	4,956	--
	98/99	4693	--
	99/00	4778	+85
	00/01	4856	+78
	01/02	4931	+75
Peak Year	02/03	4956	+25
	03/04	4857	-99
	04/05	4841	-16
	05/06	4805	-36
	06/07	4783	-22
	07/08	4693	-90
	08/09	4646	-47
	09/10	4630	-16
	10/11	4581	-49
	11/12	4483	-98
	12/13	4423	-60
	13/14	4341	-82
	14/15	4233	-108
	15/16	4192	-41
	16/17	4173	-19
	17/18	4115	-58
	18/19	4040	-75
	19/20	3979	-61
	20/21	3830	-149
Enrollment Decline compared to Peak Year			-1,126
	21/22	3802	-28
	22/23	3705	-97
	23/24	3662	-43
	24/25	3582	-80
	25/26	3521	-61
Projected Additional Decline from Current Enrollment			-309
Source; NYS Department of Education BEDS Data Base			

Table 4 Carmel Central School District SCHOOL CAPACITY							
School	Grades Served	02/03 Peak Enrollment	17/18 Enrollment	20/21 Current Enrollment	25/26 Projected Enrollment	Building Capacity	2025 Available Capacity
Carmel High School	9 to 12	1,541	1,448	1,410	1,191	1,450	259
George Fischer Middle School	5 to 8	1,601	1,326	1,194	1,090	1,450	360
Matthew Paterson Elementary	K to 4	686	496	476	447	600	153
Kent Elementary	K to 4	594	450	372	418	500	82
Kent Primary	K to 4	534	395	378	375	500	125
Total District Enrollment		4,956	4,115	3,830	3,521	4,500	979
Source: NYS Dept BEDS							

Table 4 shows the utilization of the school districts buildings for select school years. Enrollments for the 2002/2003 peak enrollment year represent the maximum capacity for which the buildings have been used. However, this peak utilization could have involved measures which were atypical to accommodate the 4,956 peak student population. The 2017/2018 school year has been reviewed as a representative year where the enrollment totals 4,115. As shown in Table 4 Building Capacity lies between these two enrollments and is estimated to be 4,500 students for the district. The projected enrollments for the 2025/2026 school year are 3,521 students indicating available capacity of almost 1,000 additional students.

A review of budget data and school enrollment projections for the next 5 to 10 years indicate continuing declines for the Carmel Central School District. This trend has the potential to result in excess infrastructure, where the number of students is significantly lower than the enrollment capacity. Thus, the school district could be forced to consolidate facilities and staff, resulting in school closures along with potential teacher firings. An increase in residential development will result in an increase in the assessed valuation of the District, which translates into additional revenues for the School District. Since the infrastructure and staff resources are already in place, the incremental costs for new students associated with new residential housing would be minimal.

4.0 PROPOSED PROJECTS

There are currently two multifamily housing developments proposed before the Town of Carmel. The first is Hamlet at Carmel a Multifamily Development which includes a total of 150 units. Half of these units are to be market rate rentals and the other half are to be affordable to households whose income ranges from 60% to 90% of the Putnam County Median Income as published by HUD³ on an annual basis.

The second residential development is known as the Fairways and is located off US Route 6. This development is also for 150 units. These units are all market rate rentals and are anticipated to be primarily 2-BR units.

Hamlet at Carmel Multifamily Development

Demographic multipliers published by the Rutgers University Center for Urban Policy Research (CUPR) were used to project the future population of the Hamlet at Carmel development. As shown in Table 5, Demographic multipliers of 1.67 persons were used to project the population for the 1-BR units. A multiplier of 2.31 persons were used to project the population for the 2-BR units. A multiplier of 3.81 persons were used to project the population for the 3-BR units. Demographic multipliers of 0.30, 0.23, and 1.0 students were used to project the school age population of the 1-BR, 2-BR and 3-BR units respectively. The same multipliers were used for both Market Rate and Affordable units based upon the anticipated rental value of the units.

Table 5 Population Projections					
Unit Type	Number of Units	Population Multiplier	Population	School Age Children Multiplier	School Age Population
Multifamily Units					
1 Bedroom	38	1.67	63	0.30	11
2 Bedroom	79	2.31	183	0.23	19
3 Bedroom	33	3.81	126	1.00	34
TOTAL	150		372		64
Source: Rutgers University Center for Urban Policy Research.					

Based upon the residential multipliers, approximately 372 persons are projected to reside in the proposed housing on Stoneleigh Avenue including approximately 64 school age children.

³ The Federal Office of Housing and Urban Development (HUD) publishes a median income by county each year for the purposed of defining Affordable income limits.

Fairways Multifamily Development

Demographic multipliers published by the Rutgers University Center for Urban Policy Research (CUPR) were also used to project the future population of the Fairways Multifamily development. As shown in Table 6, Demographic multipliers of 2.31 persons were used to project the population for the 2-BR units. A Demographic multiplier of 0.23 students was used to project the school age population.

Table 5					
Population Projections					
Unit Type	Number of Units	Population Multiplier	Population	School Age Children Multiplier	School Age Population
Market Rate Multifamily Units					
2 Bedroom	150	2.31	347	0.23	35
TOTAL	150		347		35
Source: Rutgers University Center for Urban Policy Research.					

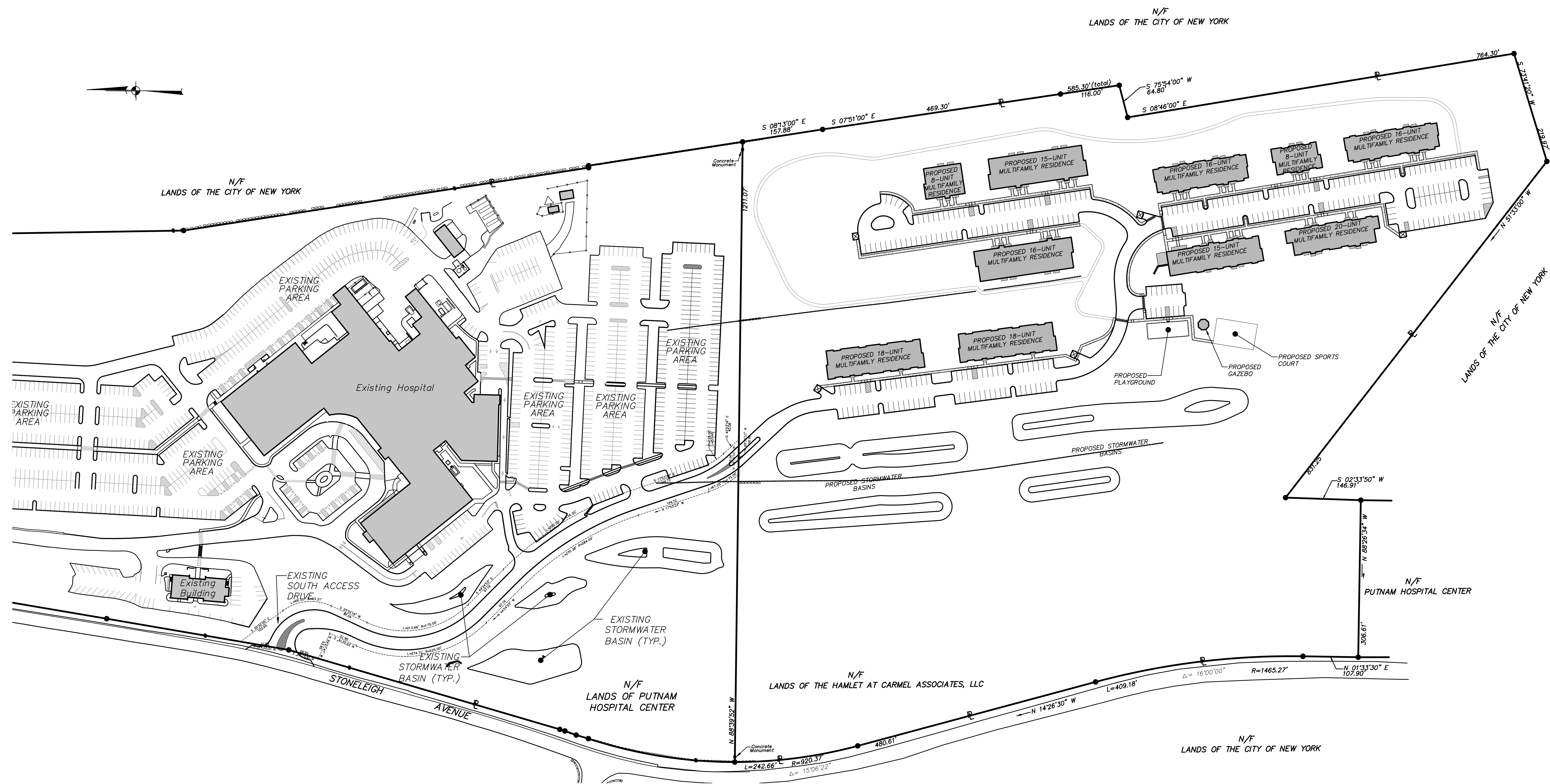
Based upon the residential multipliers, approximately 347 persons are projected to reside in the proposed housing at Fairways including approximately 35 school age children.

5.0 CUMULATIVE IMPACT

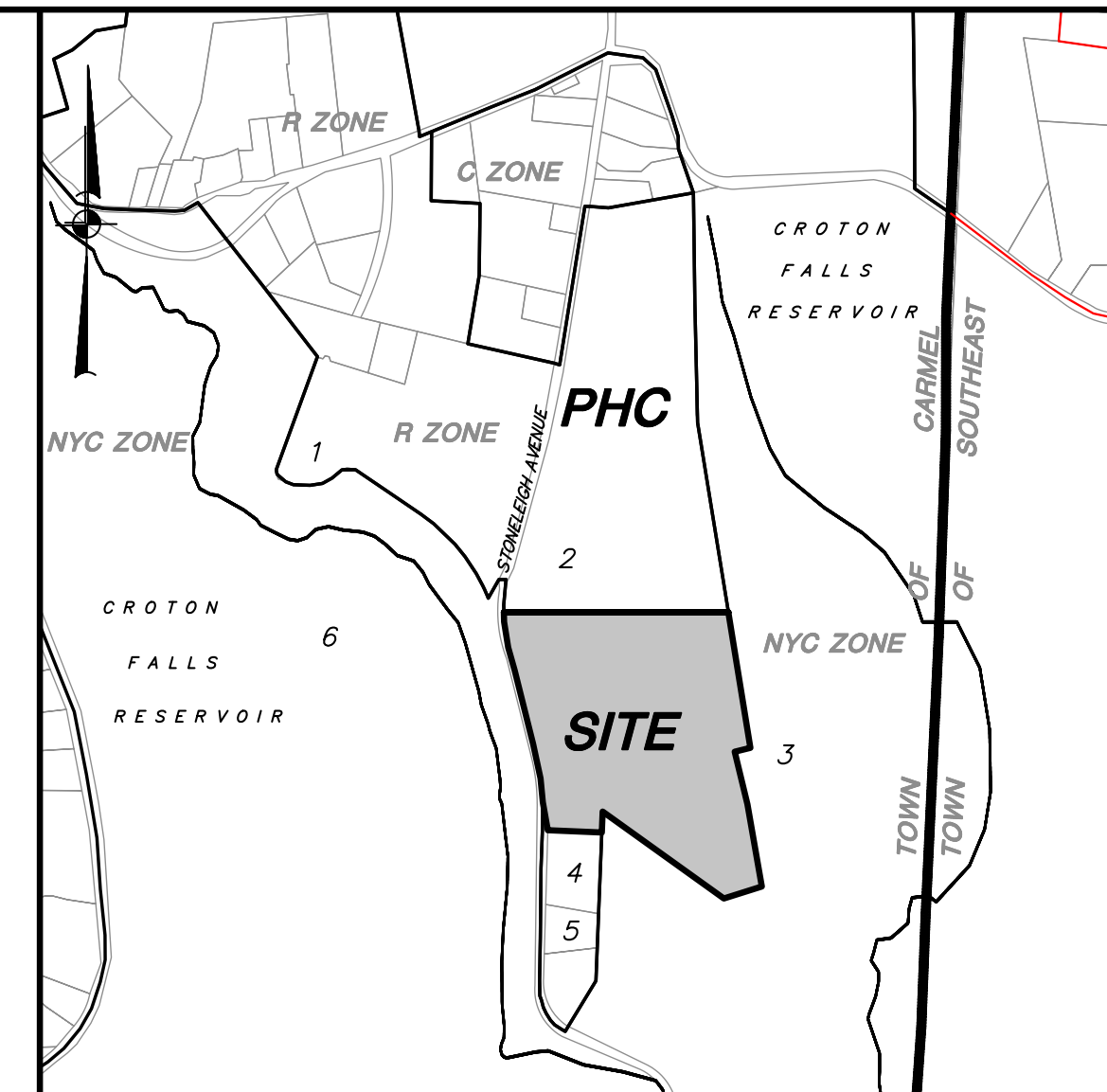
As discussed in Section 3.0, the Carmel Central School District has seen declining enrollments over more than the past decade. The District is not currently anticipating any reduction in its current facilities. As shown on Table 4, there is available capacity in the district's facilities for approximately 1,000 students.

When combined, the two anticipated multifamily residential developments, are projected to result in less than 100 new students. The available capacity would indicate the Carmel Central School District could handle this type of increase, spread out over the district's schools, without substantial negative impacts.

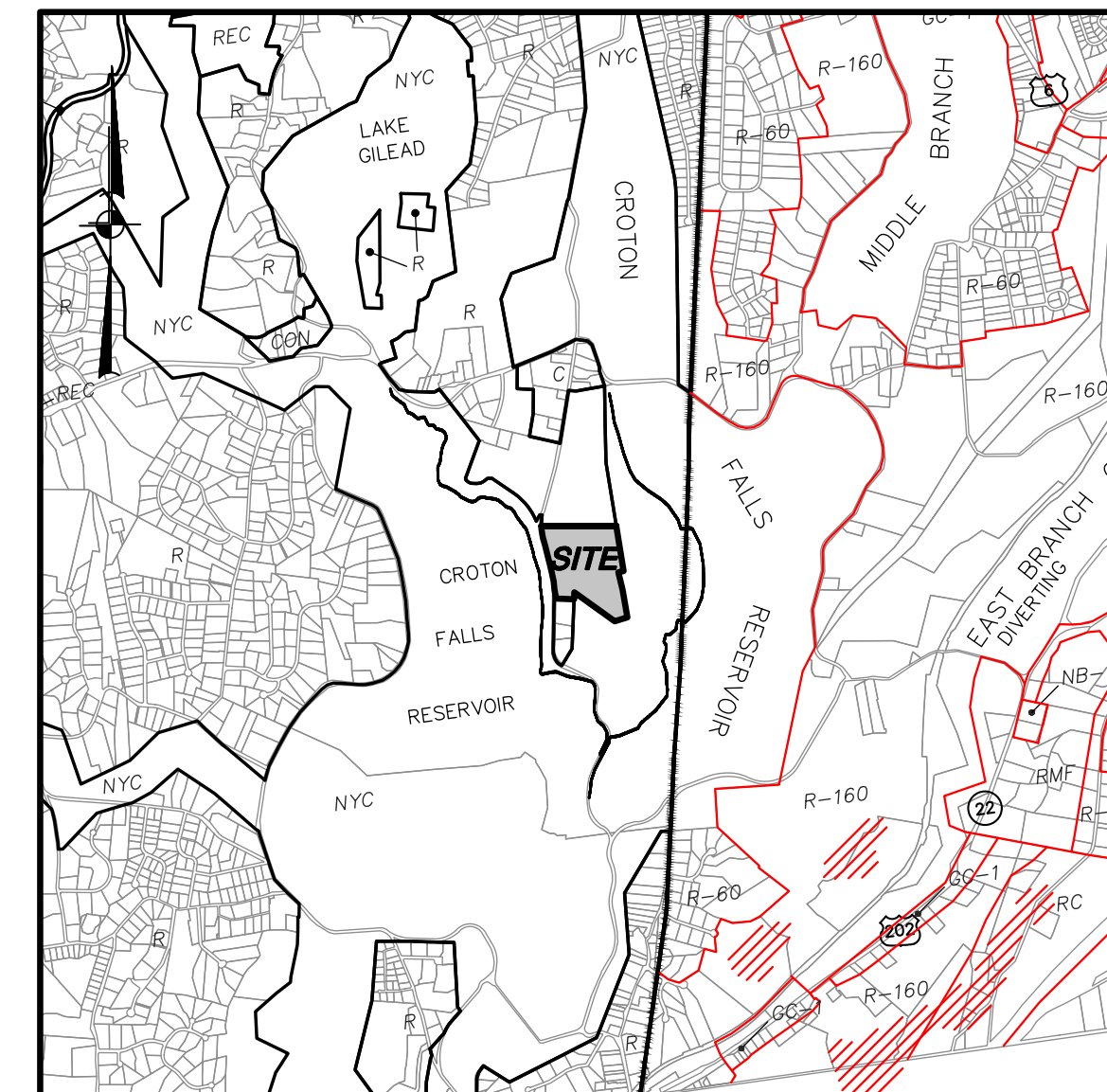
The most recent School Budget was voted down by residents of the School District. An increase in residential development will result in an increase in the assessed valuation of the District, which translates into additional revenues for the School District. Since the infrastructure and staff resources are already in place, the incremental costs for new students associated with new residential housing would be minimal, thus these proposed developments could result in a positive impact to the School District.



- 500' ADJOINERS**
- N/F VISTA ON THE LAKES, INC
 - N/F PUTNAM HOSPITAL CENTER
 - N/F CITY OF NEW YORK
 - N/F PUTNAM HOSPITAL CENTER
 - N/F SADIQ, A. & KAORU, N.
 - N/F CITY OF NEW YORK



AREA MAP SCALE: 1" = 1000'



LOCATION MAP SCALE: 1" = 3000'

RECORD OWNER/APPLICANT: The Hamlet of Carmel Associates, LLC
 1777 Route 6
 Carmel, NY 10152

SITE DATA:
 Total Area: 35.28 AC. ±
 Tax Map No.: 66-2-58
 Zoning District: R (Residential)
 Multifamily
 Proposed Use: Residential

- GENERAL NOTES:**
- Property boundary shown herein taken from subdivision plot entitled 'Boundary Line Adjustment Map prepared for Putnam Community Foundation and Putnam Hospital Center...' filed January 4, 2006 as map no. 3008.
 - Existing conditions and topography shown herein taken from survey entitled 'Topographic Survey prepared for The Putnam Community Foundation', prepared by Terry Bergendarriff Collins, L.S., last revised April 25, 2007.

R - ZONE REQUIREMENTS:

	Required:	Provided:
Min. Lot Area:	120,000 SF	1,536,611 SF ±
Min. Lot Width:	200'	1,170' ±
Min. Lot Depth:	200'	1,161' ±
Min. Yard Setbacks:		
Front:	40'	652'
Side:	25'	100'
Rear:	40'	170'
Max. Building Height:	35'	<35'
Max. Building Coverage:	15 %	5.6%

* See §156-28 Multi-Family Dwellings Zoning Requirements below.

PARKING REQUIREMENTS:*

2.0 spaces per unit x 150 units - Required	= 300 spaces
Total spaces Provided	= 300 spaces

* Per §156-28 of the Town of Carmel Zoning Code.

§156-28 MULTI-FAMILY DWELLINGS ZONING REQUIREMENTS:*

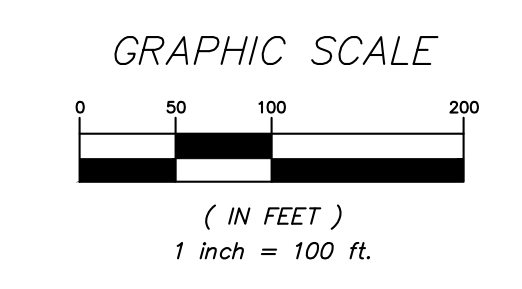
	Required/Permitted:	Provided:
Min. Lot Area	217,800 SF (10.0 AC)	1,536,611 SF ± (35.28 AC)
Max. Density (Units/Acre)	5.0	4.25
Max. Dwelling Units	150	150
Max. Building Coverage	30%	5.6%
Min. Property Line Setback	100'	100'
Max. Building Height	35'	less than 35'
Distance Between Buildings	50'	50'
Max. Building Length	200'	200'
Min. Recreation Space	300 SF / unit	304 SF / unit

RECREATION REQUIREMENTS:

- Indoor Common Space: 1,150 SF±
 - Patio Area: 470 SF±
 - Active Recreation Area: (Playground, Sports Court)
10,500 SF±
 - Walking Path Area: 15,500 SF±
 - Common Green: 18,000 SF±
- TOTAL RECREATION PROVIDED: 45,620 SF
 TOTAL RECREATION REQUIRED: (300 SF/Unit x 150 Units) 45,000 SF

LIST OF DRAWINGS

DRAWING NO.	DRAWING NAME	SHEET
SP-1	Overall Site Plan	1
SP-2	Layout, Landscape, & Lighting Plan	2
SP-3	Grading & Utilities Plan	3
SP-4	Erosion Control & Phasing Plan	4
D-1	Site Details	5
D-2	Site Details	6
D-3	Site Details	7
D-4	Stormwater Pond Details	8
D-5	Stormwater Pond Details	9



NO.	DATE	REVISION	BY
1	7-19-21	GENERAL REVISION	MEU

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

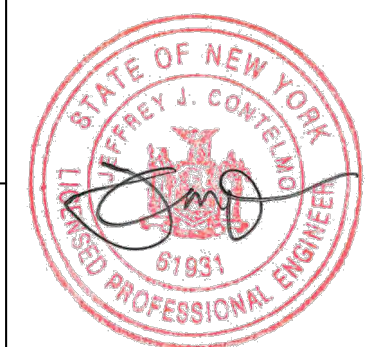
PROJECT: THE HAMLET AT CARMEL MULTI-FAMILY HOUSING DEVELOPMENT
 STONELEIGH AVENUE, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

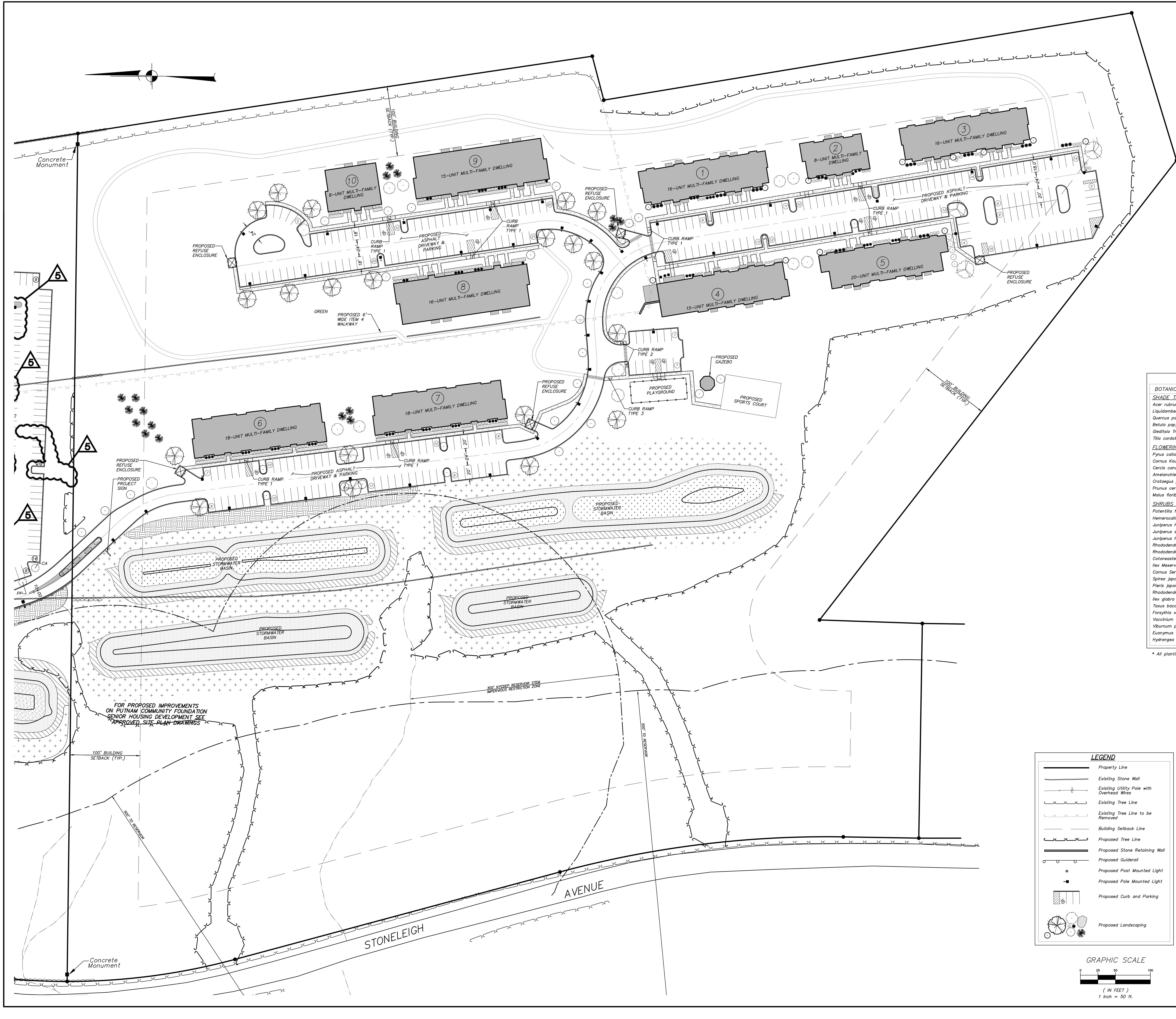
DRAWING: OVERALL SITE PLAN

PROJECT NO.	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
14211.100	J.J.C.	J.J.C.	SP-1	1

DATE: 2-10-21 DRAWN BY: M.E.U. CHECKED BY: J.J.C.

SCALE: 1" = 100'





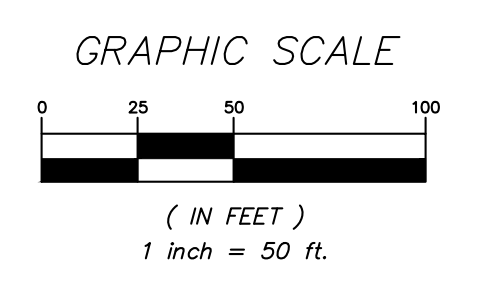
PLANT LIST			
BOTANICAL/Common Name	SIZE	ROOT	REMARKS
SHADE TREES			
<i>Acer rubrum</i> 'October Glory' / October Glory Red Maple	2 1/2" - 3" CAL.	B & B	
<i>Liquidambar styraciflua</i> / Sweetgum	2 1/2" - 3" CAL.	B & B	
<i>Quercus palustris</i> / Pin Oak	2 1/2" - 3" CAL.	B & B	
<i>Betula papyrifera</i> / Paper Birch	8' - 10' HT.	B & B	Multi-stem
<i>Gleditsia triacanthos</i> / Honey Locust	8' - 10' HT.	B & B	
<i>Tilia cordata</i> / Little Leaf Linden	8' - 10' HT.	B & B	
FLOWERING TREES			
<i>Pyrus calleryana</i> 'Bradford' / Bradford Pear	2" - 2 1/2" CAL.	B & B	
<i>Cornus Kousa</i> / Kousa Dogwood	7' - 8' HT.	B & B	
<i>Cercis canadensis</i> / Eastern Redbud	8' - 10' HT.	B & B	
<i>Amelanchier canadensis</i> / Shadblow Serviceberry	8' - 10' HT.	B & B	Multi-stem
<i>Crotaegus phoenopyrum</i> / Washington Hawthorn	2" - 2 1/2" CAL.	B & B	
<i>Prunus cerasifera</i> / Purple Leaf Plum	2" - 2 1/2" CAL.	B & B	
<i>Malus floribunda</i> / Japanese Flowering Crabapple	2" - 2 1/2" CAL.	B & B	
SHRUBS & GROUNDCOVERS			
<i>Potentilla fruticosa</i> 'Sunset' / Sunset Potentilla	2 GAL.	CONT.	
<i>Hemerocallis</i> 'Stella D'Ora' / Miniature Daylilies	2 GAL.	CONT.	
<i>Juniperus horizontalis</i> 'Plumosa Nano' / Dwarf Andorra Juniper	3 GAL.	CONT.	
<i>Juniperus sargentii</i> / Sargent's Juniper	3 GAL.	CONT.	
<i>Juniperus horizontalis</i> 'Blue Rug' / Blue Rug Juniper	3 GAL.	CONT.	
<i>Rhododendron</i> 'PJM' / PJM Rhododendron	2" - 2 1/2" HT.	B & B	
<i>Rhododendron</i> 'Purple Gem' / Purple Gem Rhododendron	3 GAL.	CONT.	
<i>Cotoneaster aciculata</i> / Cranberry Cotoneaster	3 GAL.	CONT.	
<i>Ilex meserveae</i> / Holly	4" - 5" HT.	B & B	
<i>Cornus Sericea</i> / Red Twig Dogwood	4" - 5" HT.	B & B	
<i>Spiraea japonica</i> 'Anthony Waterer' / Anthony Waterer Spiraea	3" - 4" HT.	CONT.	
<i>Pieris japonica</i> 'Mt. Fire' / Mt. Fire Andromeda	2" - 2 1/2" HT.	CONT.	
<i>Rhododendron catawbiense</i> / Catawba Rhododendron	2 1/2" - 3" HT.	CONT.	
<i>Ilex glabra compacta</i> / Dwarf Inkberry	18" - 24" HT.	CONT.	
<i>Taxus jascoata</i> 'repensdensis' / English Yew	18" - 24" HT.	CONT.	
<i>Forsythia x intermedia</i> / Border Forsythia	4" - 5" HT.	CONT.	
<i>Vaccinium angustifolium</i> / Lowbush Blueberry	3 GAL.	CONT.	
<i>Viburnum prunifolium</i> / Blackhaw Viburnum	2 1/2" - 3" HT.	B & B	
<i>Euonymus alatus</i> 'compactus' / Dwarf Burning Bush	2 1/2" - 3" HT.	CONT.	
<i>Hydrangea arborescens</i> 'Annabelle' / Hydrangea	5 GAL.	CONT.	

* All plantings to be verified by the Town of Carmel Wetland Inspector.

- Planting Notes:**
- All plant material to be nursery grown.
 - Plants shall conform with the American Association of Nurseryman Standards in all ways including dimensions.
 - Plants shall be planted in all locations designed on the plan or as staked in the field by the project Landscape Architect.
 - All plants shall be hardy under climate conditions similar to those in the locality of the project.
 - 4" pine bark mulch shall be spread over all landscaped areas.
 - All proposed seeded areas to receive 4" min. depth of topsoil and all proposed planting beds to receive a 12" min. depth of topsoil.
 - For all additional notes see detail sheets.
 - In addition to these standards, all plantings will be installed per §142 of the Town of Carmel Code.

LEGEND

- Property Line
- Existing Stone Wall
- Existing Utility Pole with Overhead Wires
- Existing Tree Line
- Existing Tree Line to be Removed
- Building Setback Line
- Proposed Tree Line
- Proposed Stone Retaining Wall
- Proposed Guiderail
- Proposed Post Mounted Light
- Proposed Pole Mounted Light
- Proposed Curb and Parking
- Proposed Landscaping



1	7-19-21	GENERAL REVISION	MEU
NO.	DATE	REVISION	BY

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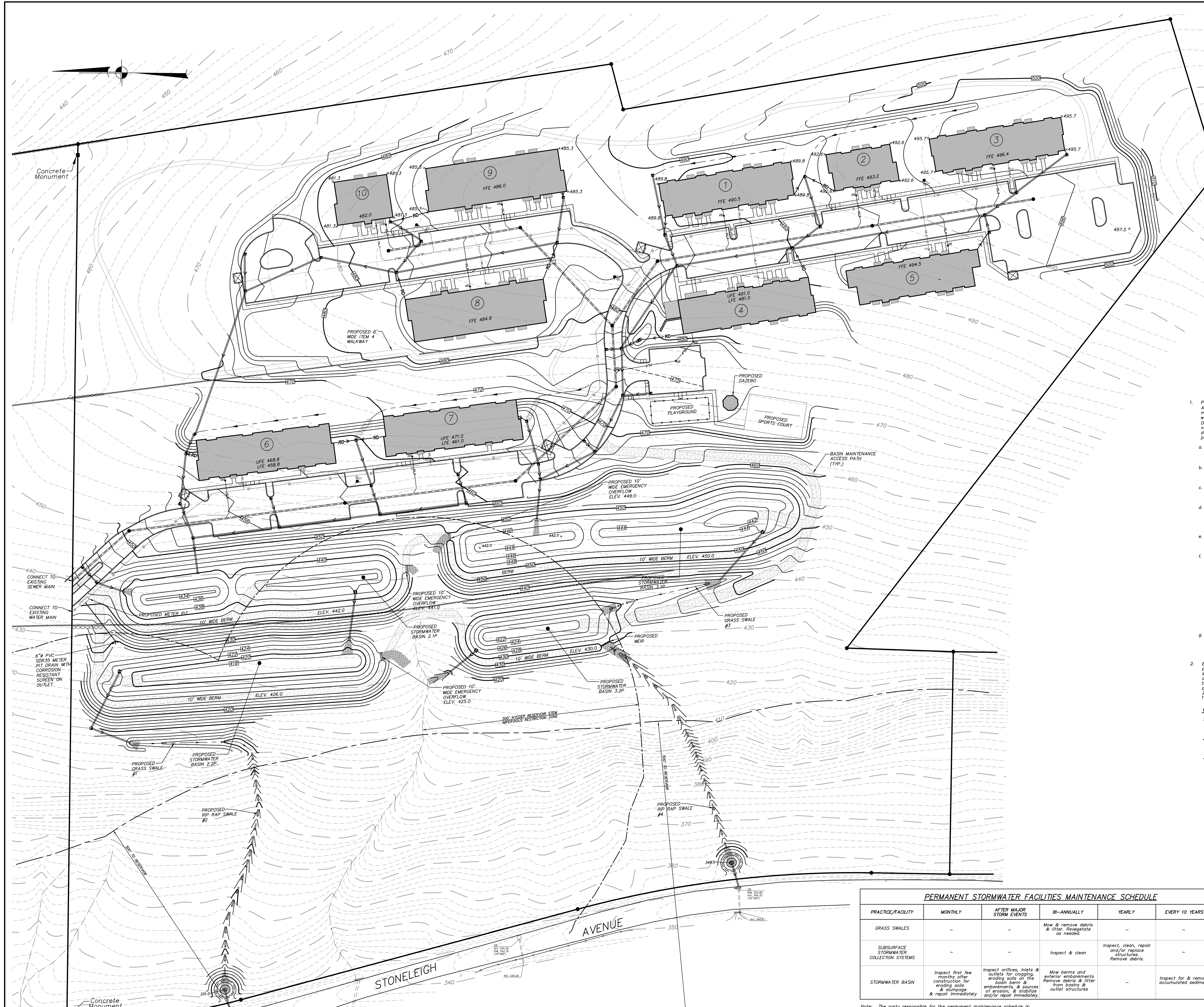
PROJECT: **THE HAMLET AT CARMEL**
MULTI-FAMILY HOUSING DEVELOPMENT
STONELEIGH AVENUE, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **LAYOUT, LANDSCAPING, & LIGHTING PLAN**

PROJECT NO. 14211.100 PROJECT MANAGER J.J.C. DRAWING NO. SHEET 2
DATE 2-10-21 DRAWN BY M.E.U. SP-2
SCALE 1" = 50' CHECKED BY J.J.C.

3 Garrett Place
Carmel, NY 10512
(845) 225-9690
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STATE OF NEW YORK
JAMES J. COFFIN
18151
REGISTERED PROFESSIONAL ENGINEER

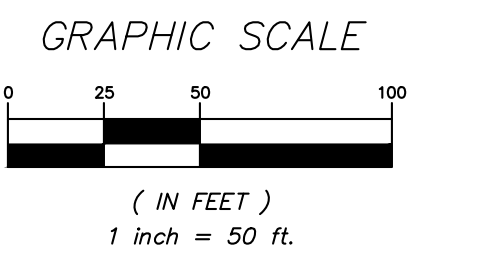


LEGEND

- Property Line
- Existing 2' Contour
- Existing 10' Contour
- Existing Spot Grade
- Existing Drain Inlet and Drainage Pipe
- Proposed 2' Contour
- Proposed 10' Contour
- Existing Stone Wall
- Existing Stone Wall to be Removed
- Proposed Retaining Wall
- Proposed 8" PVC SDR 35 Sewer Main With Sewer Manhole
- Proposed HDPE Drainage Pipe
- Proposed Sewer Manhole
- Proposed Catch Basin/Drain Inlet
- Proposed Drainage Manhole
- Proposed Outlet Structure
- Proposed End Section With Rip Rap Apron
- Proposed Grass Swale
- Proposed Riprap Swale
- Proposed 8" PVC Ductile Iron Water Main
- Proposed Fire Hydrant and Gate Valve
- Proposed 4" PVC SDR 35 Sewer Service Line W/Clean Out
- Proposed 6" PVC SDR 35 Sewer Service Line W/Clean Out
- Proposed 6" Ductile Iron Water Service Line (Final Size Per Fire Protection System Requirements)
- Proposed Gate Valve
- Proposed Roof Drain Discharge
- Proposed Limits of Disturbance

REQUIRED POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICE COMPONENTS:

1. Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (09-0-20-001), all construction projects needing post-construction stormwater management practices shall prepare a SWPPP that also includes practices designed in conformance with the most current version of the technical standard, New York State Stormwater Management Design Manual ("Design Manual"). Where post-construction stormwater management practices are not designed in conformance with this technical standard, the owner/operator must demonstrate equivalence to the technical standard. The following list of SWPPP components is provided in accordance with Part III.B.2(a)-(g) and III.B.3:
 - a. Identification of all post-construction stormwater management practices to be constructed as part of the project. This plan, and details/notes shown herein serve to satisfy this SWPPP requirement.
 - b. A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice. This plan, and details/notes shown herein serve to satisfy this SWPPP requirement.
 - c. The dimensions, material specifications and installation details for each post-construction stormwater management practice. This plan, and details/notes shown herein serve to satisfy this SWPPP requirement.
 - d. Identification of any elements of the design that are not in conformance with the Design Manual, include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is equivalent to the technical standard. All post-construction stormwater management practices are in conformance with the Design Manual.
 - e. A hydrologic and hydraulic analysis for all structural components of the stormwater management control system; The required analysis is provided in the report titled Stormwater Pollution Prevention Plan for The Putnam Community Foundation.
 2. A detailed summary (including calculations) of the sizing criteria that was used to design all post-construction stormwater management practices. At a minimum, the summary shall address the required design criteria from the applicable chapter of the Design Manual, including the identification of any deviations from the Design Manual, and identification of any design criteria that are not required based on the redesignment criteria or waiver criteria included in the Design Manual. The stormwater practices are sized in accordance with the Design Manual, specifically chapters 4, 5, and 10. The stormwater facilities have been designed to provide water quality volume treatment (treatment of the 1 year 24-hour design storm per the Enhanced Phosphorus Removal Standards). Channel Protection Volume is provided through 24-hour center of mass detention of the 1 year 24-hour design storm. Overbank Flood Control and Extreme Flood Control are provided by attenuating post-development peak stormwater discharges to below pre-development levels for the 10-year and 100-year 24-hour design storm. Calculations are provided in report entitled Stormwater Pollution Prevention Plan for Putnam Community Foundation. All practices are designed in accordance with the Design Manual.
 3. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice. The Permanent Stormwater Facilities Maintenance Schedule provided on these plans serves to satisfy this requirement.
- General Notes:**
1. Property boundary shown herein taken from subdivision plot entitled "Boundary Line Adjustment Map prepared for Putnam Community Foundation and Putnam Hospital Center," filed January 4, 2006 as map no. 3008.
 2. Existing conditions and topography shown herein taken from survey entitled "Topographic Survey prepared for The Putnam Community Foundation," prepared by Terry Engardt Collins, L.L.C., last revised April 25, 2007.
 3. Cleaning of existing drainage structures along Stoneleigh Avenue shall be accomplished as part of the required Highway Work Permit for the connection to the existing drainage structure.
 4. Due to high pressures in the water main, pressure reducing valves shall be installed to protect domestic plumbing fixtures.



PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE

PRACTICE/FACILITY	MONTHLY	AFTER MAJOR STORM EVENTS	BI-ANNUALLY	YEARLY	EVERY 10 YEARS
GRASS SWALES	-	-	Mow & remove debris & litter. Regrasse as needed.	-	-
SUBSURFACE STORMWATER COLLECTION SYSTEMS	-	-	Inspect & clean	Inspect, clean, repair and/or replace structures. Remove debris.	-
STORMWATER BASIN	Inspect first few months after construction for eroding soils & slumping & repair immediately	Inspect orifices, inlets & outlets for clogging, eroding soils on the basin berm & embankments, & sources of erosion; & stabilize and/or repair immediately.	Mow berms and exterior embankments. Remove debris & litter from basins & outlet structures	-	Inspect for & remove accumulated sediment

Note: The party responsible for the permanent maintenance schedule is:
 The Hamlet at Carmel Associates, LLC
 57 Route 6, Suite 207
 Carmel, NY 10505
 and/or the current owner(s) of the subject property.

1	7-19-21	GENERAL REVISION	MEU
NO.	DATE	REVISION	BY

INSITE
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PROJECT:
THE HAMLET AT CARMEL
 MULTI-FAMILY HOUSING DEVELOPMENT
 STONELEIGH AVENUE, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING:
GRADING & UTILITIES PLAN

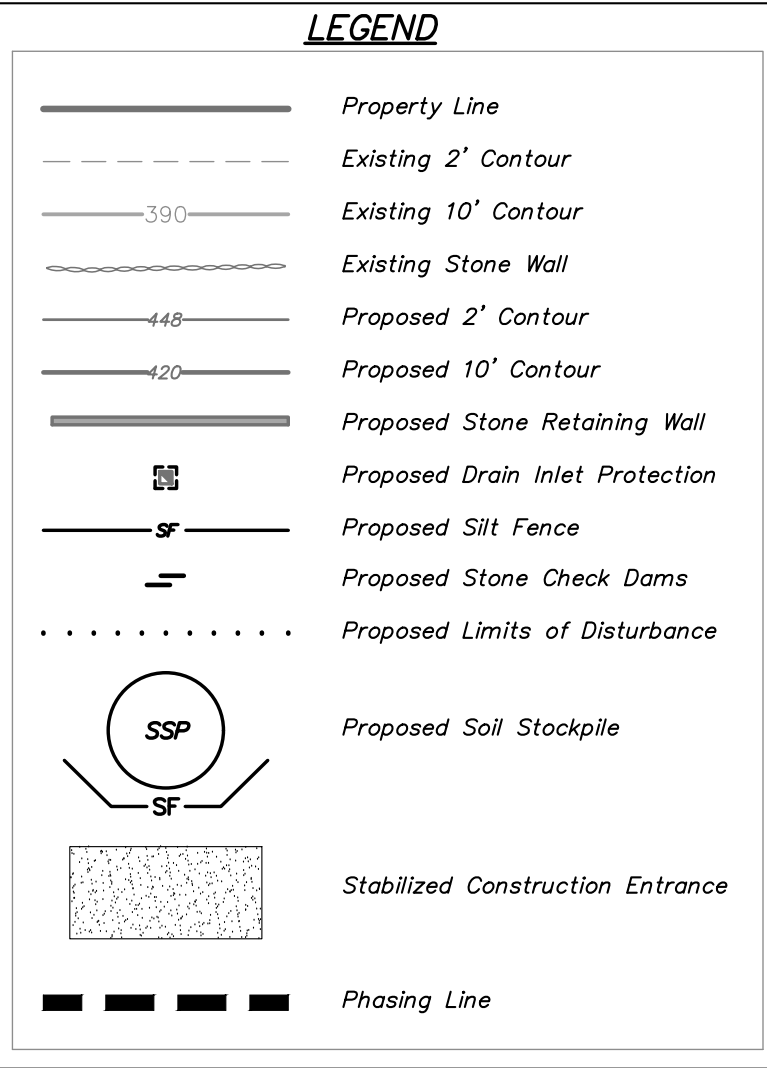
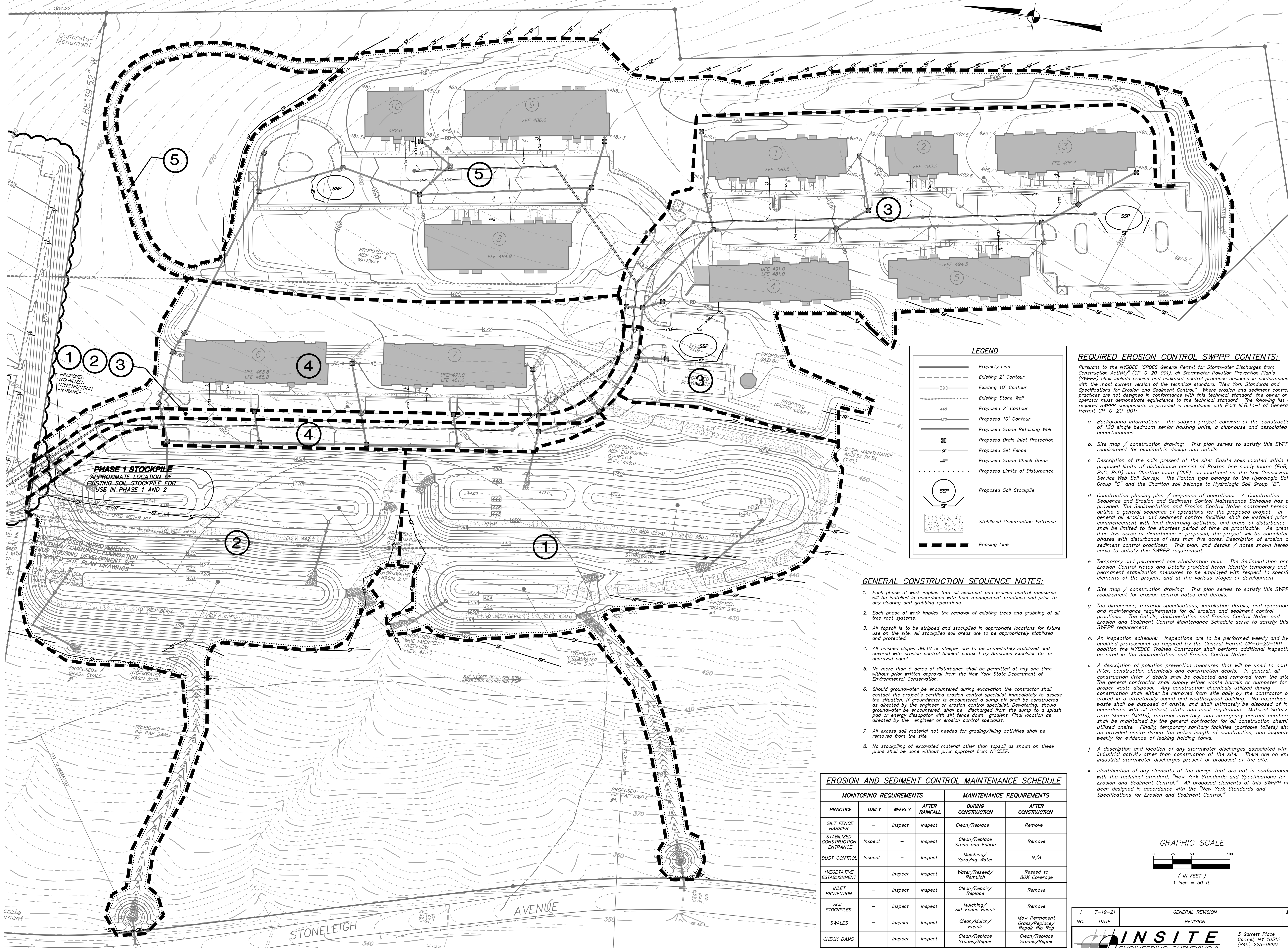
PROJECT NO.	14211.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	2-10-21	DRAWN BY	M.E.U.		
SCALE	1" = 50'	CHECKED BY	J.J.C.		

3 Garrett Place
 Carmel, NY 10512
 (845) 225-8690
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STATE OF NEW YORK
 PROFESSIONAL ENGINEER
 19151

SP-3 3 9

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 146 OF THE EDUCATION LAW.



REQUIRED EROSION CONTROL SWPPP CONTENTS:

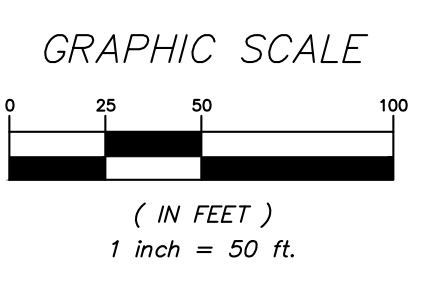
- Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-20-001), all Stormwater Pollution Prevention Plan's (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.10-1 of General Permit GP-0-20-001.
- Background information: The subject project consists of the construction of 120 single bedroom senior housing units, a clubhouse and associated amenities.
 - Site map / construction drawing: This plan serves to satisfy this SWPPP requirement for planimetric design and details.
 - Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Paxton fine sandy loams (PnS; PnS; Pd) and Charlton loam (CnS), as identified on the Soil Conservation Service Web Soil Survey. The Paxton type belongs to the Hydrologic Soil Group "C" and the Charlton soil belongs to Hydrologic Soil Group "B".
 - Construction phasing plan / sequence of operations: A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Sedimentation and Erosion Control Notes contained herein outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable. As greater than five acres of disturbance is proposed, the project will be completed in phases with disturbance of less than five acres. Description of erosion and sediment control practices. This plan, and details / notes shown herein serve to satisfy this SWPPP requirement.
 - Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided herein identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.
 - Site map / construction drawing: This plan serves to satisfy this SWPPP requirement for erosion control notes and details.
 - The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The Details, Sedimentation and Erosion Control Notes and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.
 - An inspection schedule: Inspections are to be performed weekly and by a qualified professional as required by the General Permit GP-0-20-001. In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.
 - A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpsters for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.
 - A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.
 - Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."

GENERAL CONSTRUCTION SEQUENCE NOTES:

- Each phase of work implies that all sediment and erosion control measures will be installed in accordance with best management practices and prior to any clearing and grubbing operations.
- Each phase of work implies the removal of existing trees and grubbing of all tree root systems.
- All topsoil is to be stripped and stockpiled in appropriate locations for future use on the site. All stockpiled soil areas are to be appropriately stabilized and protected.
- All finished slopes 3:1 or steeper are to be immediately stabilized and covered with erosion control blanket curlex 1 by American Excimer Co. or approved equal.
- No more than 5 acres of disturbance shall be permitted at any one time without prior written approval from the New York State Department of Environmental Conservation.
- Should groundwater be encountered during excavation the contractor shall contact the project's certified erosion control specialist immediately to assess the situation. If groundwater is encountered a sump pit shall be constructed as directed by the engineer or erosion control specialist. Dewatering, should groundwater be encountered, shall be discharged from the sump to a splash pad or energy dissipator with a fall down gradient. Final location as directed by the engineer or erosion control specialist.
- All excess soil material not needed for grading/filling activities shall be removed from the site.
- No stockpiling of excavated material other than topsoil as shown on these plans shall be done without prior approval from NYSDEC.

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

PRACTICE	MONITORING REQUIREMENTS			MAINTENANCE REQUIREMENTS	
	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIERS	-	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	-	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	-	Inspect	Mulching/Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	-	Inspect	Inspect	Water/Reseed/Remulch	Reseed to 80% Coverage
INLET PROTECTION	-	Inspect	Inspect	Clean/Repair/Replace	Remove
SOIL STOCKPILES	-	Inspect	Inspect	Mulching/Silt Fence Repair	Remove
SWALES	-	Inspect	Inspect	Clean/Mulch/Repair	Mow Permanent Grass/Replace/Repair Rip/Rip
CHECK DAMS	-	Inspect	Inspect	Clean/Replace Stones/Repair	Clean/Replace Stormwater Facilities
DRAINAGE STRUCTURES	-	Inspect	Inspect	Clean Sumps/Remove Debris/Repair/Replace	Clean Sumps/Remove Debris/Repair/Replace
DRAINAGE PIPES	-	Inspect	Inspect	Clean/Repair	Clean/Repair
ROAD & PAVEMENT	-	Inspect	Inspect	Clean	Clean
*STORMWATER TRAP/BASIN	-	Inspect	Inspect	Clean/Mulch/Repair/Reseed	See Permanent Stormwater Facilities Maintenance Schedule on Drawing SP-3.1



GENERAL NOTES:

- Property boundary shown hereon taken from subdivision plot entitled Boundary Line Adjustment Map prepared for Putnam Community Foundation and Putnam Hospital Center. Filed January 4, 2006 as map no. 3006.
- Existing conditions and topography shown hereon taken from survey entitled Topographic Survey prepared for the Putnam Community Foundation, prepared by Terry Begetdorf Collins, L.S., last revised April 25, 2007.

SEDIMENTATION & EROSION CONTROL NOTES:

- The Erosion Control Plan is only to be referred to for the installation of sedimentation and erosion control measures. For all other construction related activities, including, but not limited to, grading and utilities, refer to the appropriate drawings.
- All soil erosion and sediment control practices shall be installed in accordance with New York-Standards and Specifications for Erosion & Sediment Control, latest edition.
- Wherever feasible, natural vegetation should be retained and protected.
- When land is exposed during development, the exposure shall be kept to the shortest practical period of time.
- Silt fence and hay bales shall be installed as shown on drawing prior to beginning any clearing and grubbing or earthwork.
- All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded with K-31 Perennial Tall Fescue.

- Any graded areas not subject to further disturbance or construction traffic shall, within 10 days of final grading, receive permanent vegetation cover in combination with a suitable mulch. All seeded areas to receive a minimum 4" topsoil (from Seed mixture to be planted between April 1 and May 15, or between August stockpile area) and be seeded and mulched as follows: 15 and October 15 or as directed by project representative at a rate of 50 pounds per acre in the following proportions:
Kentucky Bluegrass 20%
Creeping Red Fescue 40%
Perennial Ryegrass 20%
Annual Ryegrass 20%
Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 s.f. or 2 tons/acre, to be applied and anchored according to New York-Guidelines for Urban Erosion & Sediment Control, latest edition.
- Grass seed mix may be applied by either mechanical or hydroseding methods. Hydroseding shall be performed in accordance with the current edition of the NYSDEC Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1.

- Cut or fill slopes steeper than 3:1 shall be stabilized immediately after grading.
- Paved roadways shall be kept clean at all times.
- The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
- All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
- Stormwater from disturbed areas must be passed through erosion control device before discharge beyond disturbed areas or discharged into other drainage systems.
- Sedimentation and erosion control measures shall be inspected and maintained on a daily basis by NYSDEC Trained Contractor to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all stone bales and silt fences are intact. Any failure of sediment and erosion control measures shall be immediately repaired by the contractor and inspected for approval by the NYSDEC Trained Contractor and/or site engineer.
- Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the NYSDEC Trained Contractor.
- Cut and fill shall not endanger adjoining property, nor divert water onto the property of others.
- All fills shall be compacted to provide stability of material and to prevent settlement.
- The NYSDEC Trained Contractor shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
- As warranted by field conditions, special additional sedimentation and erosion control measures, as specified by the site engineer and/or Town Engineer shall be installed by the contractor.
- Erosion control measures shall remain in place until all disturbed areas are suitably stabilized.

1 7-19-21 GENERAL REVISION MEU BY

NO. DATE REVISION

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PROJECT: THE HAMLET AT CARMEL
MULTI-FAMILY HOUSING DEVELOPMENT
STONELEIGH AVENUE, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

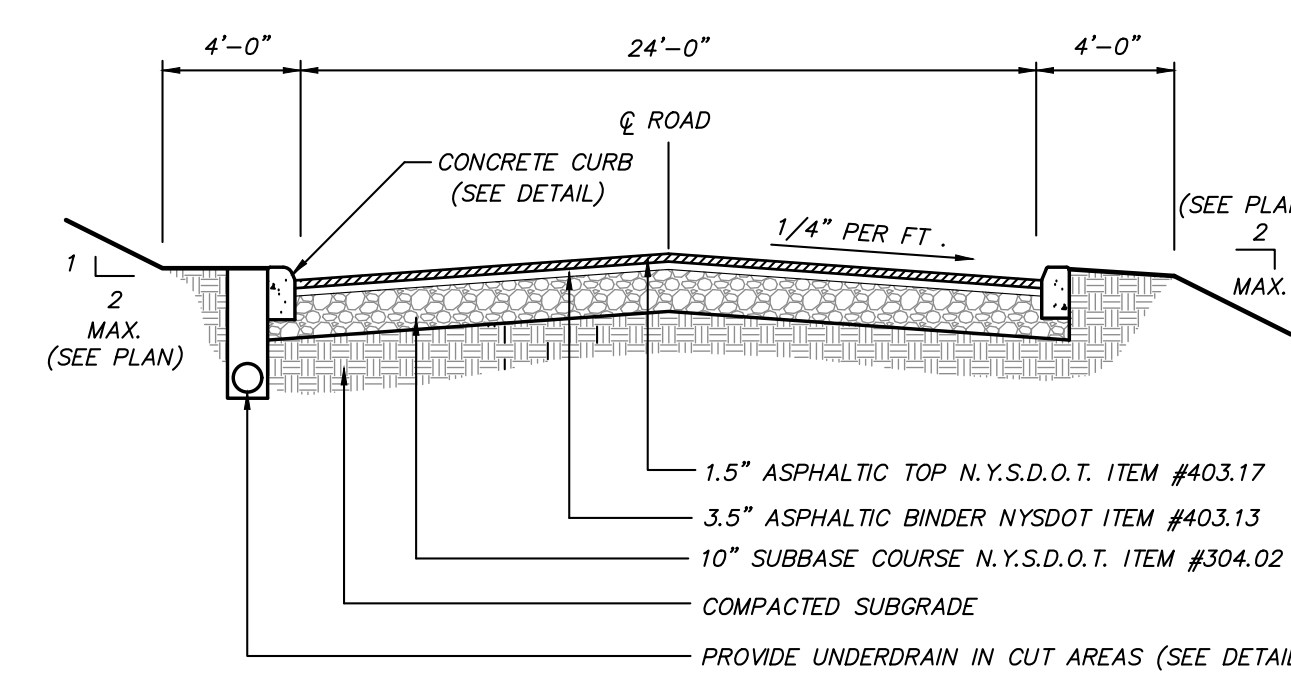
DRAWING: EROSION CONTROL & PHASING PLAN

PROJECT NO. 14211.100 PROJECT MANAGER J.J.C.
DATE 2-10-21 DRAWN BY M.E.U.
SCALE 1" = 50' CHECKED BY J.J.C.

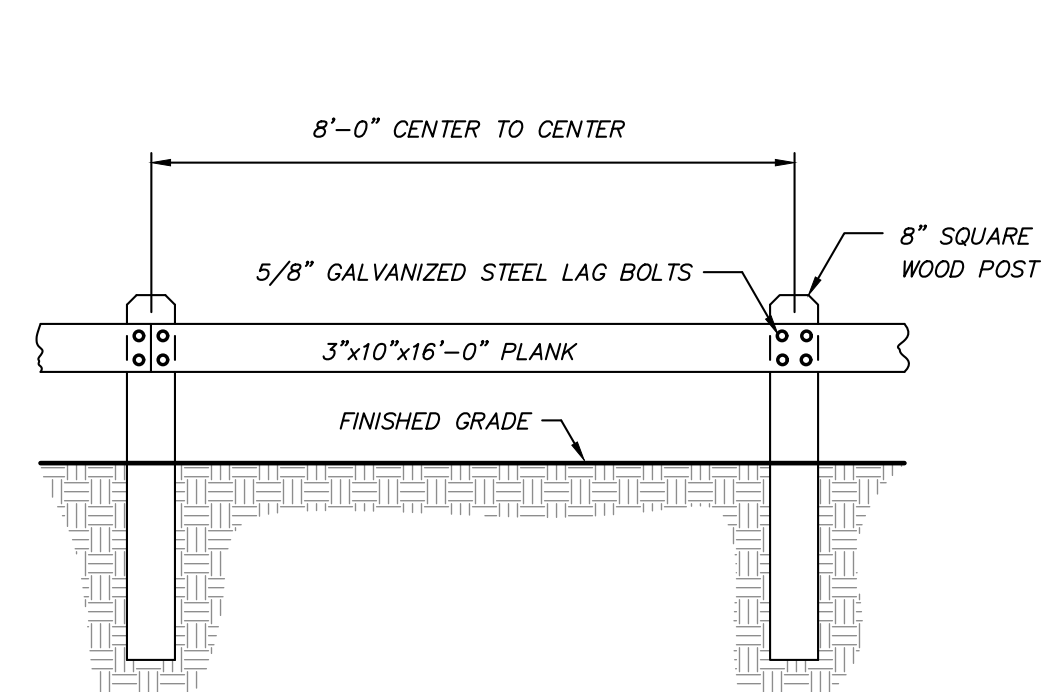
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STATE OF NEW YORK
Professional Engineer
19851

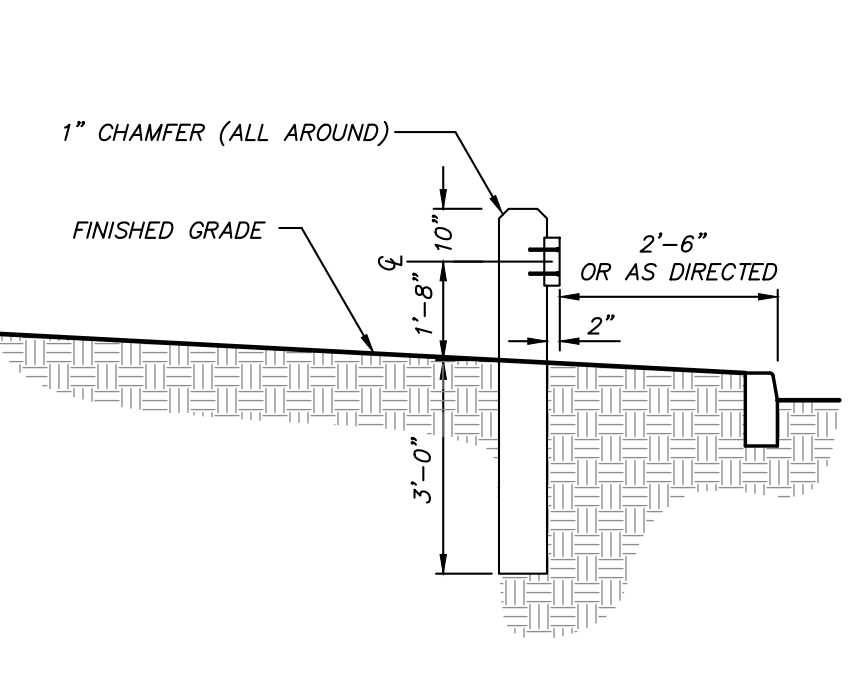
DRAWING NO. SHEET
SP-4 4
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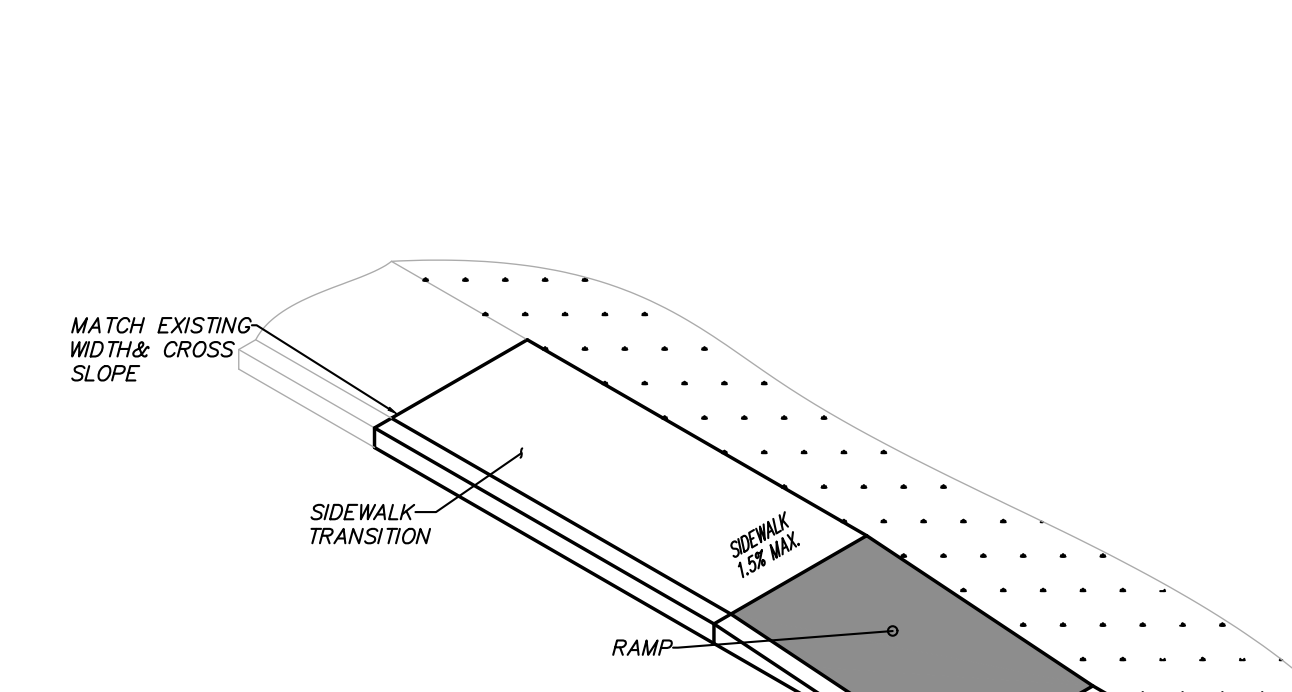
ACCESS ROAD DETAIL
(N.T.S.)



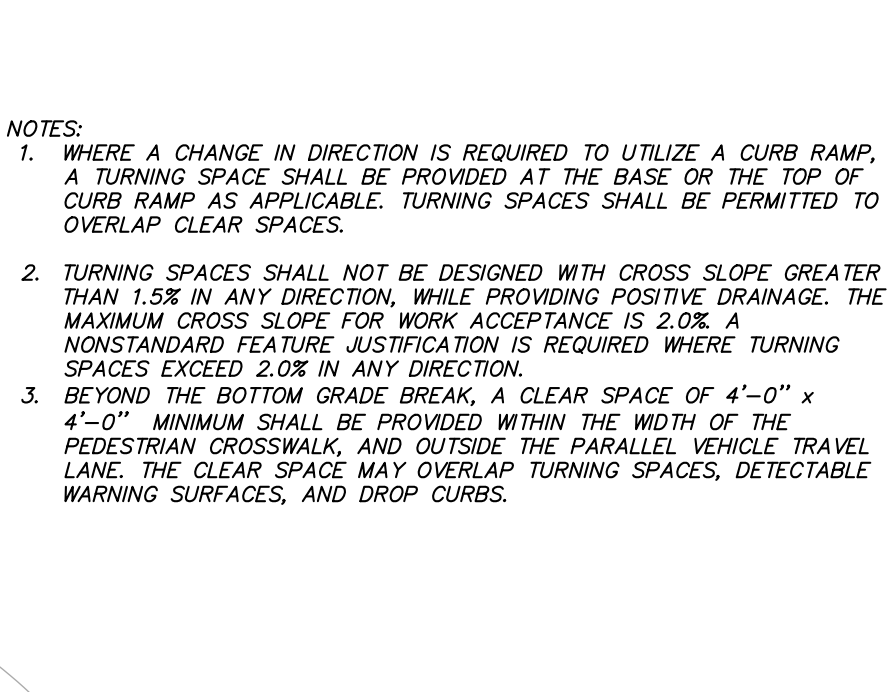
WOOD GUIDE RAIL DETAIL
(N.T.S.)



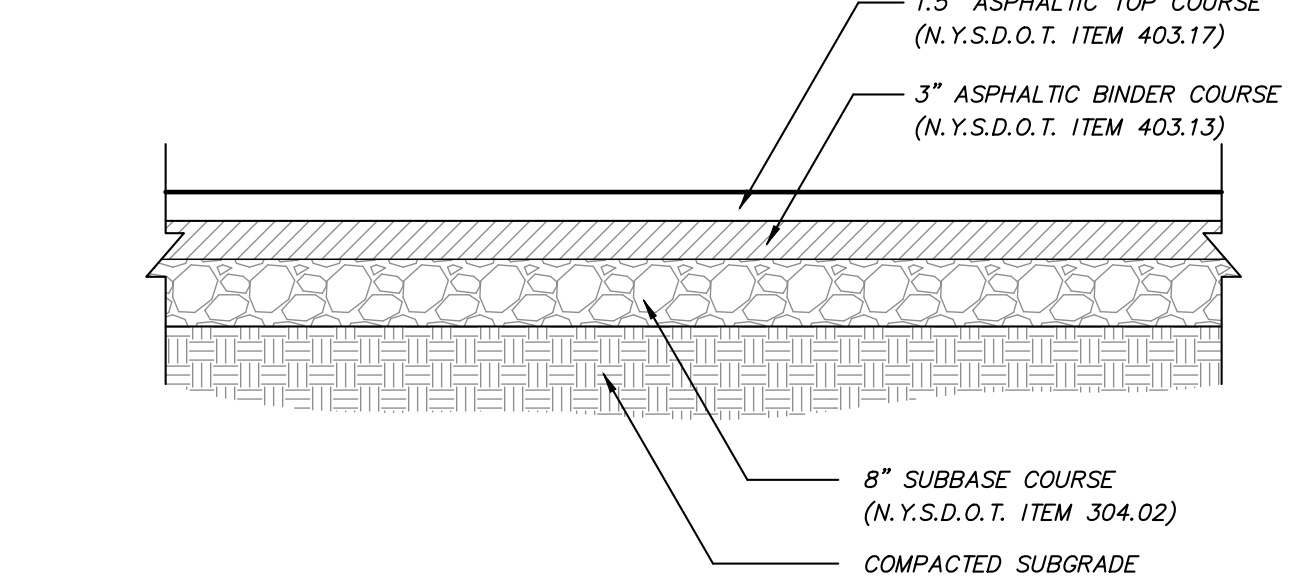
CURB RAMP- TYPE 1
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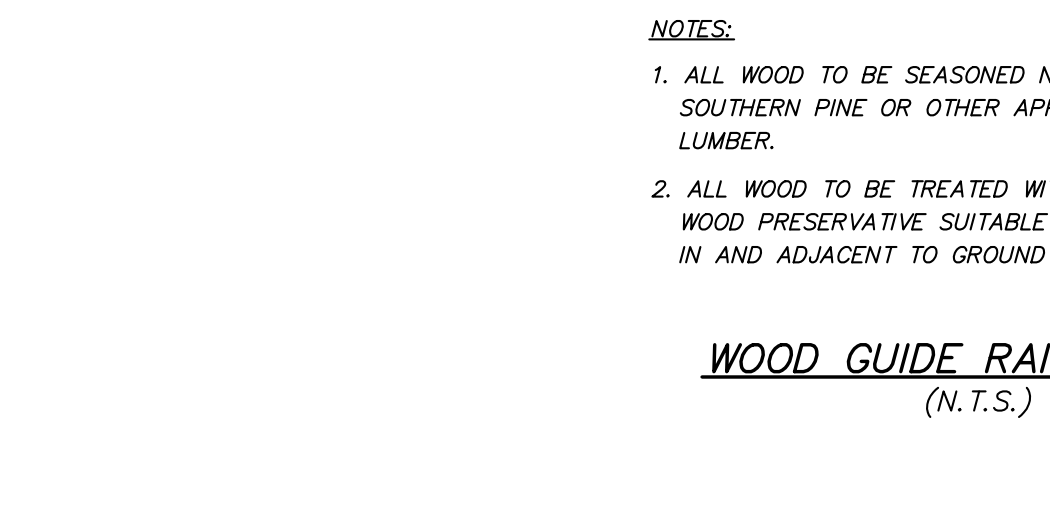
CURB RAMP- TYPE 2
(N.T.S.)



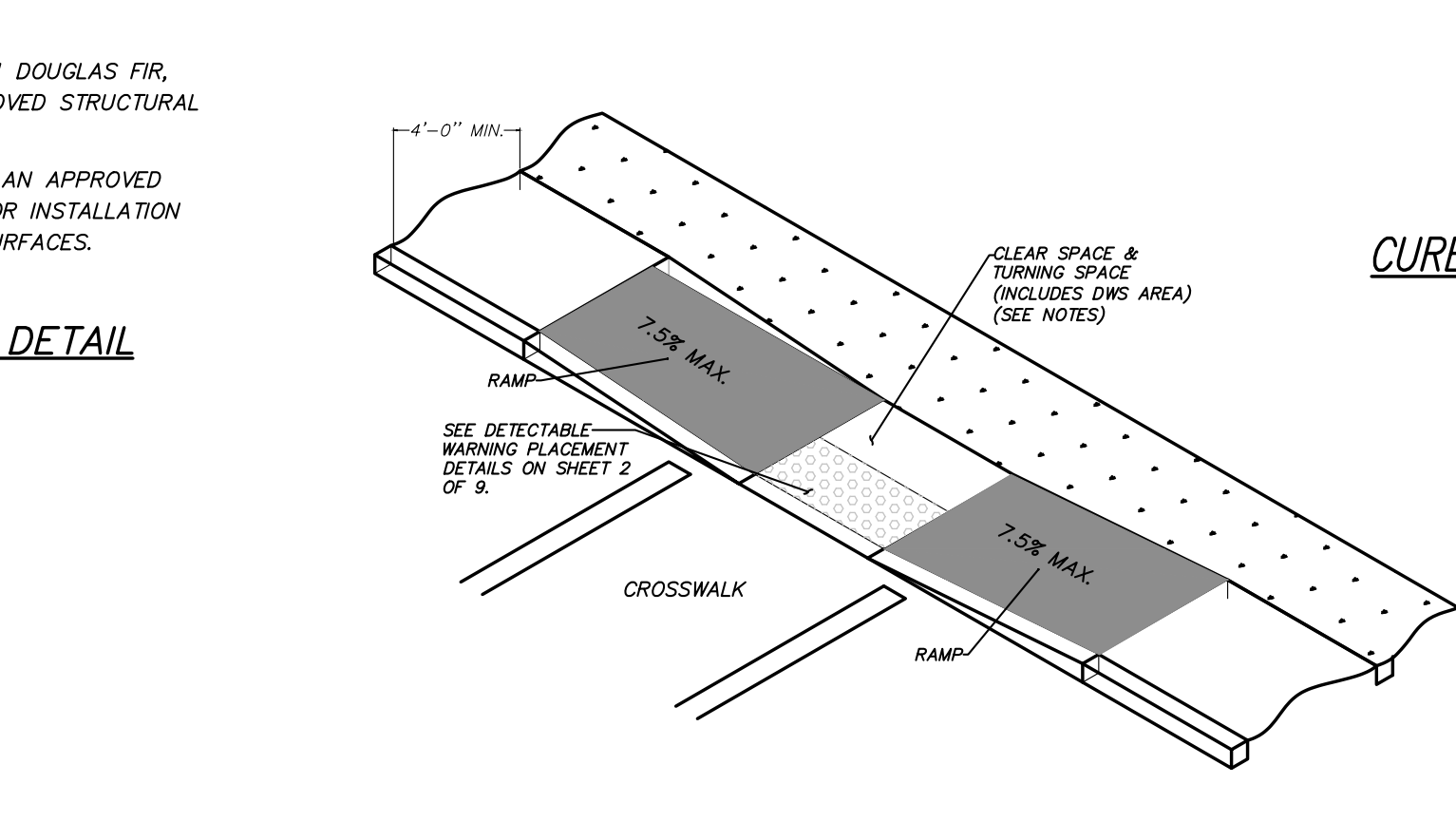
CURB RAMP- TYPE 3
(N.T.S.)



MULTI-FAMILY DRIVEWAY / PARKING SPACE DETAILS
(N.T.S.)



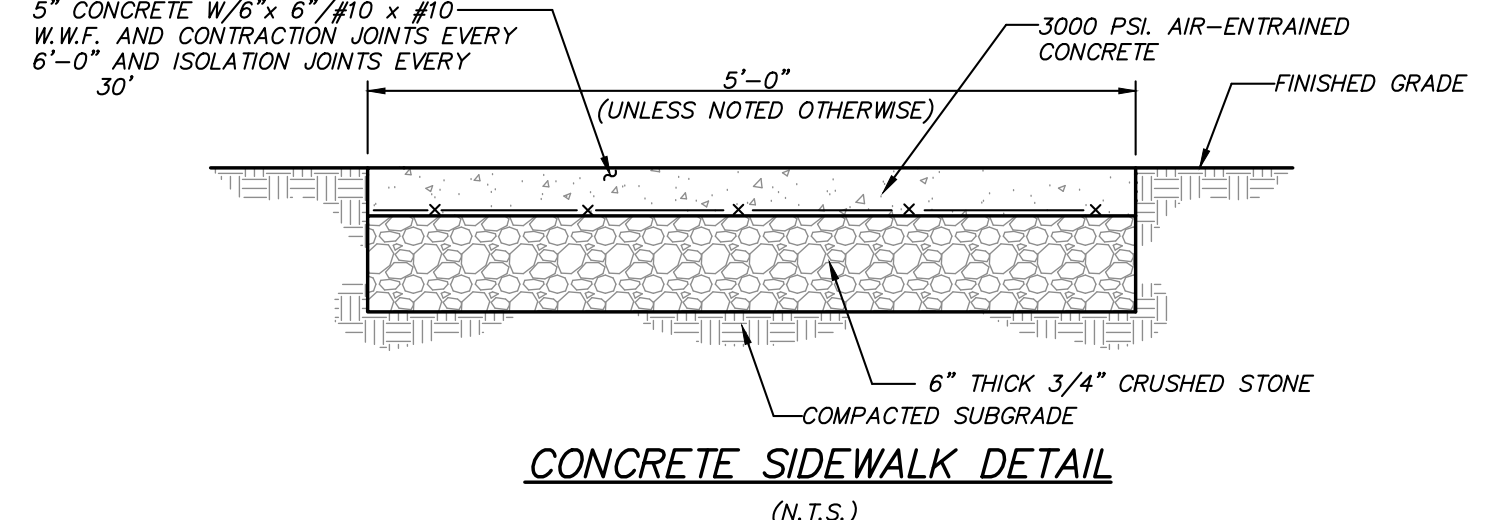
DUMPSTER ENCLOSURE DETAIL
(N.T.S.)



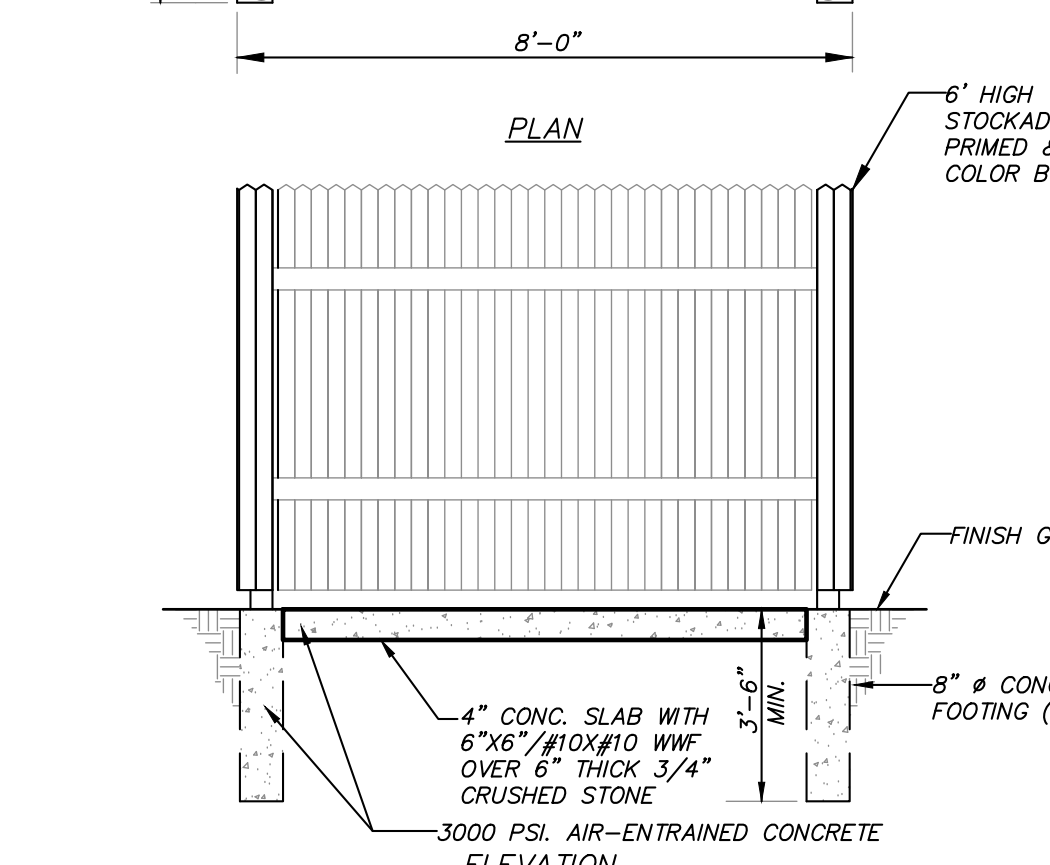
CURB RAMP- TYPE 3
(N.T.S.)

GENERAL NOTES FOR ACCESSIBLE ROUTES ON THE SITE:

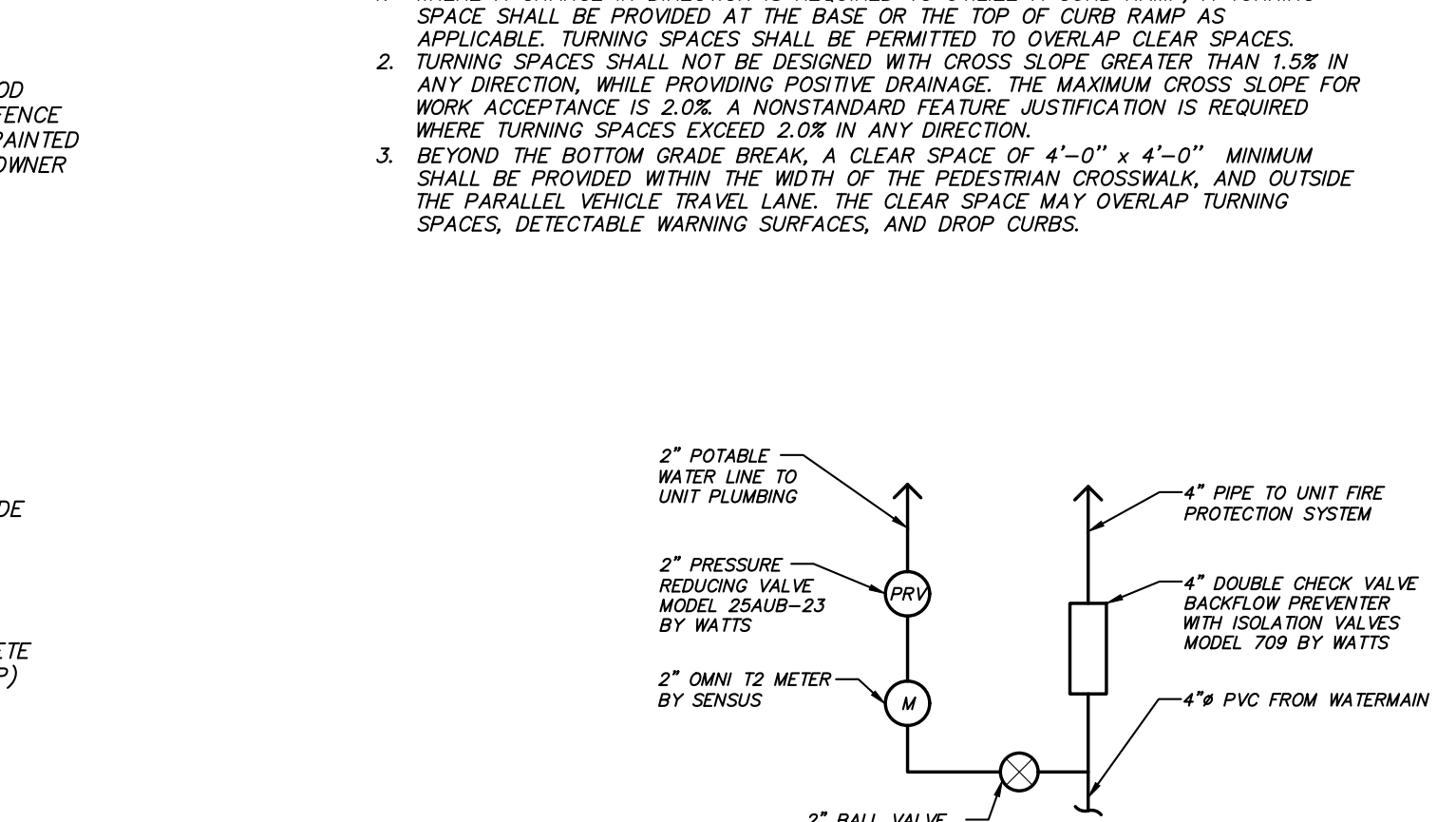
- Accessible routes on the site include marked accessible parking spaces and access aisles, sidewalk curb ramps, walkways and ramps.
- Marked accessible parking spaces and access aisles shall have surface slopes not steeper than 1:50. (2%)
- Sidewalk curb ramps shall comply with the following items as applicable:
 - Walking surfaces of sidewalk curb ramps shall be stable, firm and slip resistant.
 - The turning slope shall not exceed 8.0%.
 - The cross slope shall not exceed 1:50 (2%).
 - Landings and blended transitions shall be constructed to prevent the accumulation of water.
 - Where provided, side flares for curb ramps shall not be steeper than 1:10 (10%).
 - Curb ramps at marked crosswalks shall be wholly contained within the markings, excluding any flared sides.
 - Landings shall be provided at the top of curb ramps, the clear length of the landing shall be 36 inches minimum, the clear width of the landing shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.
 - When detectable warnings are provided on curb ramps, they shall be 24 inches minimum in depth in the direction of travel, shall extend the full width of the curb ramp or flush surface, and be located so that the edge nearest the curb line is 8 inches minimum and 8 inches maximum from the curb line.
 - Refer to sidewalk curb ramp details for additional information.
- Walkways along an accessible route shall comply with the following items as applicable:
 - Walking surfaces shall be stable, firm and slip resistant.
 - Vertical changes in level along walking surface shall not exceed 1/4". Changes in level greater than 1/4" in height and not more than 1/2" shall be beveled with a slope not steeper than 1:2.
 - The running slope of the walking surfaces shall not be steeper than 1:20 (5%).
 - The cross slope of a walking surface shall not be steeper than 1:50 (2%).
 - The clear width of an accessible route shall be 36" minimum.
 - An accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum, passing spaces shall be 60 inch minimum by 60 inch minimum.
- Ramps along an accessible route shall comply with the following items:
 - Ramp runs shall have a running slope greater than 1:20 (5%) and not steeper than 8.0%.
 - The cross slope of ramp runs shall not exceed 1:50 (2%).
 - Working surfaces of ramp runs and associated landings shall be stable, firm and slip resistant.
 - The clear width of a ramp run shall be 36 inches minimum or as shown, handrails and handrail supports that are provided on the ramp run shall not project into the required clear width of the ramp run or associated landing.
 - The maximum rise for any ramp is 2'-6".
 - The maximum run for any ramp is 30'-0".
 - Ramps shall have landings at the bottom and top of each ramp run, landings shall have a slope not to exceed 1:50 (2%) and shall have a clear length and width of 60" minimum.
 - Adjacent finished grades along sides of ramp shall not have a vertical dropoff of 1/2" within 10" of the edge of the concrete.
 - Refer to concrete handi-ramp detail for additional information.



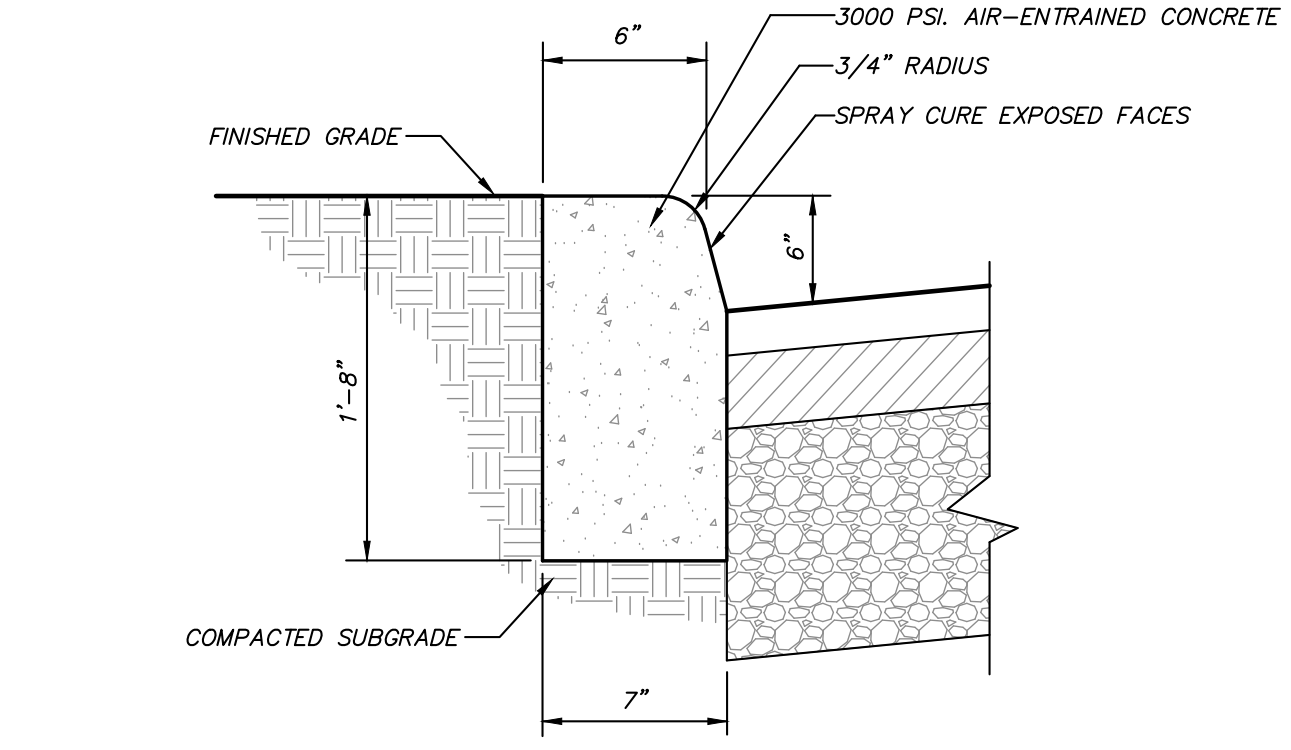
CONCRETE SIDEWALK DETAIL
(N.T.S.)



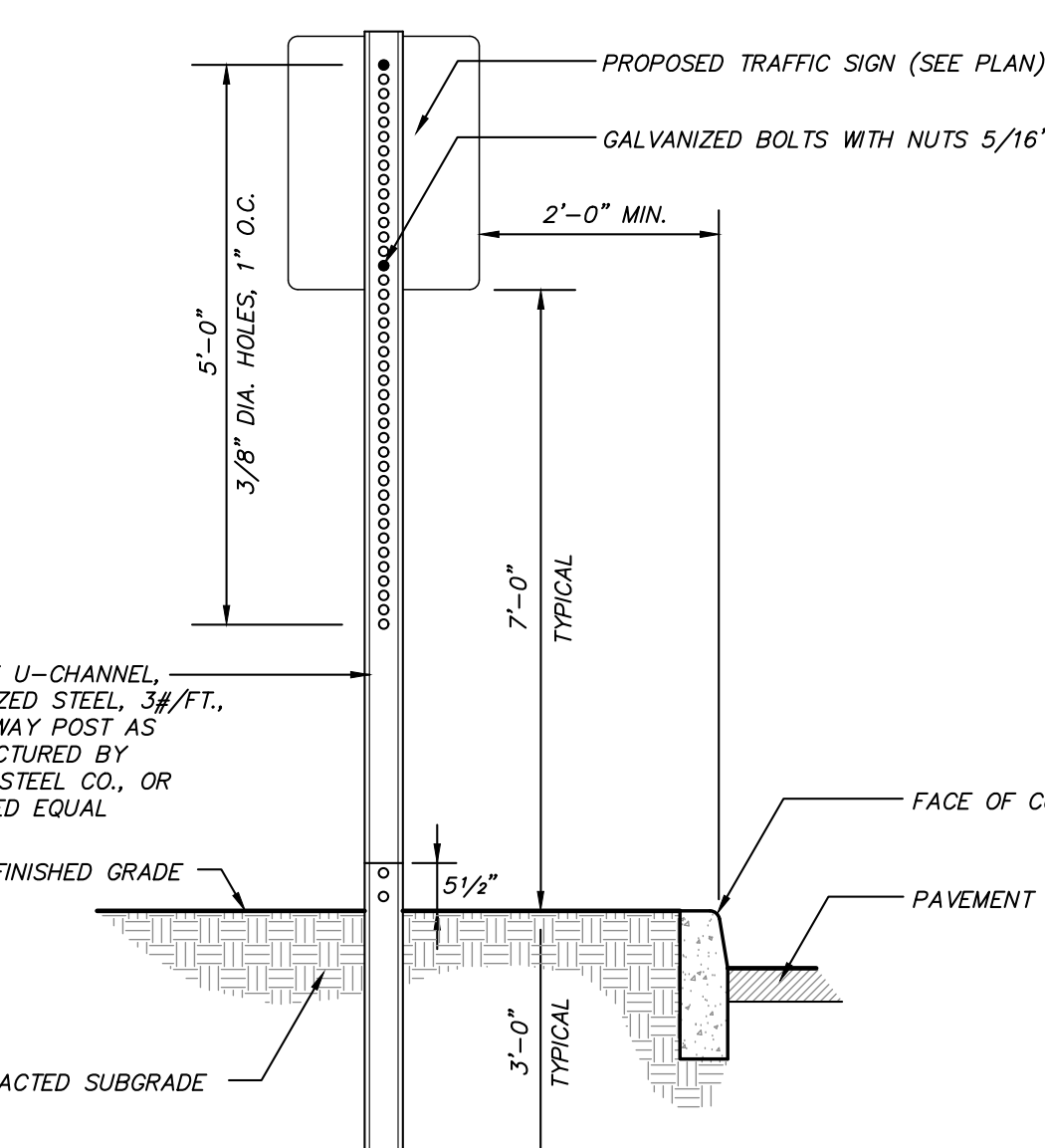
DUMPSTER ENCLOSURE DETAIL
(N.T.S.)



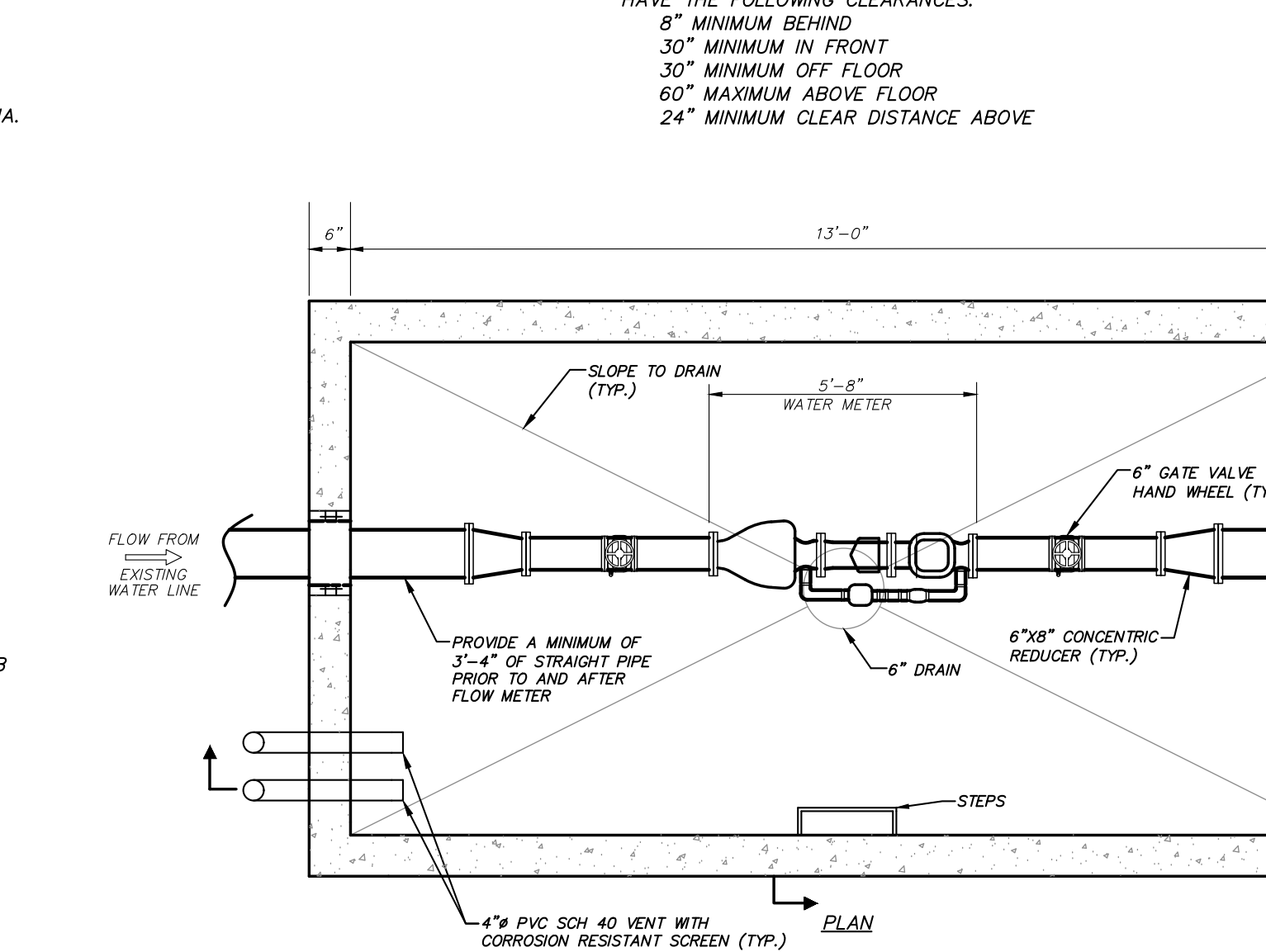
MULTIPLE FAMILY WATER SERVICE SCHEMATIC DETAIL
(N.T.S.)



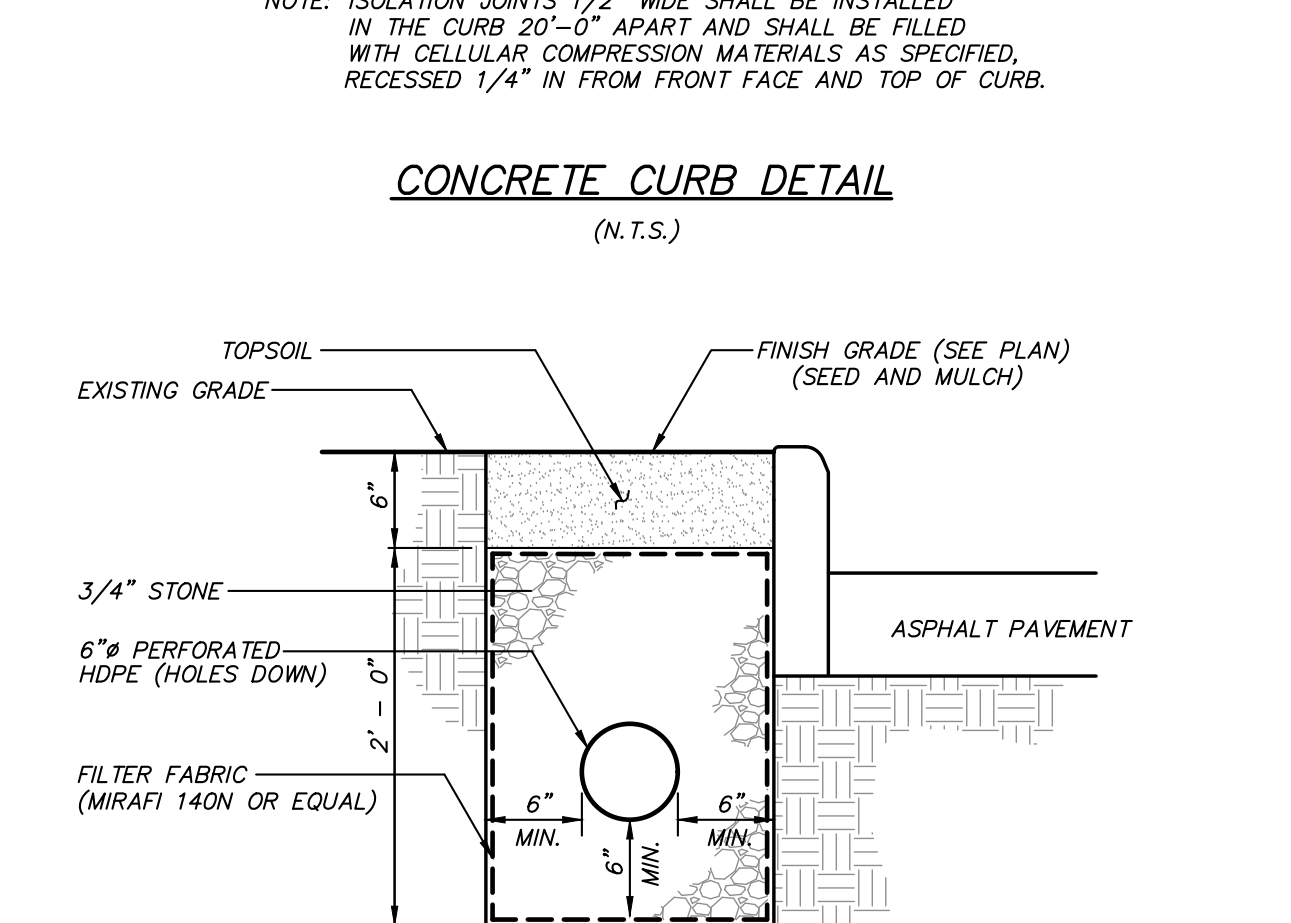
CONCRETE CURB DETAIL
(N.T.S.)



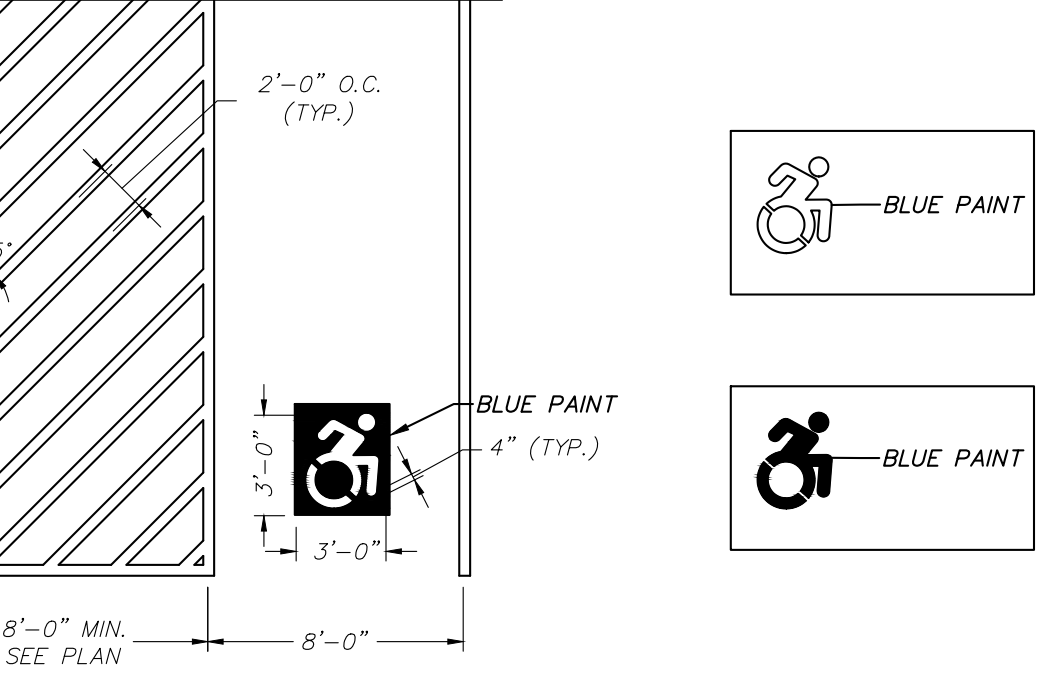
TRAFFIC SIGN DETAIL
(N.T.S.)



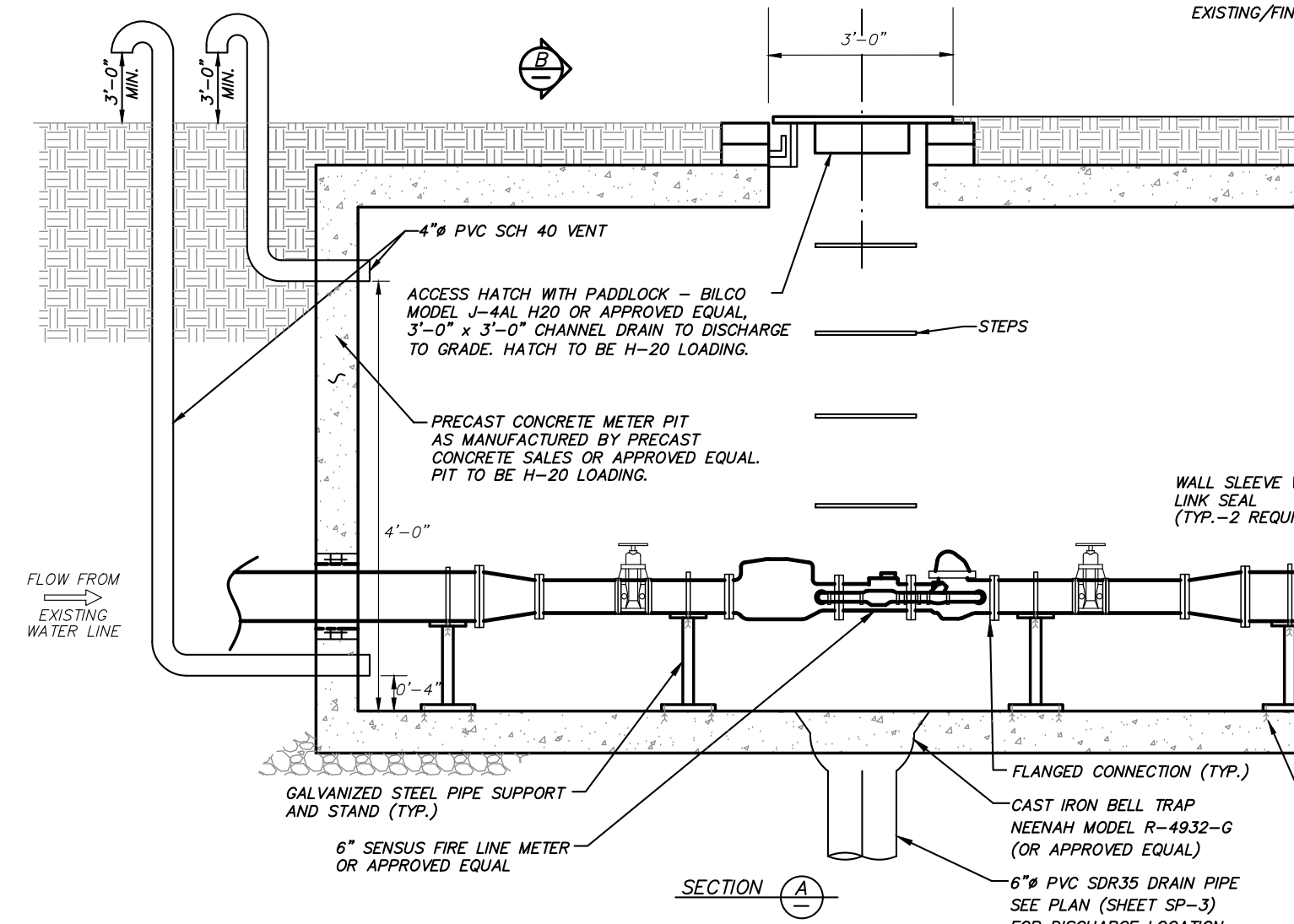
METER PIT DETAIL
(N.T.S.)



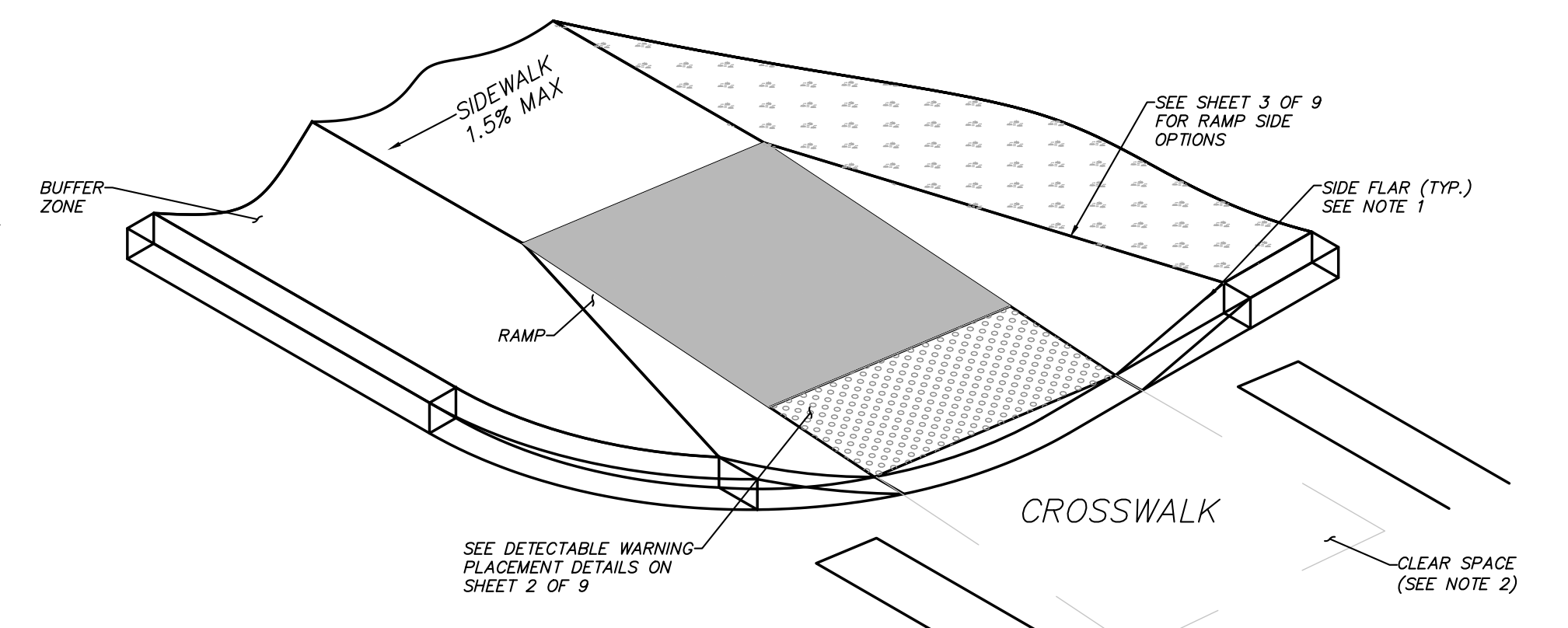
UNDERDRAIN DETAIL
(N.T.S.)



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

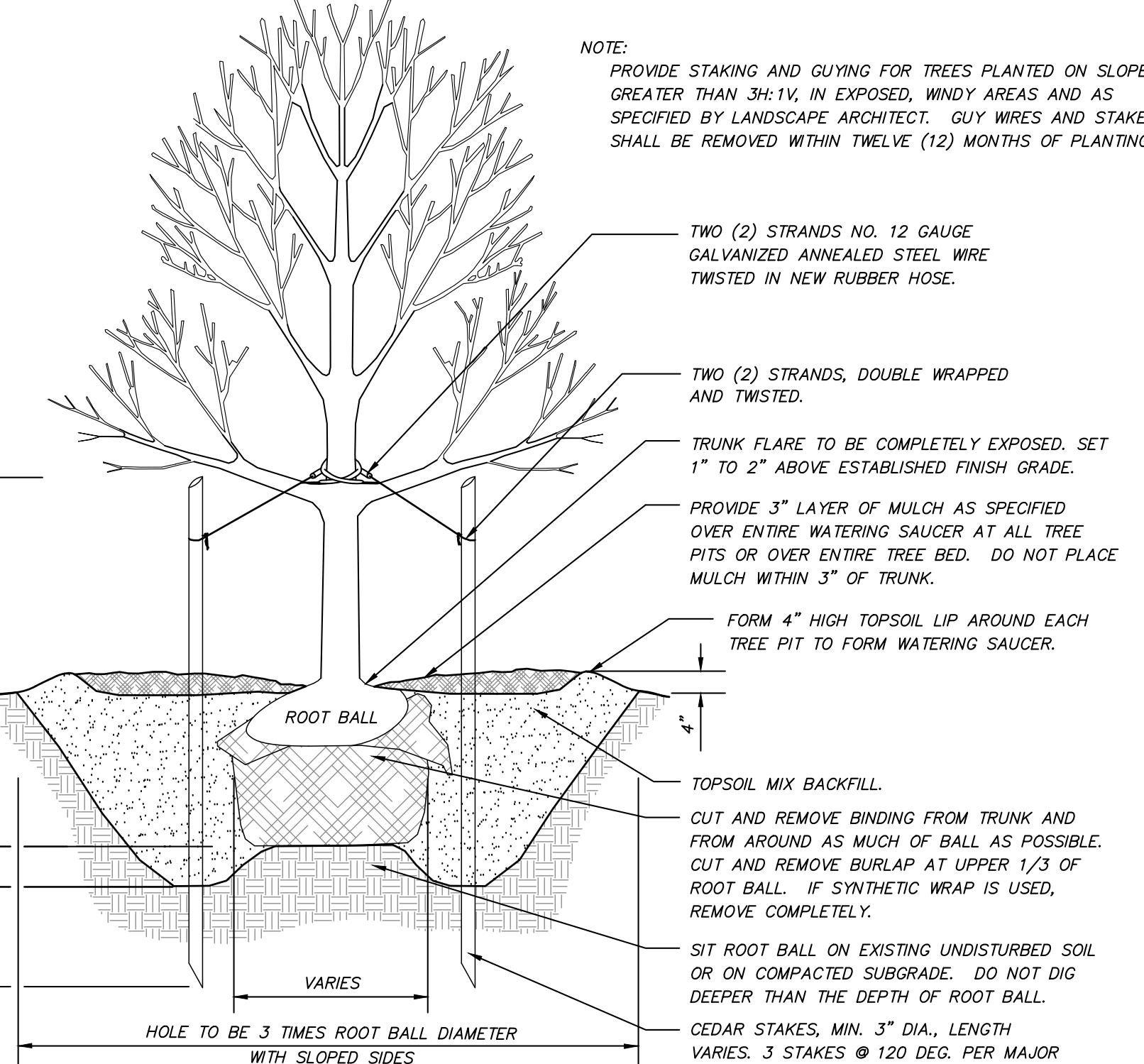


METER PIT DETAIL
(N.T.S.)

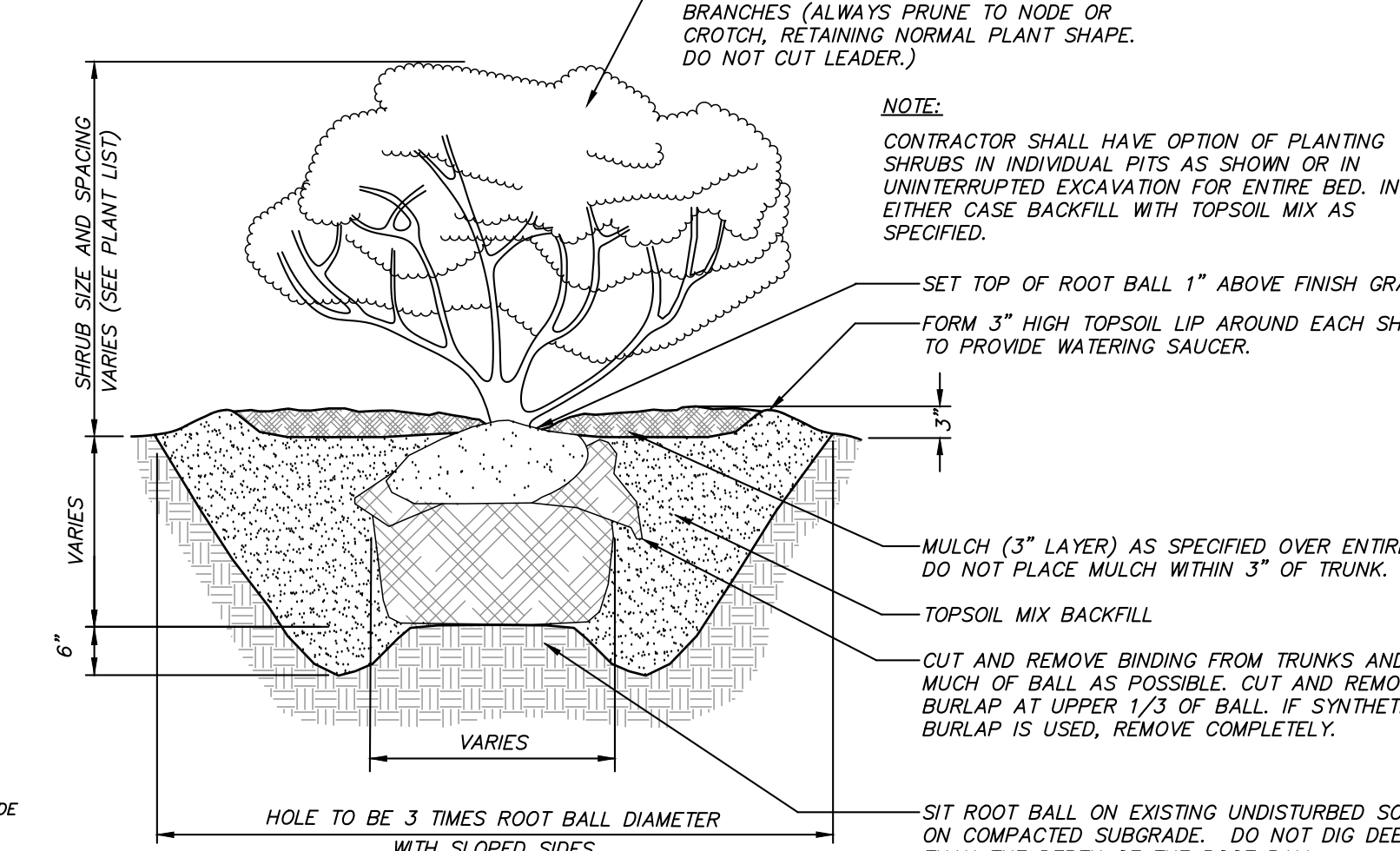


CURB RAMP- TYPE 3
(N.T.S.)

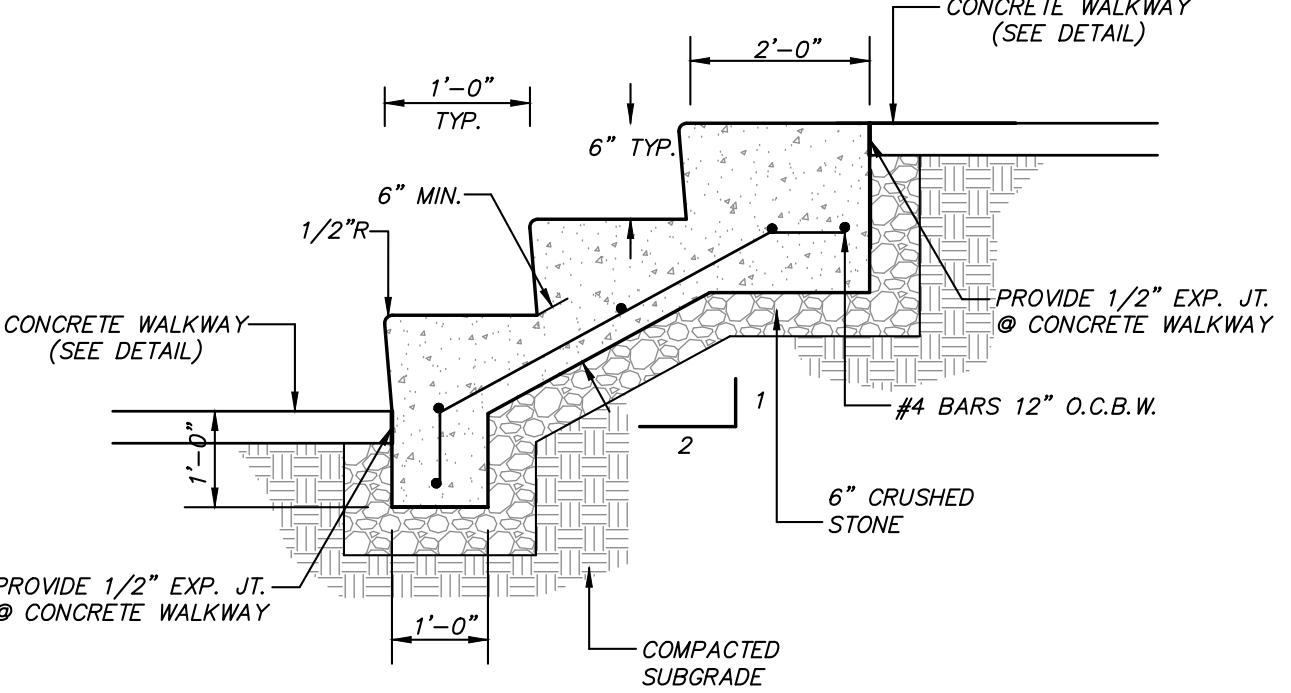
- NOTES:
- RAMP SIDE OPTIONS ARE DETAILED ON SHEET 3 OF 9 FOR USE WITH THE BUFFER ZONE, WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE INSTALLED WITH A MAX. SLOPE OF 8.0% FOR DESIGN AND LAYOUT, AND TOR MAX. FOR WORK ACCEPTANCE. THE SLOPE OF FLARED SIDES IS MEASURED PARALLEL TO THE CURB LINE.
 - BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE OF 4'-0" x 4'-0" MIN. SHALL BE PROVIDED WITH THE WIDTH OF PEDESTRIAN CROSSWALK, AND OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. THE CLEAR SPACE MAY OVERLAP TURNING SPACES, DETECTABLE WARNING SURFACES, AND DROP CURBS.



TREE PLANTING DETAIL
(N.T.S.)



SHRUB PLANTING DETAIL
(N.T.S.)

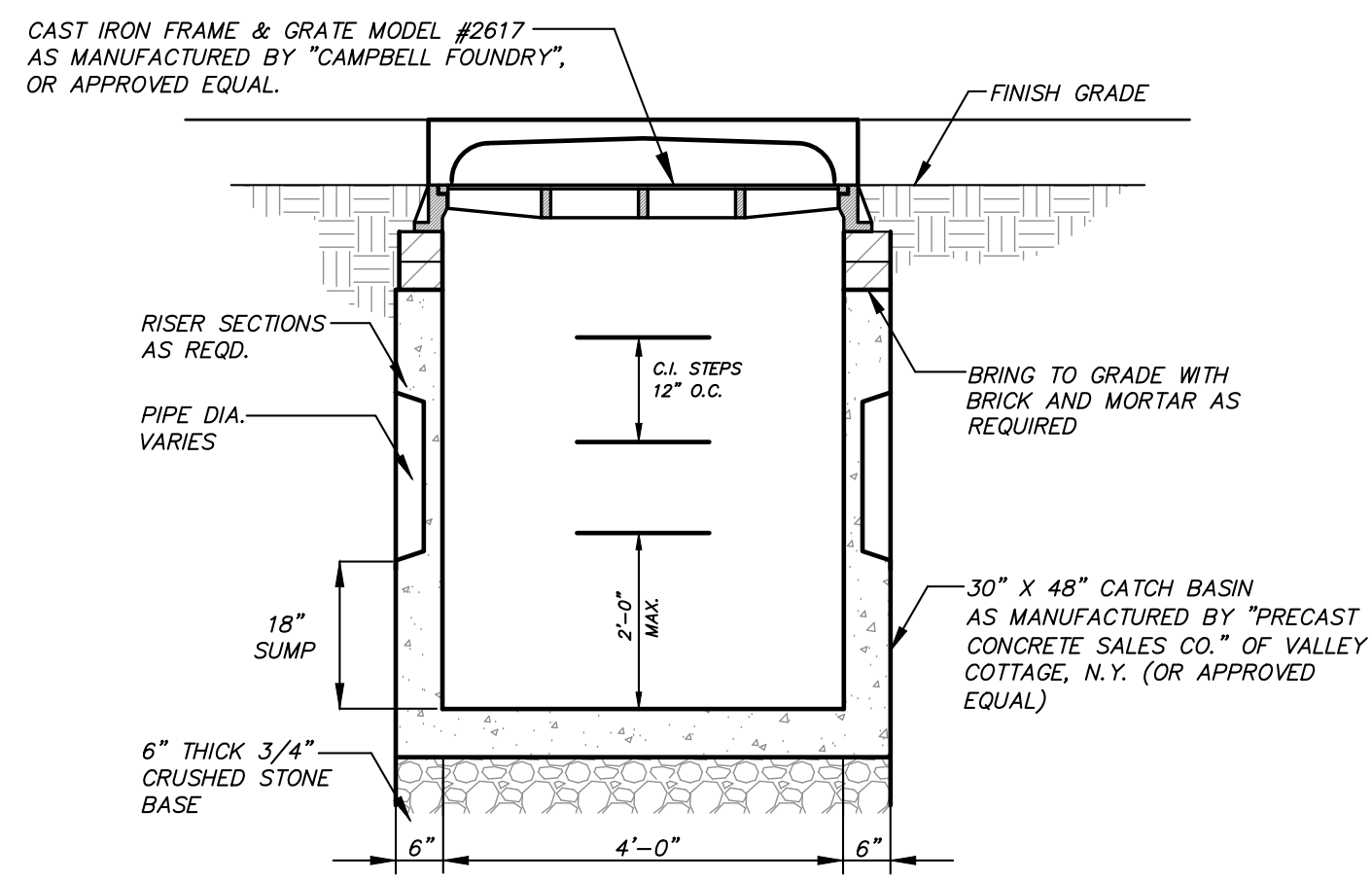


CONCRETE STEPS DETAIL
(N.T.S.)

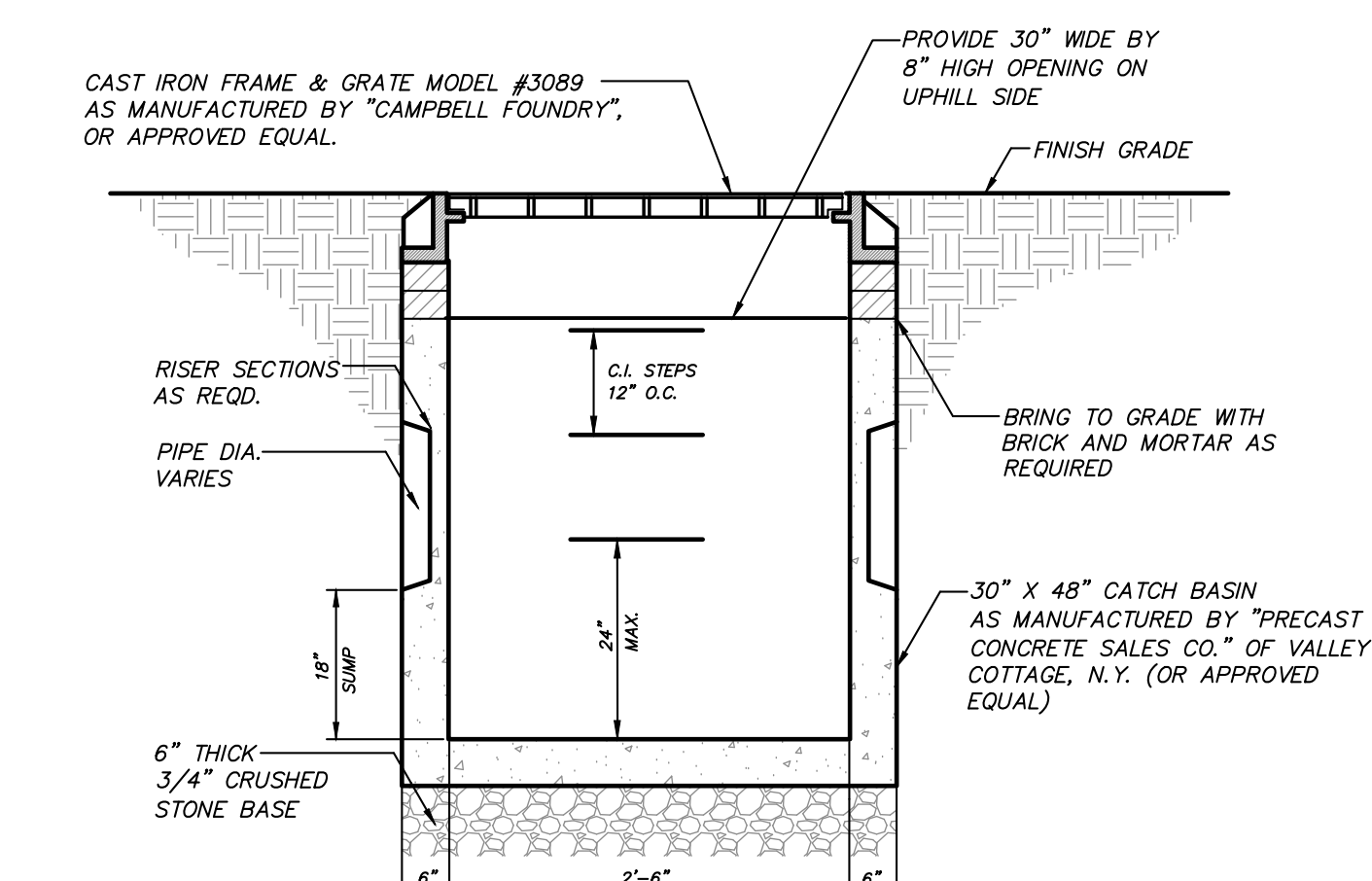
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY
1	7-19-21	GENERAL REVISION	MEU

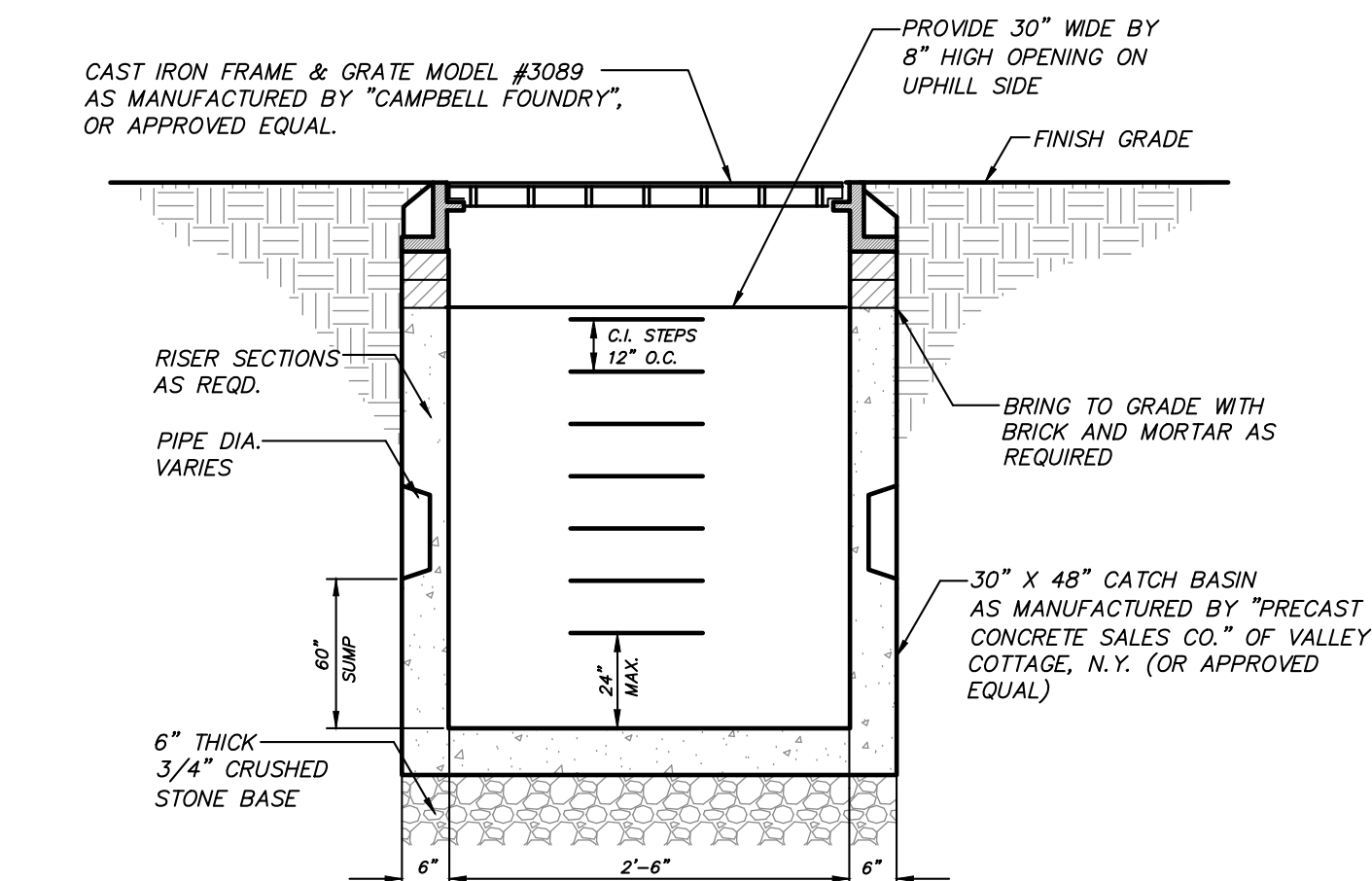
		3 Garrett Place Carmel, NY 10512 (845) 225-8690 (845) 225-9717 fax www.insite-eng.com	
PROJECT: THE HAMLET AT CARMEL MULTI-FAMILY HOUSING DEVELOPMENT STONELIGH AVENUE, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: SITE DETAILS			
PROJECT NO.	14211.100	PROJECT MANAGER	J.J.C.
DATE	2-10-21	DRAWN BY	M.E.U.
SCALE	AS SHOWN	CHECKED BY	J.J.C.



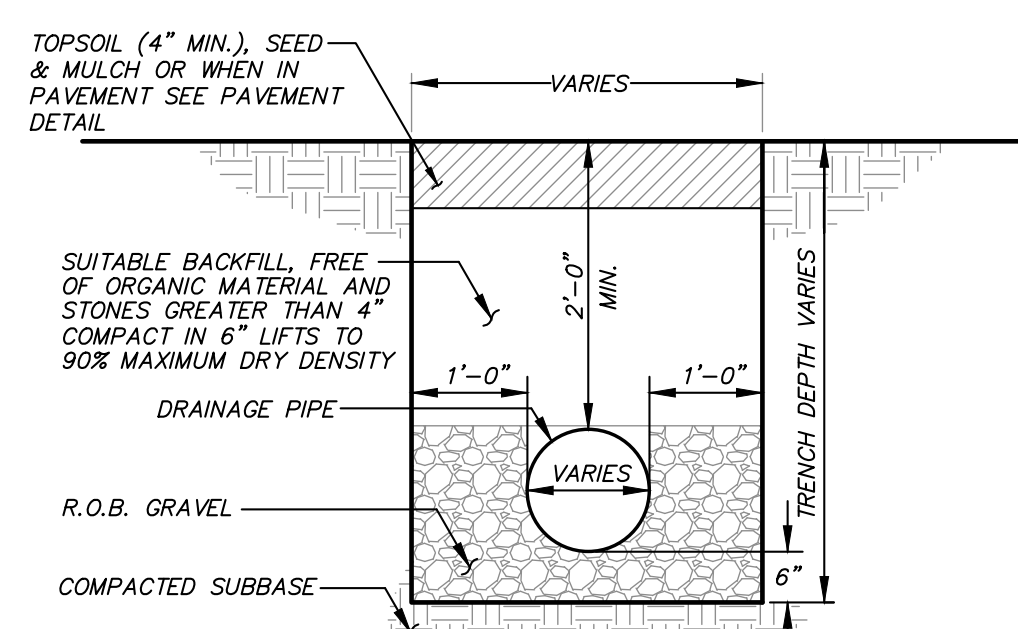
CATCH BASIN DETAIL
(N.T.S.)
(STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING)



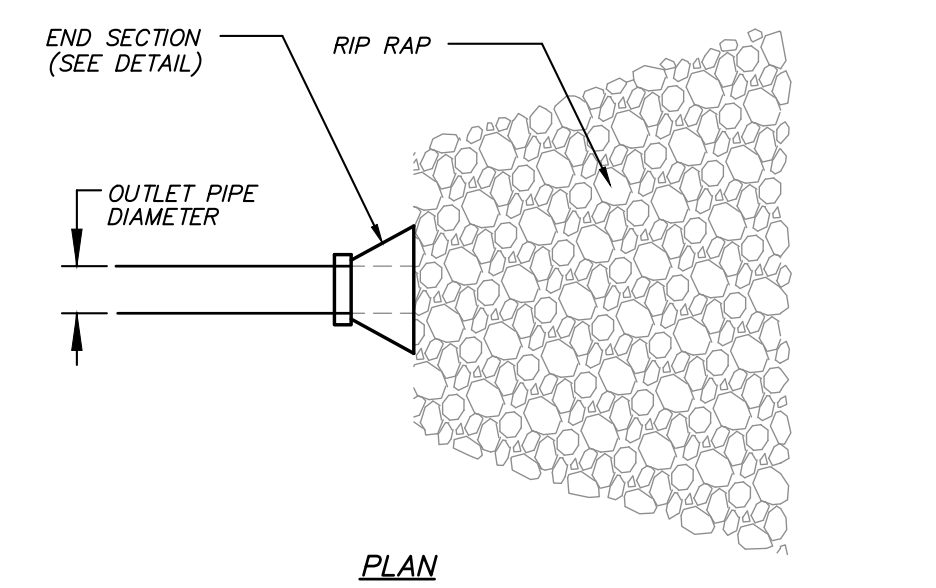
SIDE DRAIN INLET DETAIL
(N.T.S.)
(STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING)



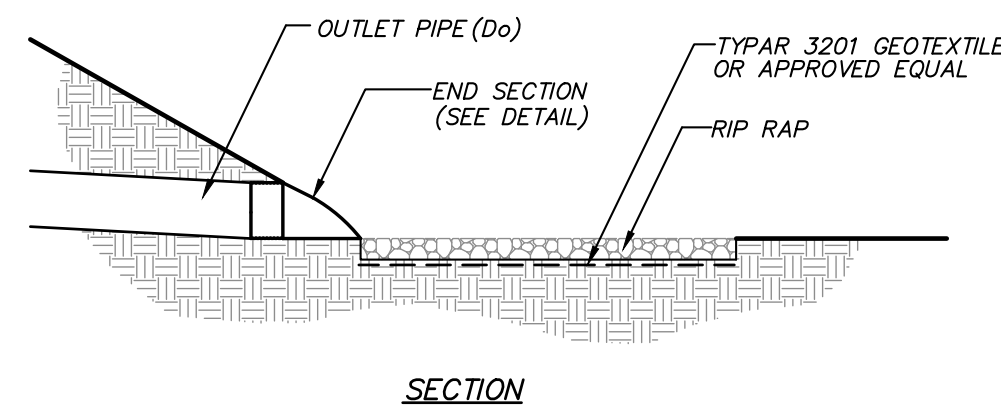
DEEP SUMP SIDE DRAIN INLET DETAIL
(N.T.S.)
(STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING)



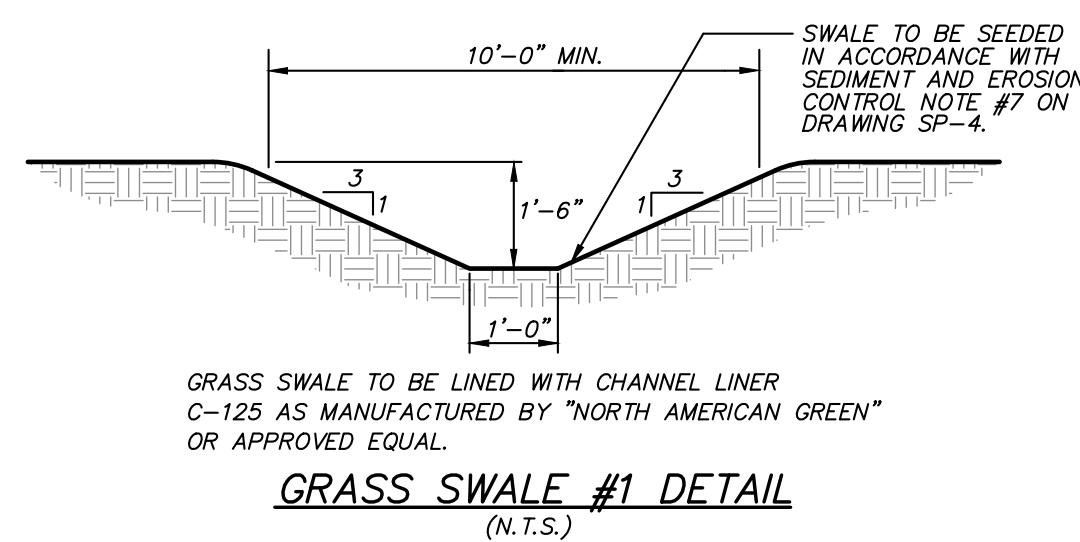
DRAINAGE LINE TRENCH DETAIL
(N.T.S.)



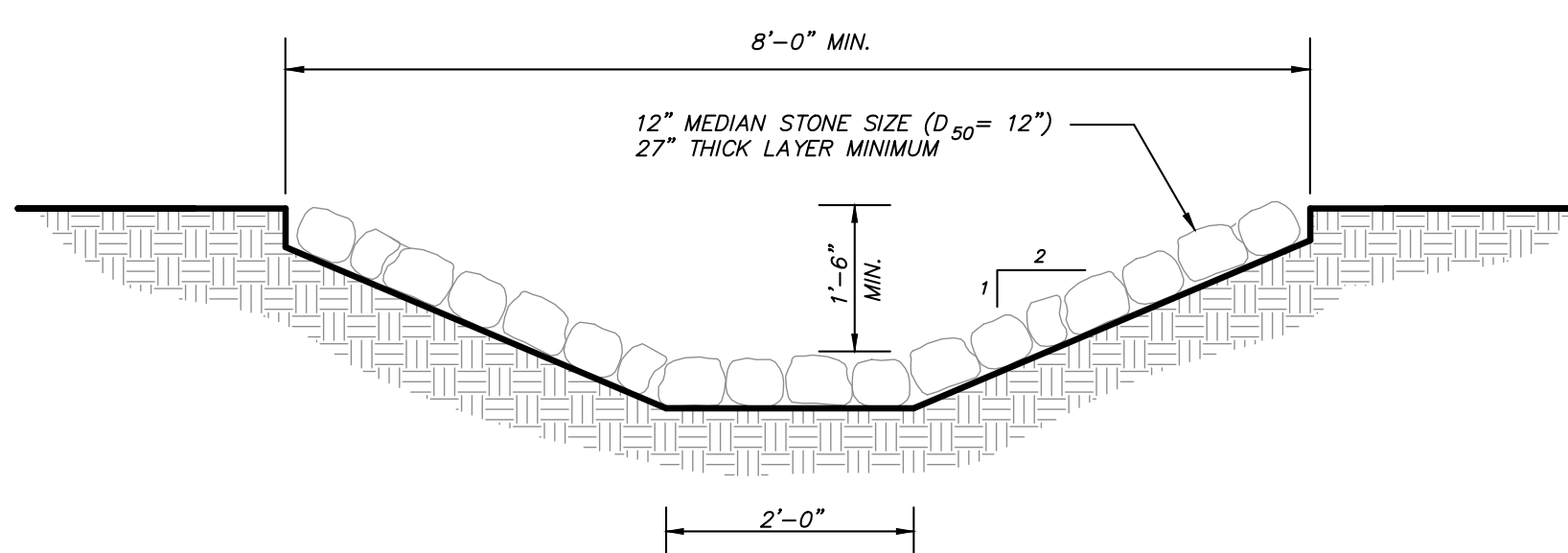
RIP RAP SWALE #4 DETAIL
(N.T.S.)



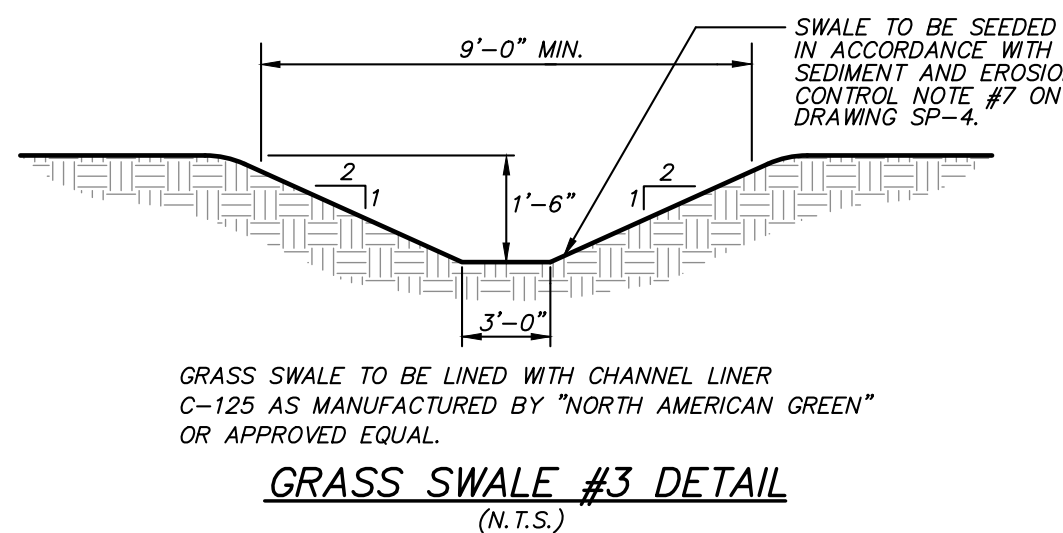
RIP RAP APRON DETAIL
(N.T.S.)



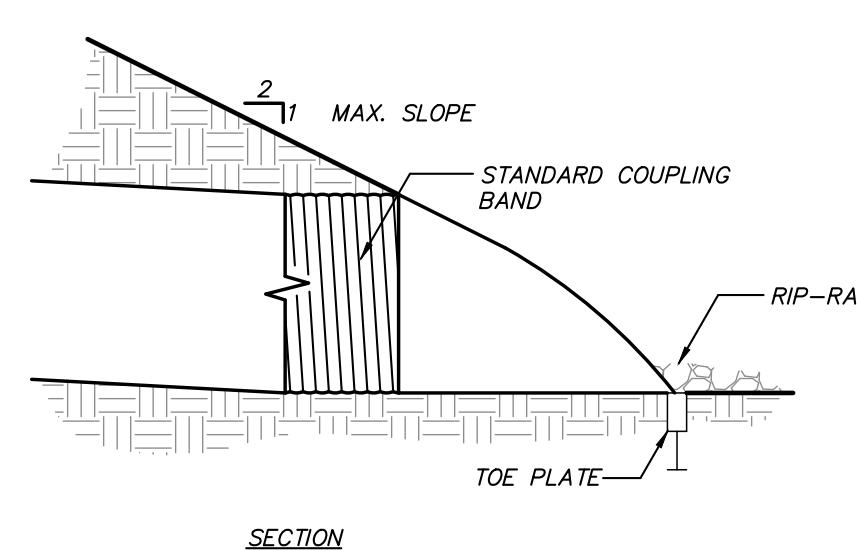
GRASS SWALE #1 DETAIL
(N.T.S.)



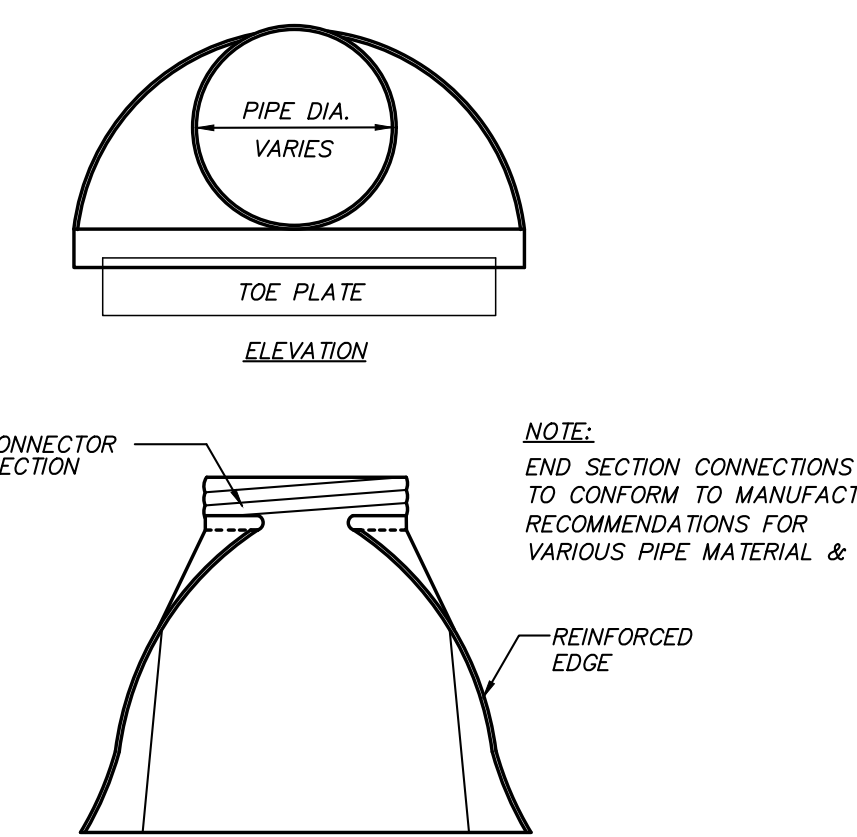
RIP RAP SWALE #2 DETAIL
(N.T.S.)



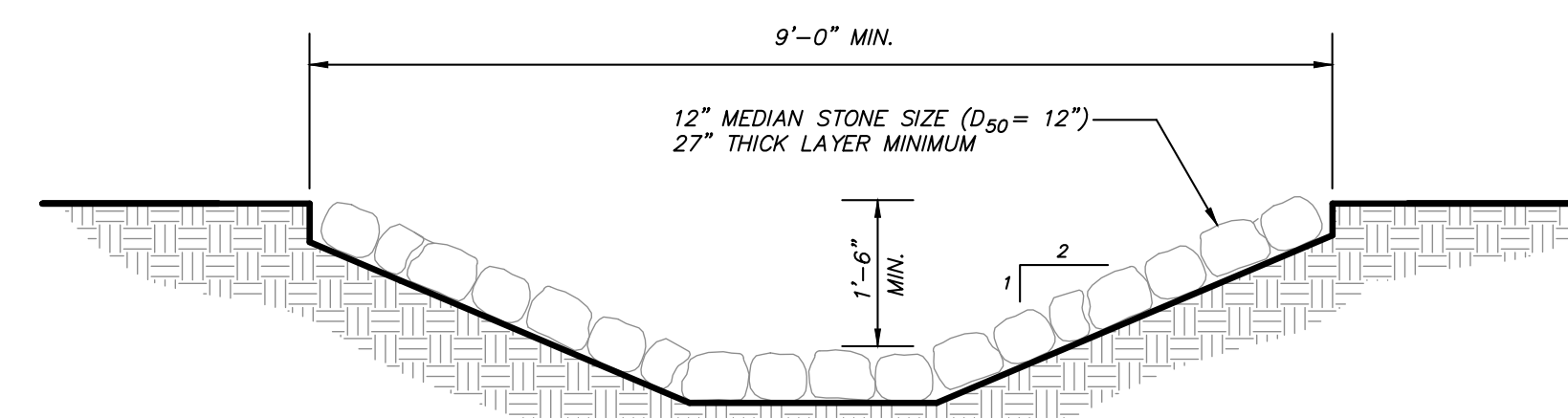
GRASS SWALE #3 DETAIL
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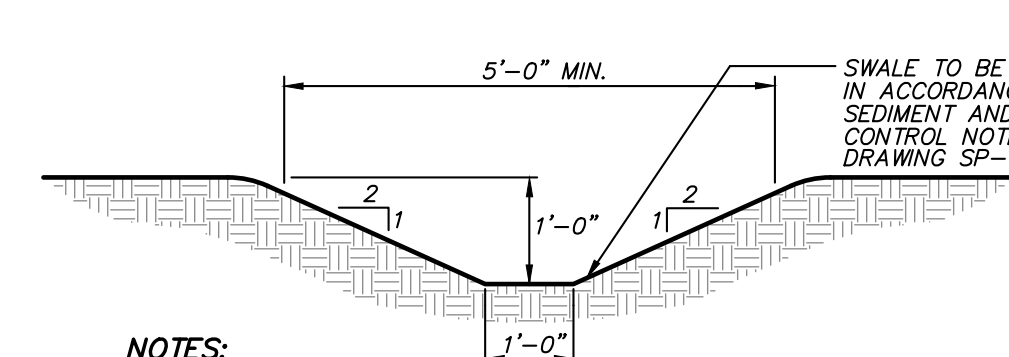
STABILIZED CONSTRUCTION ENTRANCE DETAIL
(N.T.S.)



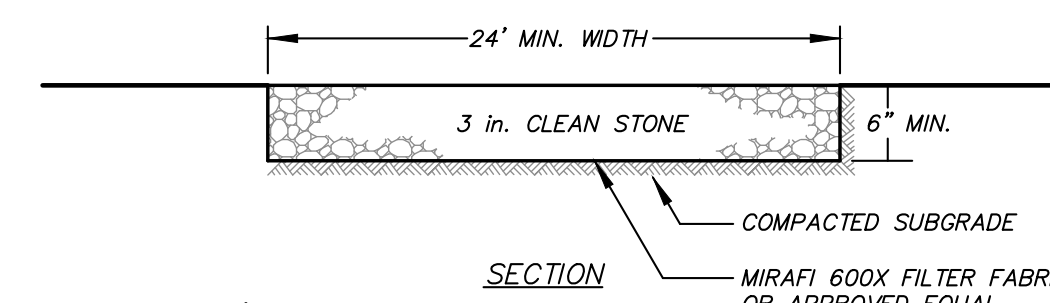
END SECTION DETAIL
(N.T.S.)



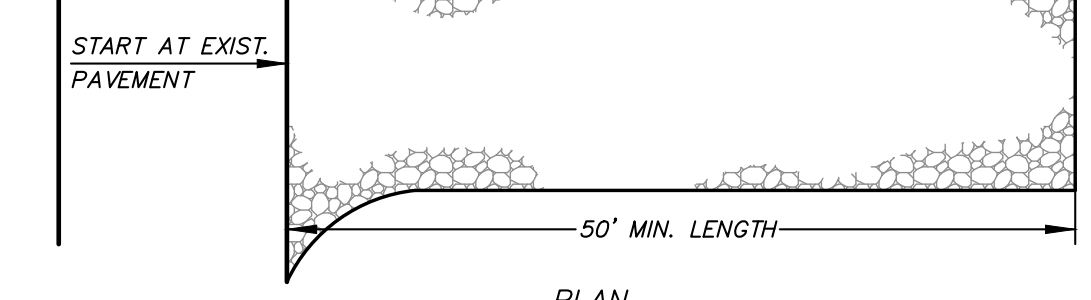
RIP RAP SWALE #4 DETAIL
(N.T.S.)



GRASS SWALE DETAIL
(N.T.S.)



SECTION

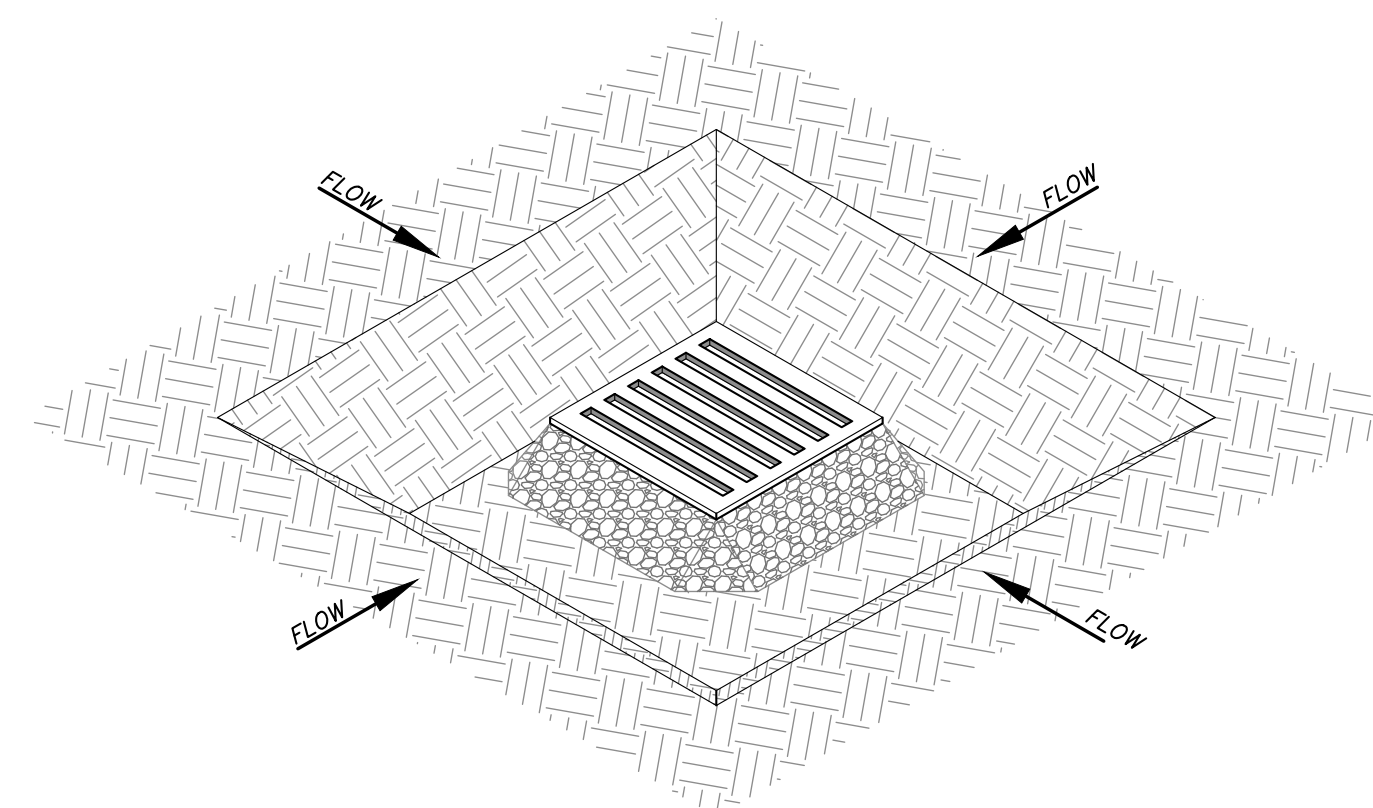


PLAN

INSTALLATION NOTES

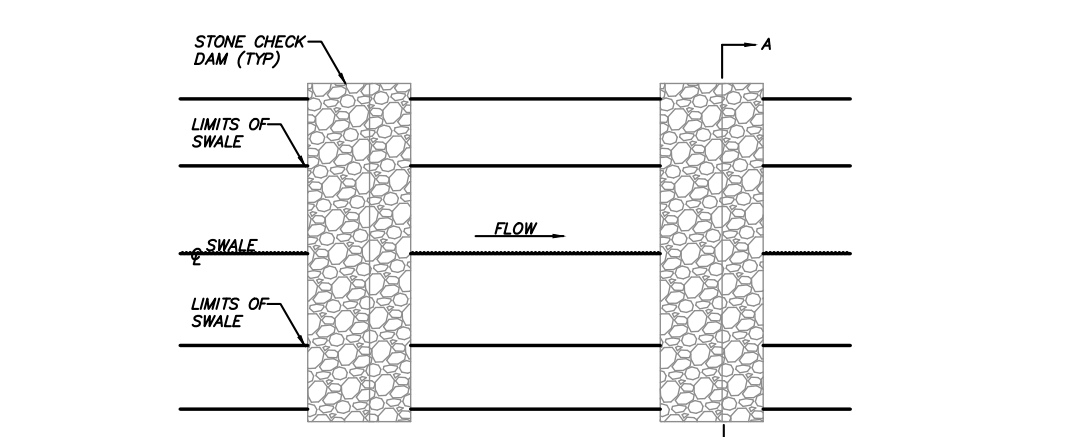
- STONE SIZE - USE 3" STONE
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - 10 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PAVING IS IMPRACTICAL, A MOUNTABLE BERM WITH 2:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
(N.T.S.)

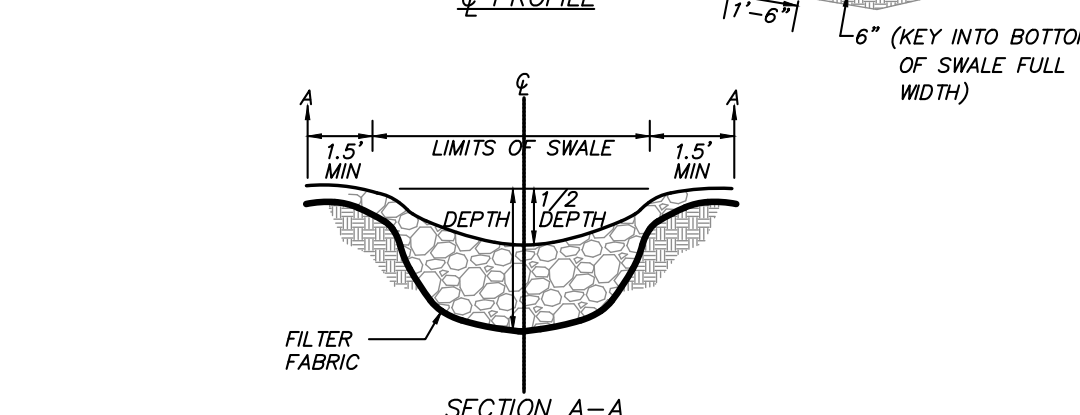


EXCAVATED DROP INLET PROTECTION DETAIL
(N.T.S.)

- CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION
- GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN
- WEEP HOLES SHALL BE PROTECTED BY GRAVEL
- UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY, AND STABILIZE WITH PERMANENT SEEDING
- MAXIMUM DRAINAGE AREA = 1 ACRE



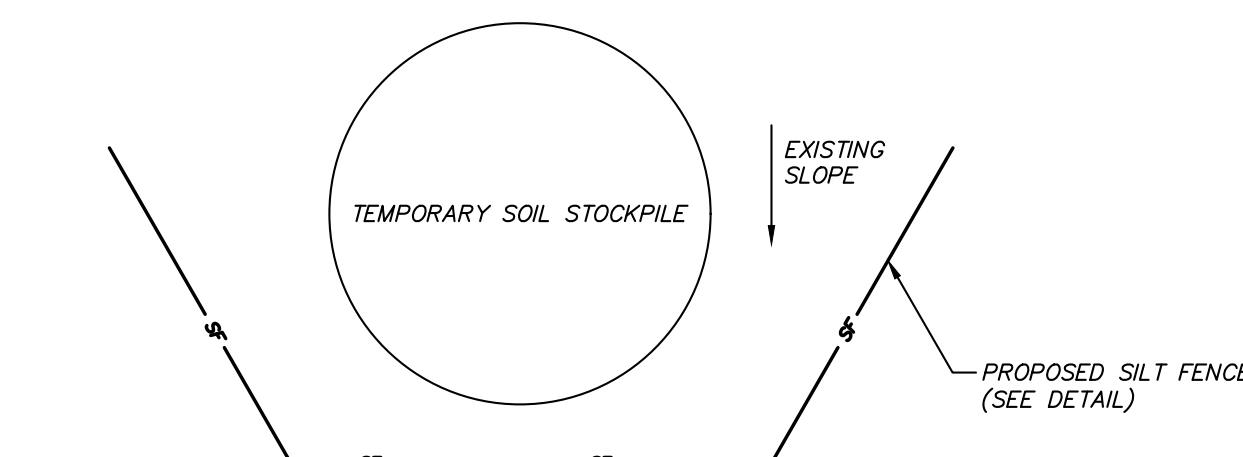
STONE CHECK DAM DETAIL
(N.T.S.)



SECTION A-A

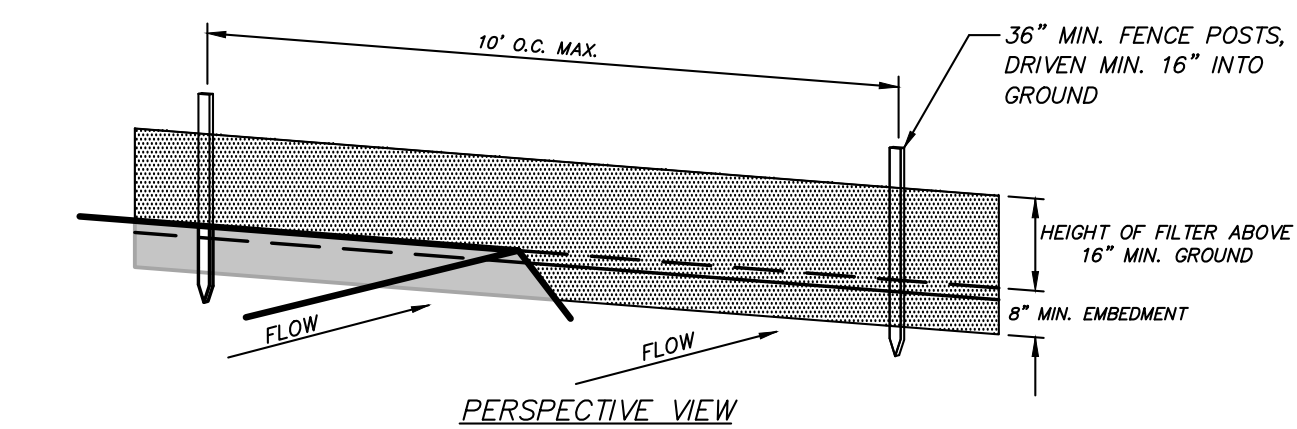
- NOTES:
- STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION. STONE TO BE WELL-GRADED 2" TO 12" DIAMETER.
 - SET SPACING OF CHECK DAMS SO THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 - EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
 - PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE LINER AS APPROPRIATE.
 - ENSURE THAT CHANNEL APPEARANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

STONE CHECK DAM DETAIL
(N.T.S.)

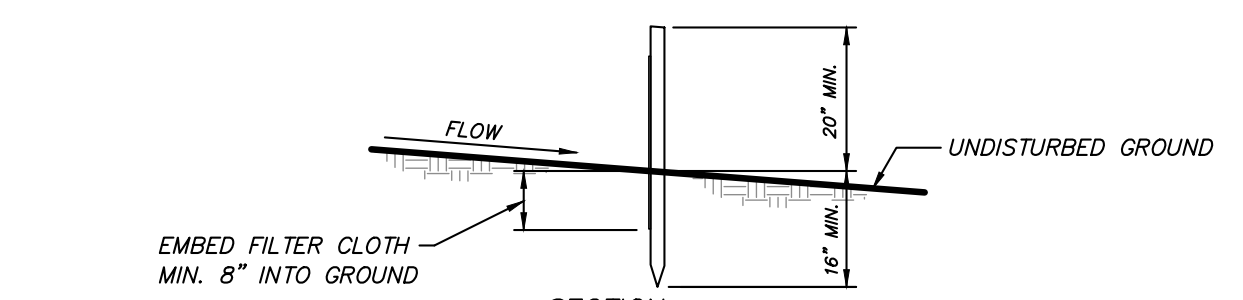


- NOTES:
- AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
 - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDING WITH K31 PERENNIAL TALL FESCUE.
 - ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

TEMPORARY SOIL STOCKPILE DETAIL
(N.T.S.)



PERSPECTIVE VIEW



SECTION

- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
- FILTER CLOTH TO BE FASTENED SECURELY TO POSTS. STEEL EITHER T OR U TYPE OR 2" HARDWOOD
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED. PREFABRICATED UNIT: GEOFAB AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE. ENVIROFENCE, OR APPROVED EQUAL

SILT FENCE DETAIL
(N.T.S.)

1	7-19-21	GENERAL REVISION	MEU
NO.	DATE	REVISION	BY
		3 Garrett Place Carmel, NY 10512 (845) 225-8690 (845) 225-9717 fax www.insite-eng.com	
PROJECT: THE HAMLET AT CARMEL MULTI-FAMILY HOUSING DEVELOPMENT STONELION AVENUE, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: SITE DETAILS			
PROJECT NO.	14211.100	PROJECT MANAGER	J.J.C.
DATE	2-10-21	DRAWN BY	M.E.U.
SCALE	AS SHOWN	CHECKED BY	J.J.C.
DRAWING NO.		SHEET	
D-2		6	
		9	

WATER MAIN NOTES:

- All water mains shall be either Class 52 cement lined tyton joint ductile iron pipe or PVC Class 200 DR 14 pipe with factory installed push-on gaskets unless otherwise noted. All pipe shall be in conformance with the latest edition AWWA C500 or C502.
- All water main fittings shall be Class 350 ductile iron mechanical joints in accordance with the latest edition of AWWA/FANSI Standards C111/A21.11 "CRIP RING" restrained joint connections shall be provided at every fitting (as manufactured by ROMAC Industries, Inc. or approved equal).
- Thrust blocks shall be installed at all changes in horizontal or vertical alignment.
- All water mains and appurtenances shall be installed in accordance with the latest edition of AWWA C600 or C605.
- Gate valves shall be "Mueller" or approved equal, iron body, non-rising stem conventional packing, resilient seated, mechanical joints. Gate valves shall be gaskets, pressure class 350, opening shall be left (C/W) and operation shall be by 2" square wrench nut.
- All water mains and appurtenances (including water service lines up to the curb stop) shall be pressure tested and inspected to the satisfaction of the Design Engineer, and the Putnam County Department of Health. This shall be done in accordance with the latest edition of AWWA Standard C600 & C605.
- All water mains and appurtenances shall be flushed, disinfected, and tested to the satisfaction of the Design Engineer, and the Putnam County Department of Health. This shall be done in accordance with the latest edition of AWWA Standard C651, section 4.4.3, the "Continuous Feed Method." The "Tablet Method" will not be allowed.
- Water mains shall be laid at least 10 feet horizontally from any existing or proposed sanitary or storm sewer main. The distance shall be measured edge to edge in cases where it is not practical to maintain a 10 foot separation, the Design Engineer and Putnam County Department of Health may allow deviation with prior approval on a case-by-case basis. If supported by data from the Design Engineer prior to the installation of the water lines. The horizontal separation shall also apply to service connections.
- Water mains crossing sanitary or storm sewer mains shall be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer. This shall be the case whether the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade. In cases where it is not practical to maintain the 18 inch vertical separation, the Design Engineer and Putnam County Department of Health may allow deviation with prior approval on a case-by-case basis. If supported by data from the Design Engineer prior to the installation of the water lines. The vertical separation also applies to water service connections.
- The Design Engineer, Putnam County Department of Health, and Town's Authorized Representative shall be notified forty eight (48) hours before construction is started.
- The water mains shall not be placed into service until a certificate of construction compliance has been submitted to and accepted by the Putnam County Department of Health.
- The Putnam County Department of Health and the New York City Department of Environmental Protection must be notified forty eight (48) hours prior to pressure testing the water main improvements.

WATER MAIN TESTING PROCEDURES

TESTS ON PRESSURE PIPING FOR TRANSPORT OF WATER

- Hydrostatic Pressure Test**
Hydrostatic testing shall be performed in accordance with the revision of AWWA C600, Section 5.2 Hydrostatic Testing or AWWA C502, Section 7.3 Hydrostatic Testing.
 - Test pressure shall be as scheduled or, where no pressure is scheduled, shall be 150 psi, or 1.25 times the static operating pressure, whichever is higher.
 - Test pressure shall be held on the piping for a period of at least 2 hours, unless a longer period is requested by the Engineer.
 - The test medium shall be water.
- Hydrostatic Leakage Test**
 - The leakage test shall be conducted concurrently with the pressure test.
 - The rate of leakage shall be determined at 15-minute intervals by means of volumetric measurement of the makeup water. The rate of leakage shall be recorded until the rate of leakage has stabilized or is decreasing below allowable values. For three consecutive 15-minute intervals after the test pressure shall be maintained for at least another 15 minutes.
 - At the completion of the test, the pressure shall be released at the furthestmost point from the point of application.
 - All exposed piping shall be examined during the test and all leaks, defective material or joints shall be repaired or replaced before retesting the tests.
 - The allowable leakage will be determined by the following formula:
 $LD = \frac{P}{Q} \times L$
 $Q = 148,000$
Where:
Q = quantity of makeup water, in gallons per hour
L = length of pipe tested, in feet
D = nominal diameter of the pipe, in inches
P = average test pressure during the hydrostatic test, in pounds per square inch (psig)
 - Regardless of the above allowables, any visible leaks shall be permanently stopped.
 - The test medium shall be water.
- Disinfection**
Prior to placing the water main into service, the new pipe shall be cleaned and disinfected in accordance with the latest revision of AWWA C651, Section 4.4.3, "The Continuous Feed Method." The "Tablet Method" will not be accepted.
 - All work under this section shall be performed in the presence of the Design Engineer, and a representative of the public health authority having jurisdiction, as required.
 - Chlorination shall be scheduled such that sampling and flushing will be performed during normal daylight working hours. The contractor shall provide acceptable backflow prevention on all supply water to prevent any potential backflow contamination or cross connection.
 - Chlorination shall be by the use of a solution of water and liquid chlorine, calcium hypochlorite or sodium hypochlorite and the solution shall be contained in the pipe or structure as specified.
 - Prior to chlorination, all dirt and foreign matter shall be removed by a thorough cleaning and flushing of the pipeline or structure.
 - The chlorine solution shall be introduced to pipelines through corporation stops placed in the horizontal axis of the pipe to structures by means of tubing extending directly into the structure, or other approved methods.
 - The application of the chlorine solution shall be by means of a controlled solution feed device. The rate of chlorine solution flow shall be in such proportion to the rate of water entering the pipe or structure that the resulting free chlorine residual shall be between 25 and 50 parts per million (PPM) or milligrams per liter (mg/l).
 - The chlorine treated water shall be retained in the pipe or structure at least 24 hours, unless otherwise directed. During the retention period, all valves and hydrants within the treated sections shall be operated.
 - The chlorine residual shall be not less than 10 PPM (or mg/l) at any point in the pipe or structure at the end of the 24-hour retention period.
 - When making repairs to, or when specified, structures and portions of pipelines shall be chlorinated by a concentrated chlorine solution containing not less than 200 PPM (mg/l) of free chlorine. The solution shall be applied with a brush or sprayed on the entire inner surface of the empty pipes or structures. The structures disinfected shall remain in contact with the strong chlorine solution for at least 30 minutes.
 - After the required retention of chlorinated water in the pipe or structures, they shall be thoroughly flushed until the replacement water shall, upon test, both chemically and bacteriologically, be proven equal to water supply served by the public from the existing water supply system.
 - The disposal of chlorinated water from any pipe or structure shall be such that it will not cause damage to any vegetation, fish, or animal life.
 - The Contractor shall make all arrangements for the testing of water quality by an approved independent laboratory. Two acceptable bacteriological test, taken at least 24 hours apart, shall be collected from the new water main. At least 1 set of samples must be collected from every 1,000 LF of the new water main, plus one set from the end of the line and at least one set from each branch. The results for all tests shall be forwarded to the Design Engineer and the public health authority having jurisdiction.
 - All water quality requirements shall be fulfilled prior to the passage of any water through the new system to a public supply or the use of the new system.

SEWER TESTING PROCEDURES

- TESTS FOR NON-PRESSURE PIPELINES FOR TRANSPORT OF SEWAGE**
The leakage shall be determined by exfiltration, infiltration or low pressure air.
- Exfiltration Testing**
 - Exfiltration tests shall be made by filling a section of pipeline with water and measuring the quantity of leakage.
 - The head of water at the beginning of the test shall be at least 2 feet above the highest pipe within the section being tested.
 - Should groundwater be present within the section being tested, the head of water for the test shall be 2 feet above the hydraulic gradient of the groundwater.
 - Should the requirement of 2 feet of water above the highest pipe, subject any joint at the lower end of the test section to a differential head of greater than 11.5 feet, another method of testing shall be employed.
 - Prior to any testing, the Town Engineer and Department of Health must be notified at least 48 hours in advance.
 - Infiltration Testing**
 - Infiltration tests will be allowed only when the water table gauges determine the groundwater level to be 2 feet or more above the highest pipe of the section being tested.
 - Infiltration test shall be made by measuring the quantity of water leaking into a section of pipeline.
 - Measurement of the infiltration shall be by means of a calibrated weir constructed at the outlet of the section being tested.
 - Allowable Leakage for Non-Pressure Pipelines**
 - The allowable leakage (exfiltration or infiltration) for non-pressure pipelines shall not exceed the following in gallons per 24 hours per inch of diameter per 1000 feet of pipe:

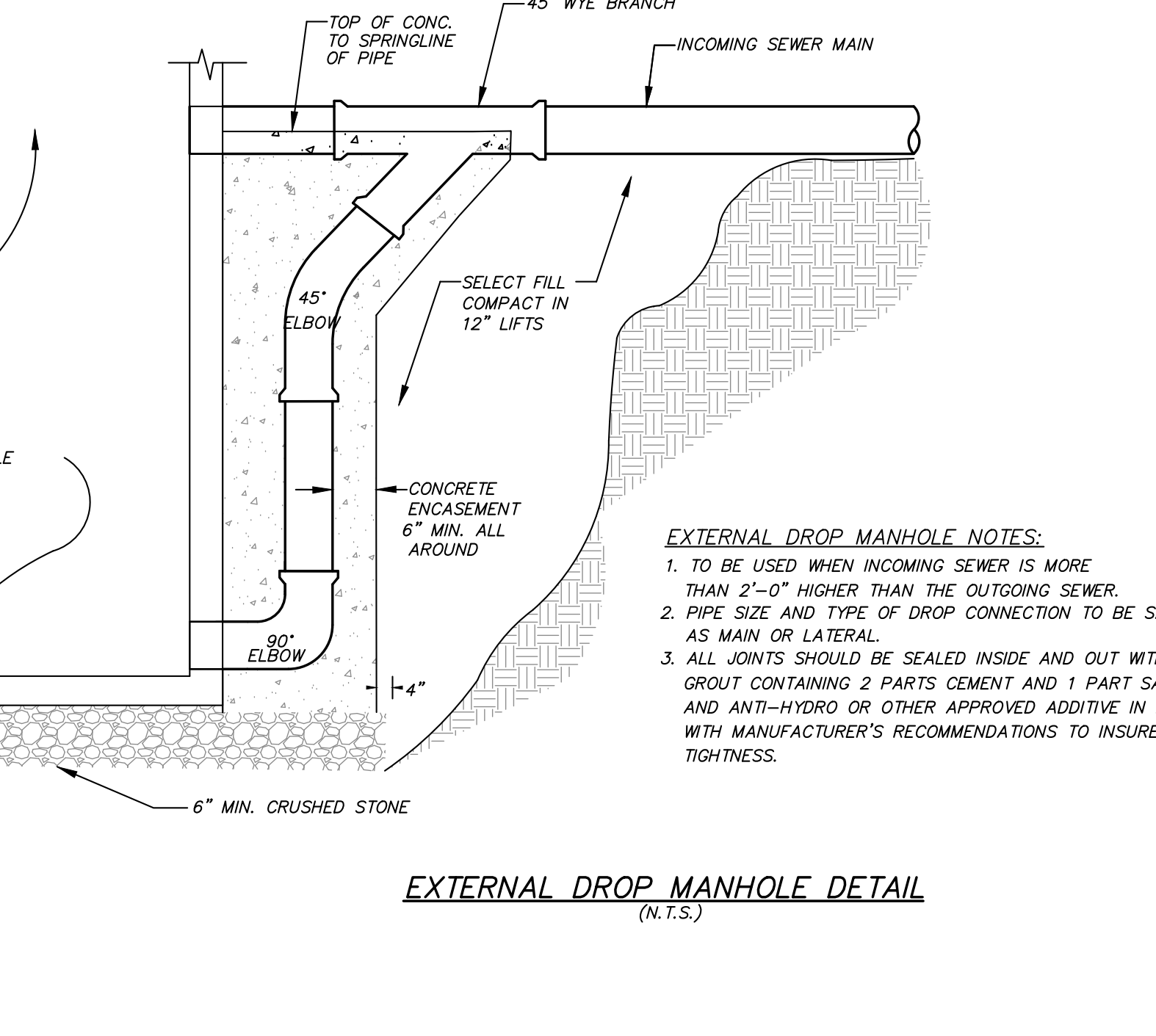
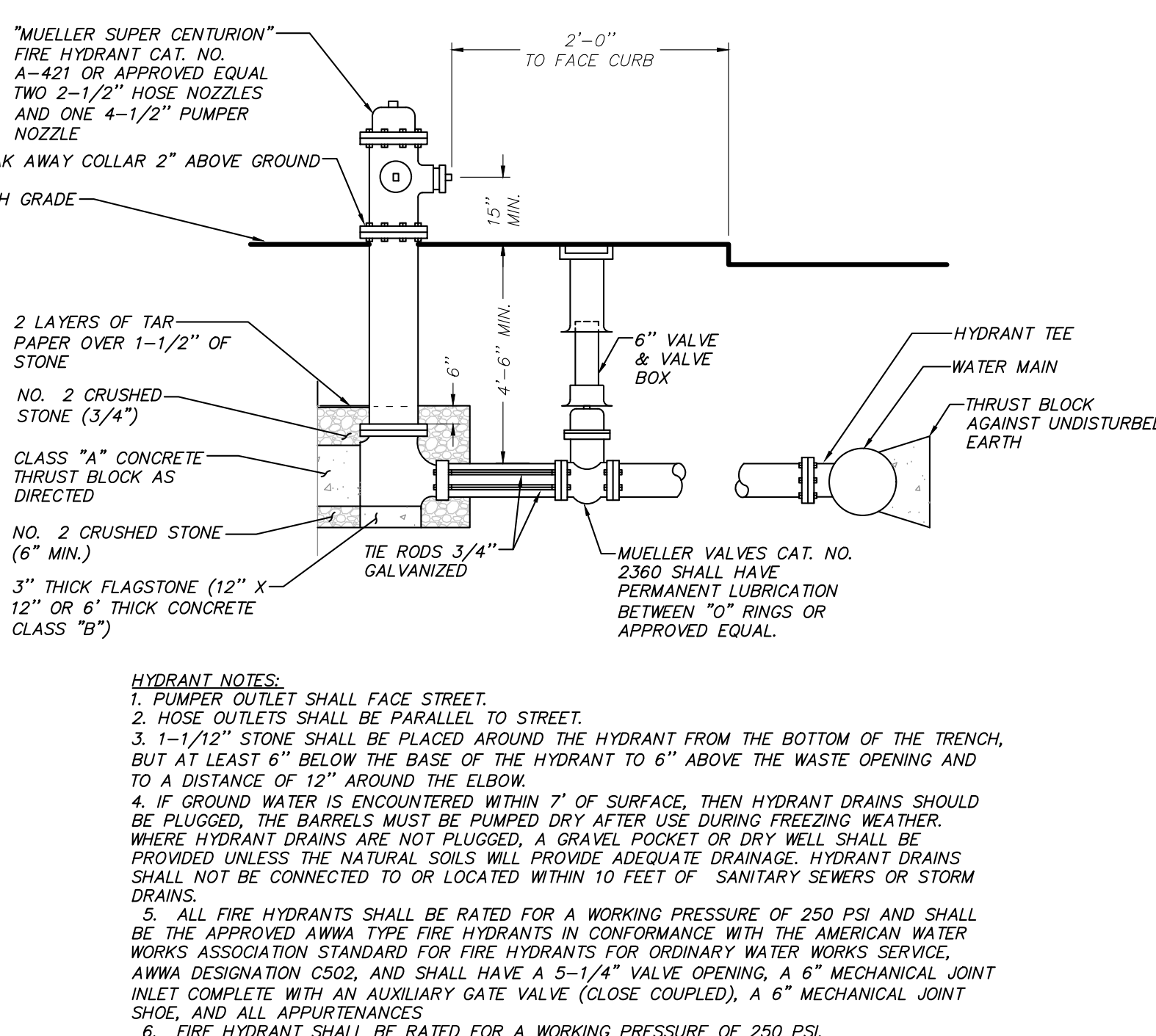
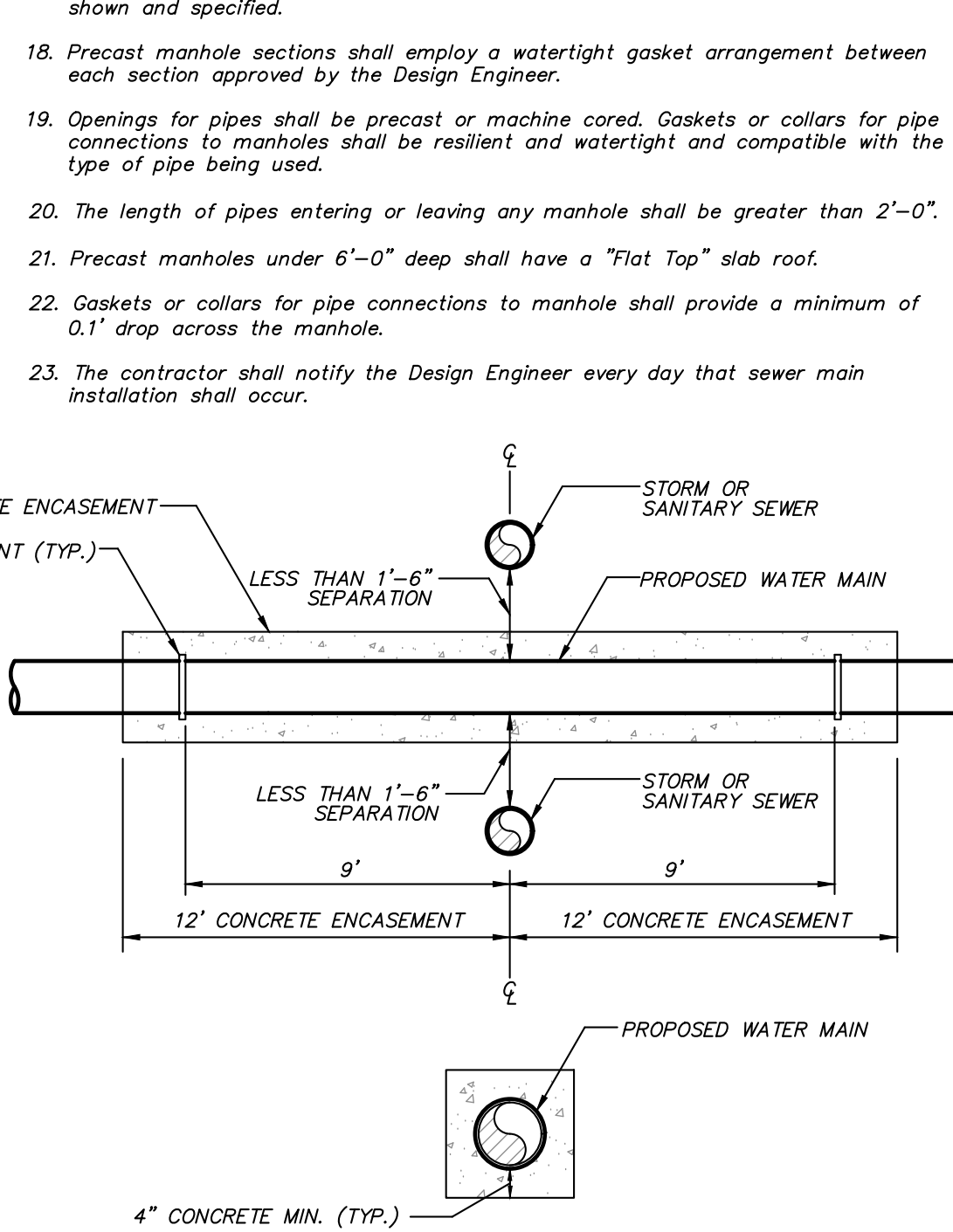
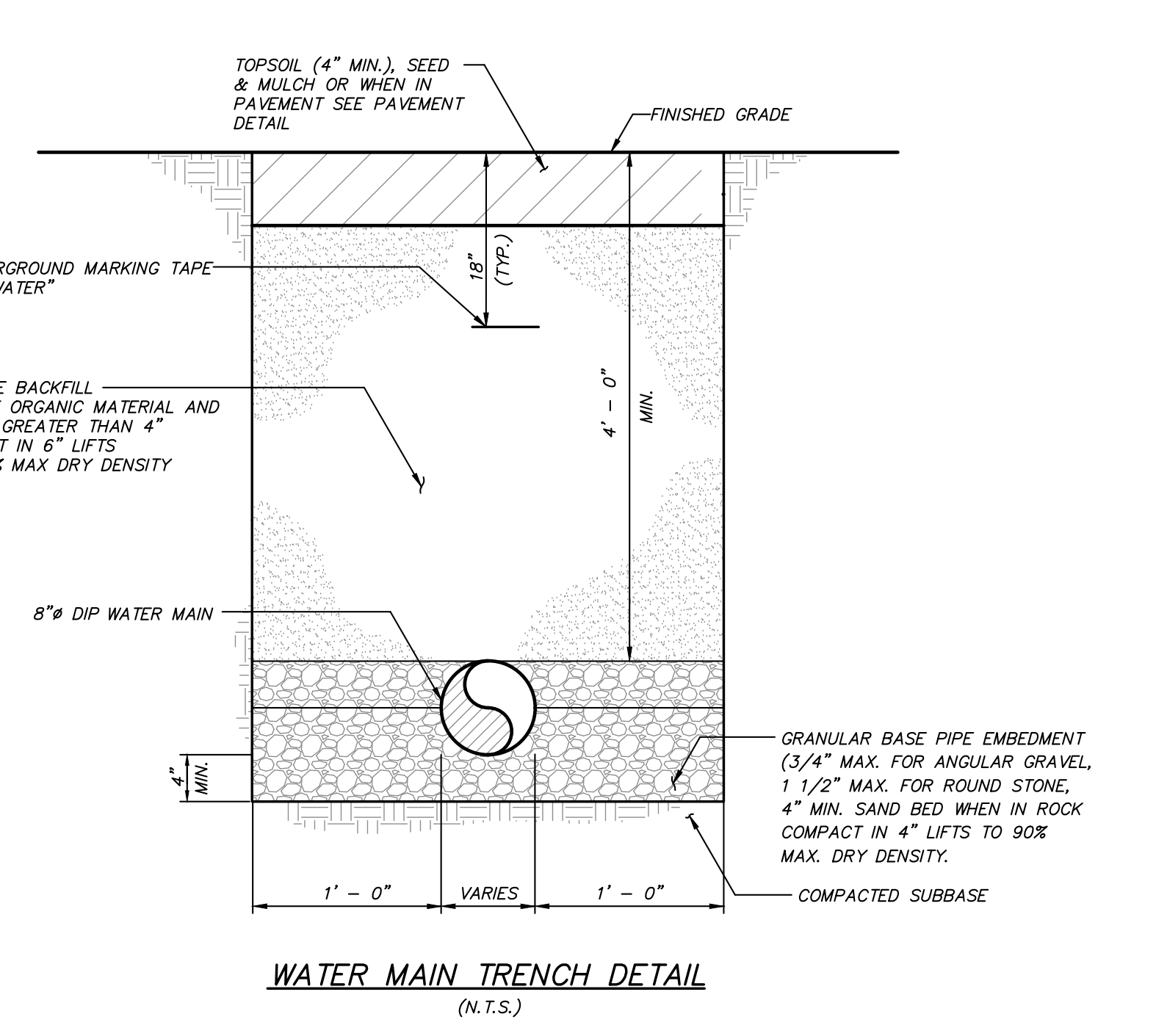
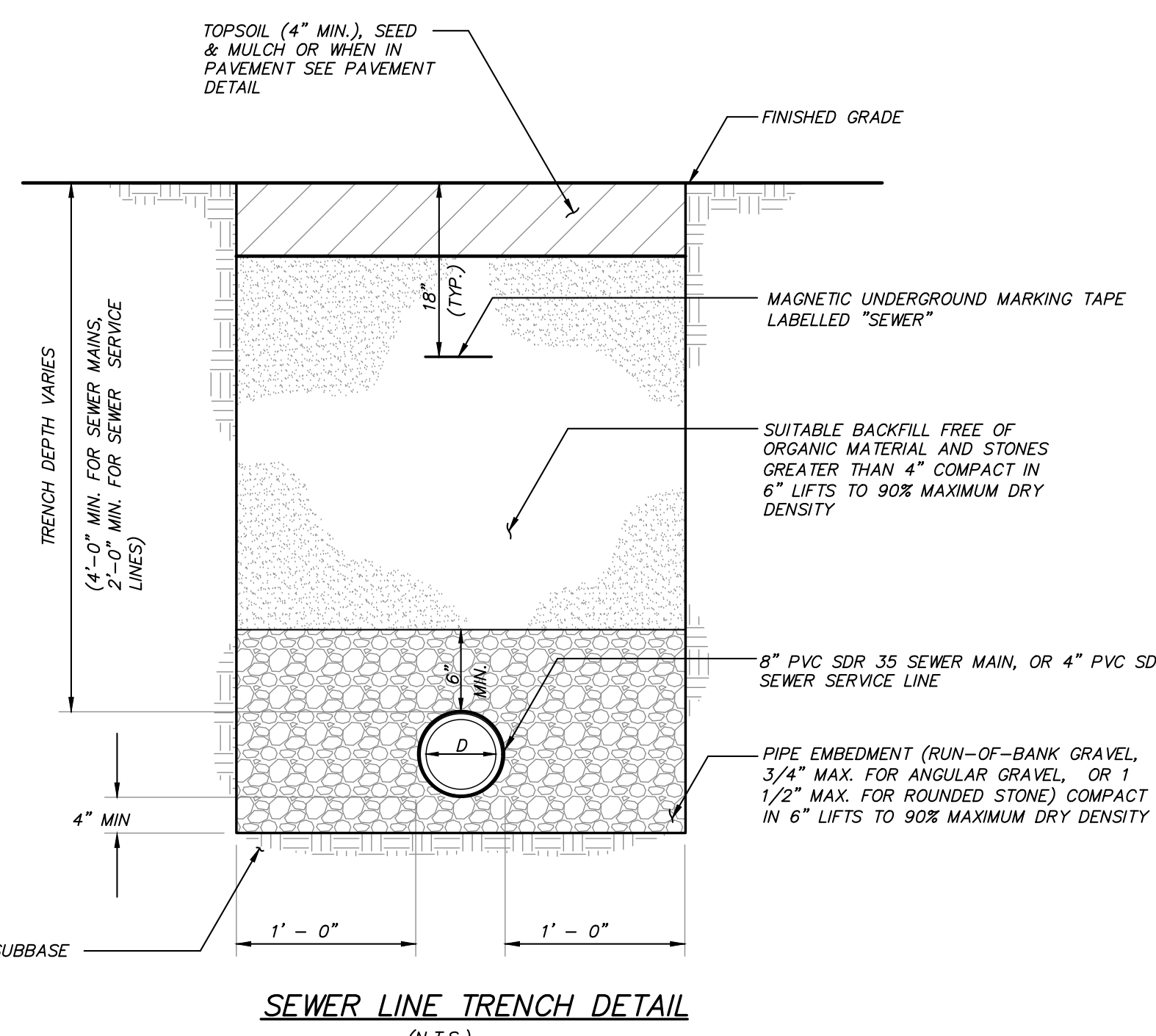
Type of Pipe	Leakage
Ductile iron - mechanical or push-on joints	100
Polyethylene chloride, thermal plastic or fiberglass with rubber joints	100
Cast iron soil pipe	0

 - Regardless of the above allowable leakage, any spurring leaks detected shall be immediately stopped.
 - Low Pressure Air Testing**
 - Air testing for acceptance shall not be performed until the backfilling has been completed.
 - Low pressure air tests shall conform to ASTM C 828 or ASTM F1417-92, Section 8.2.2, Time-Pressure Drop Method for a 0.5 psi drop, except as specified herein and shall not be limited to type or size of pipe.
 - All sections of pipelines shall be cleaned and flushed prior to testing.
 - The air test shall be based on the starting pressure of 3.5 to 4.0 psi gauge. The time allowed for the 0.5 psi drop in pressure, measured in seconds, will be computed based on the size and length of the test section by the following:
 - When groundwater is present, the average test pressure of 3 psi shall be above any back pressure due to the groundwater level.
 - The maximum pressure allowed under any condition in air testing shall be 10 psig. The maximum groundwater level for air testing is 12 feet above the top of the pipe.
 - The equipment required for air testing shall be furnished by the Contractor and shall include the necessary compressor, valves, gauges and plugs to allow for the monitoring of the pressure, release of pressure and a separate test gauge.
 - The test gauge shall be sized to allow for the measuring of the 0.5 psi loss allowed during the test period and shall be on a separate line to the test section.
 - Deflection Testing**
 - Deflection testing shall be performed 30 days after backfilling. The test shall be made by passing a ball or caliper no less than 85% of the pipe diameter through the pipe. The test shall be performed without mechanical pulling devices.
 - Manhole Testing**
 - General**
 - Each manhole shall be tested by either exfiltration, infiltration or vacuum testing.
 - A manhole will be acceptable if the leakage does not exceed an allowance of one gallon per vertical foot of depth for 24 hours. Regardless of the allowable leakage, any leaks detected shall be permanently stopped.
 - Exfiltration tests shall be performed after backfilling. The test shall be made by filling the manhole with water and observing the level for a minimum of eight hours.
 - Infiltration tests shall be performed after backfilling when the groundwater level is above the joint of the top section of a precast manhole.
 - Vacuum testing shall be performed after backfilling in accordance with the latest revision of ASTM C1244-02 as follows:
 - The test head shall be placed at the top of the manhole in accordance with the manufacturer's recommendations.
 - A vacuum of 10 in. of mercury shall be drawn on the manhole, the valve on the vacuum line of the test head closed, and the vacuum pump shut off. The time shall be measured for the vacuum to drop to 9 in. of mercury.
 - The manhole shall pass if the time for the vacuum reading to drop from 10 in. of mercury to 9 in. of mercury meets or exceeds the values indicated below:
Minimum Test Times for Various Manhole Diameters in Seconds:

Depth (ft)	Diameter (inches)	48"	60"
8 or less		20	26
10		25	31
12		30	39
14		35	46
16		40	52
18		45	59
20		50	65
 - If the manhole fails the initial test, necessary repairs shall be made by an approved method. The manhole shall then be retested until a satisfactory result is obtained.

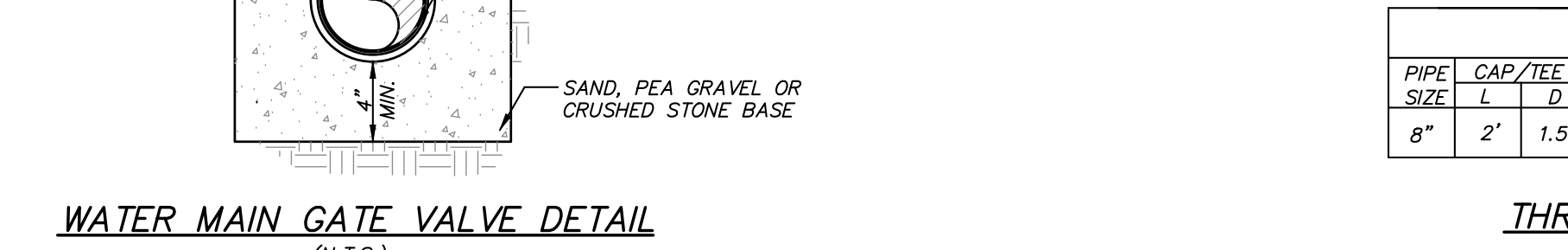
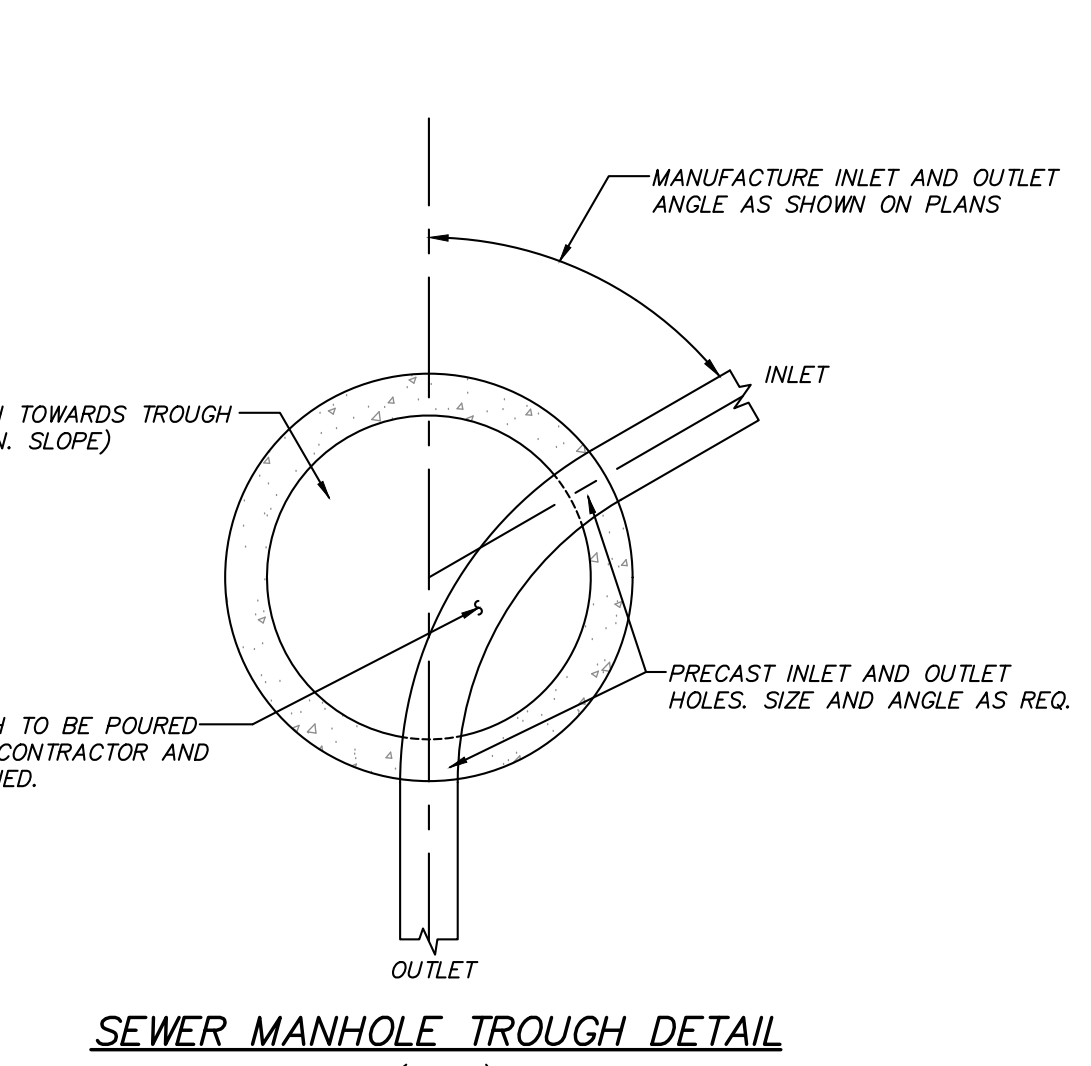
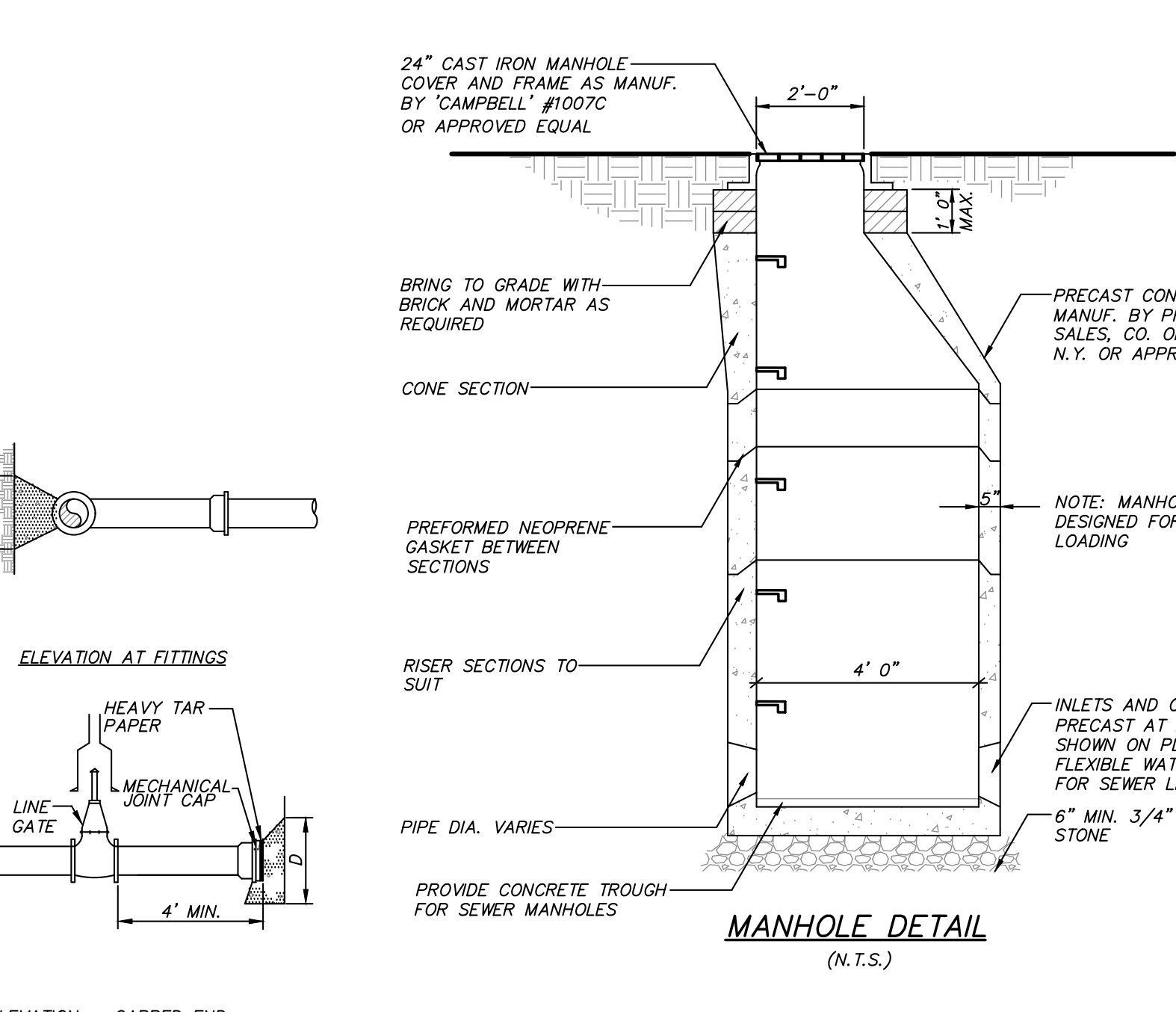
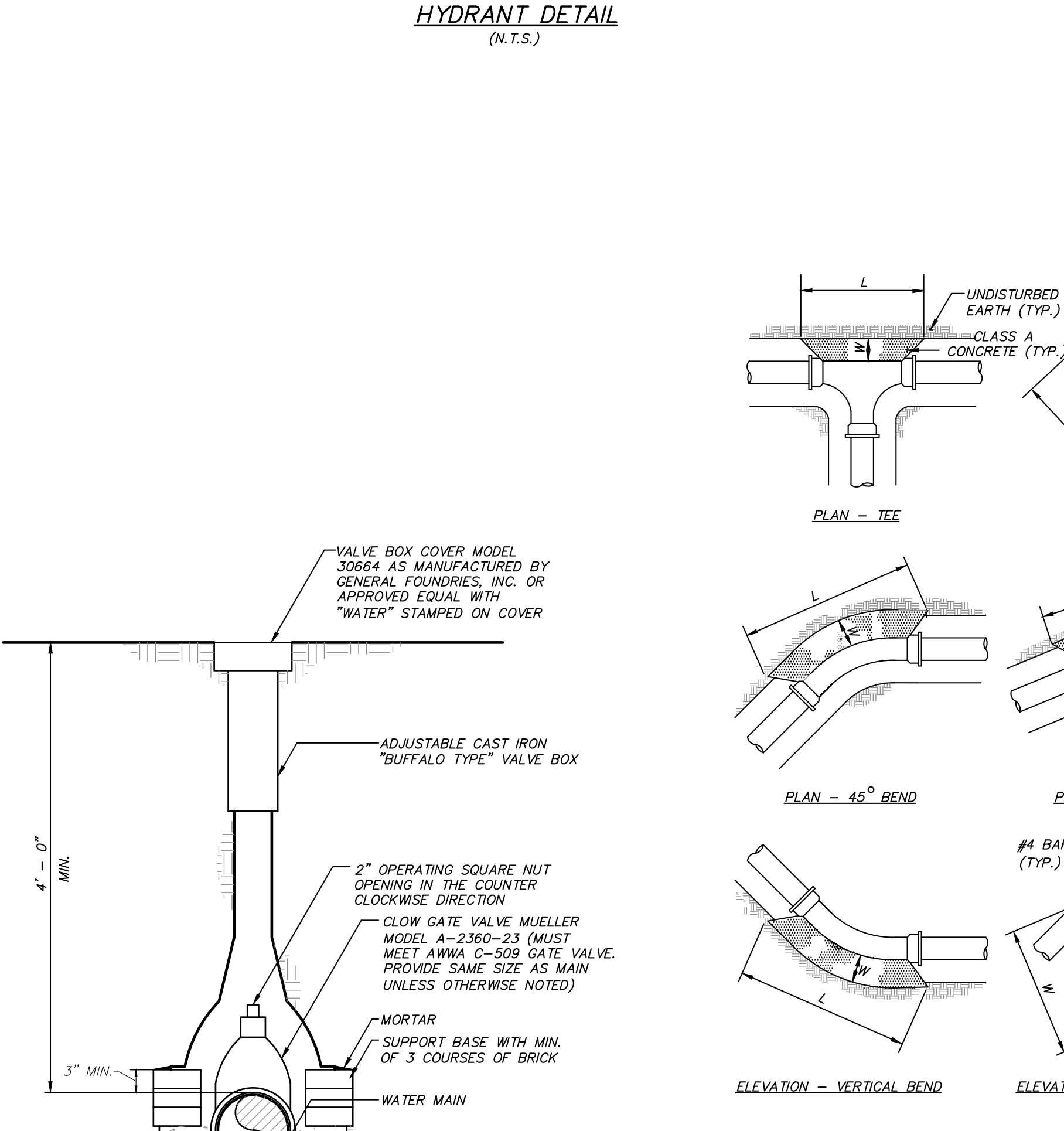
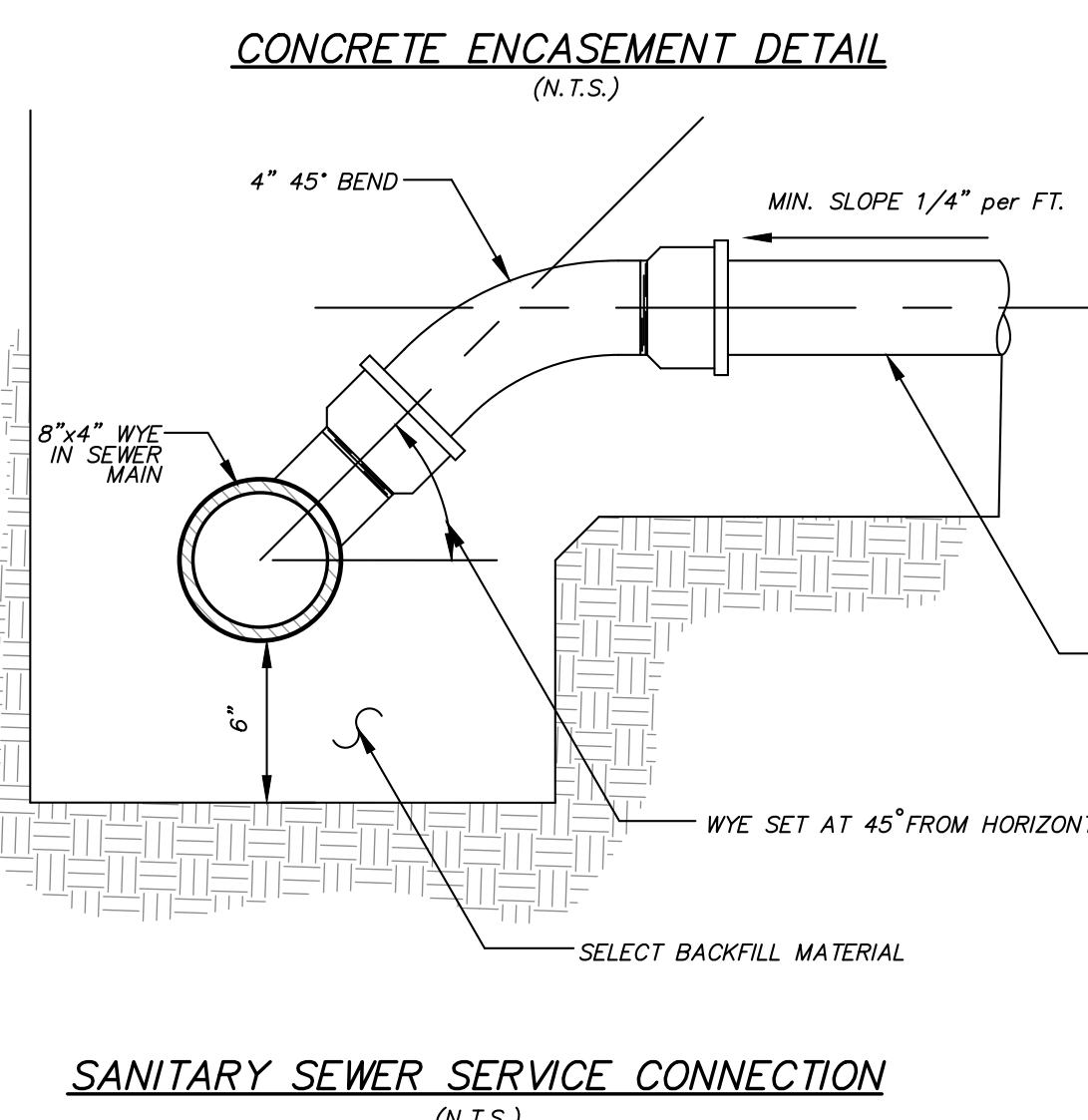
SEWER MAIN NOTES

- All sewer mains & sewer services shown on these plans shall be polyvinyl chloride (PVC) SDR 35. SDR 35 meets the Town of Carmel Town Code 129-29.
- Sewers shall be laid at least 10 feet horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a 10 foot horizontal separation, the Design Engineer and Putnam County Department of Health may allow deviation with prior approval on a case-by-case basis. If supported by data from the Design Engineer prior to sewer line installation. The horizontal separation also applies to service connections.
- Sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade. In cases where it is not practical to maintain a 10 foot horizontal separation, the Design Engineer and Putnam County Department of Health may allow deviation with prior approval on a case-by-case basis. If supported by data from the Design Engineer prior to the sewer line installation. The vertical separation also applies to service connections.
- Sanitary sewer service lines shall be tested in conjunction with the sewer mains to the property line or easement line, and in accordance with the latest Putnam County Department of Health Rules & Regulations.
- Testing of the manholes with the pipeline shall not be permitted. Manholes & sanitary sewer lines shall be tested independently of each other.
- The owner/applicant shall be responsible for acquiring supervision of the construction of the sanitary sewer main system by a person or firm qualified to practice professional engineering in the state of New York.
- The owner/applicant shall be responsible for providing three (3) copies of as-built drawings signed and sealed by a licensed and registered New York State Professional Engineer to the Putnam County Department of Health at the completion of the construction.
- The Design Engineer, Putnam County Department of Health, and Town Engineering Department shall be notified forty eight (48) hours before construction is started.
- The sanitary sewer mains shall not be placed into service until a certificate of construction compliance has been submitted to and accepted by the Putnam County Department of Health.
- The Putnam County Department of Health and the New York City Department of Environmental Protection must be notified forty eight (48) hours prior to pressure testing the sewer main improvements.
- Manhole frames & covers to be Campbell pattern #007D for 24" opening or approved equal. M.H. covers to be marked "SEWER" and to have six 3/4" hole vents. (use solid covers where necessary).
- The exterior of all manholes shall be covered with an approved asphalt waterproofing.
- Concrete base slabs shall be air entrained concrete with a minimum design strength of 3000 psi.
- The contractor shall submit shop drawings of the precast manholes to the Design Engineer for review and acceptance.
- Precast manholes shall have minimum reinforcement of 0.12 sq. in. per lin. ft. for 48" barrel & be designed in accordance with A.S.T.M. C-478, and withstand an H-20 design loading.
- Precast base sections to have the required number of gaskets and openings as shown and specified.
- Precast manhole sections shall employ a watertight gasket arrangement between each section approved by the Design Engineer.
- Openings for pipes shall be precast or machine cored. Gaskets or collars for pipe connections to manholes shall be resilient and watertight and compatible with the type of pipe being used.
- The length of pipes entering or leaving any manhole shall be greater than 2'-0".
- Precast manholes under 6'-0" deep shall have a "Flat Top" slab roof.
- Gaskets or collars for pipe connections to manhole shall provide a minimum of 0.1" drop across the manhole.
- The contractor shall notify the Design Engineer every day that sewer main installation shall occur.



TOWN OF CARMEL WATER NOTES:

- All water service connections shall be of a size and type as shown on the plans.
- Gate valves shall be AWWA non-rising stem type, as manufactured by Mueller Company, Model A-2360-23, or approved equal, conforming to the latest AWWA Standard for Gate Valves - 3" through 48" - for water and Other Liquids, AWWA Designation C-509.
- Sizes up to and including 12" shall be 250 psi working pressure. The valve body and bonnet shall be ductile iron. All interior and exterior metal surfaces shall be coated with a two-part thermosetting epoxy complying with AWWA C550.
- Valves shall have dual "D" ring seals, inside screw, resilient wedge seats in accordance with AWWA Designation C-550 and shall be constructed so as to provide unobstructed full port clearance when fully open and immediate complete closure when closed. The ends of the valves shall be mechanical joint.
- All valves shall be arranged to open in counter clockwise direction unless otherwise specifically indicated and operating nuts shall be 2" square.
- Valves shall be tested to a pressure of not less than two times the working pressure.
- Where water service Suddes are used, they shall be equal to those manufactured by Mueller, Model 7.5" x 1"SS Series Stainless Steel Saddle, Double Stud.
- Where corporation stops are used, they shall be equal to those as manufactured by Mueller Company, Model B-2500Series, NRS and of the size required. Such corporation stops shall meet the requirements of AWWA Specification No. C800.
- Curb valves (staps) shall be equal to those as manufactured by Mueller Company, Model H-1214 and shall conform to AWWA Specification No. C800.
- Curb boxes shall be equal to those as manufactured by Mueller Company and similar to Mueller extension type with arch pattern base model H-10314 all extension rods shall be stainless steel.
- All fire hydrants shall be the approved AWWA type fire hydrants in conformance with the American Water Works Association Standard for Fire Hydrants for Ordinary Water Works Service, AWWA Designation C502, and shall have a 5-1/4" valve mechanical joint connection with an auxiliary gate valve (close coupled), a 6" mechanical joint shoe, and all appurtenances.



THRUST BLOCK SCHEDULE

PIPE SIZE	CAP/TEE	22 1/2"			45"			90"		
		L	D	W	L	D	W	L	D	W
8"	2"	1.5'	2'	1.5'	2'	1.5'	2'	1.5'	2'	1.5'

1 7-19-21 GENERAL REVISION MEU

NO. DATE REVISION

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

PROJECT: THE HAMLET AT CARMEL
MULTI-FAMILY HOUSING DEVELOPMENT
STONELIGH AVENUE, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: SITE DETAILS

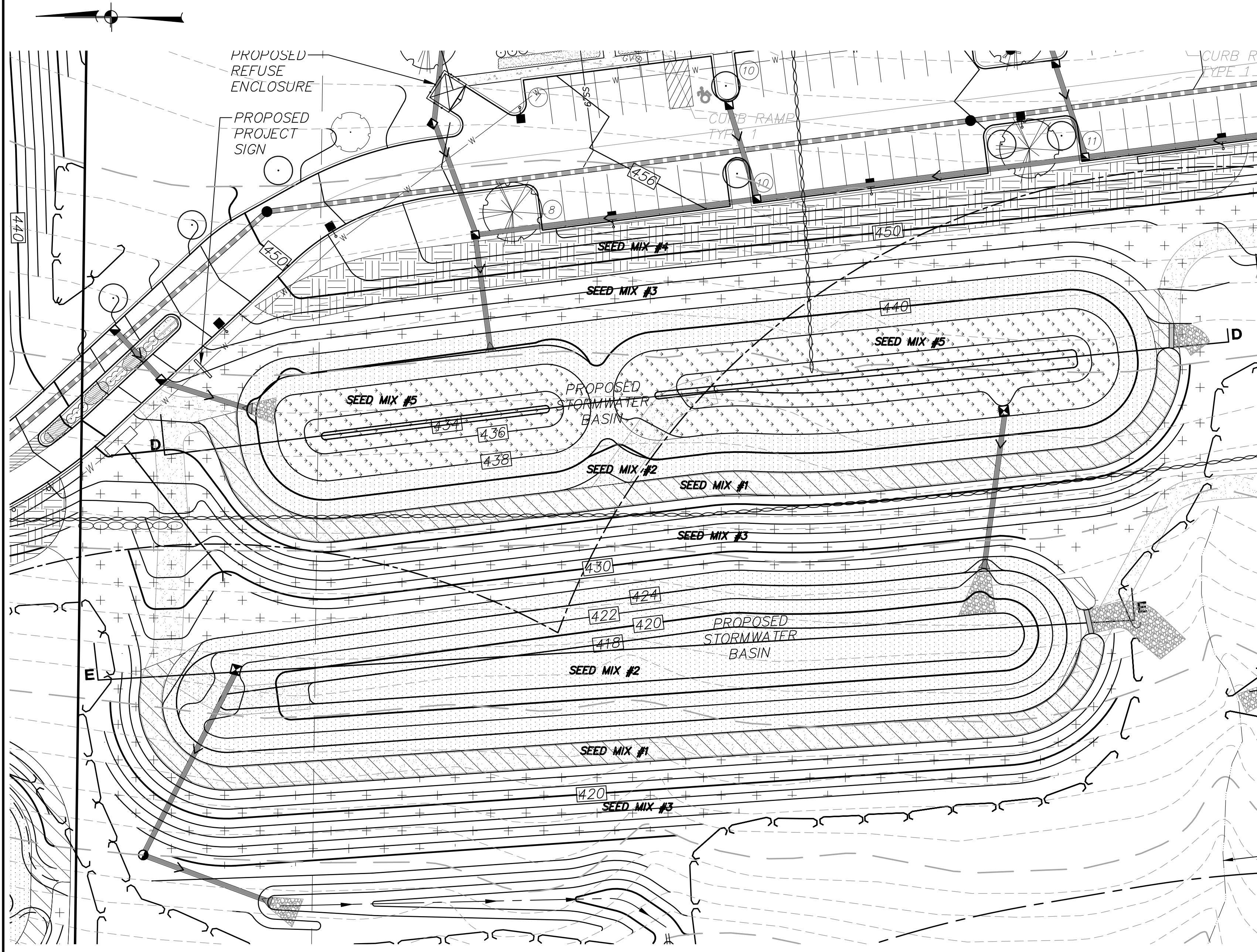
PROJECT NO. 14211.100 PROJECT MANAGER J.J.C.
DATE 2-10-21 DRAWN BY M.E.U.
SCALE AS SHOWN CHECKED BY J.J.C.

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

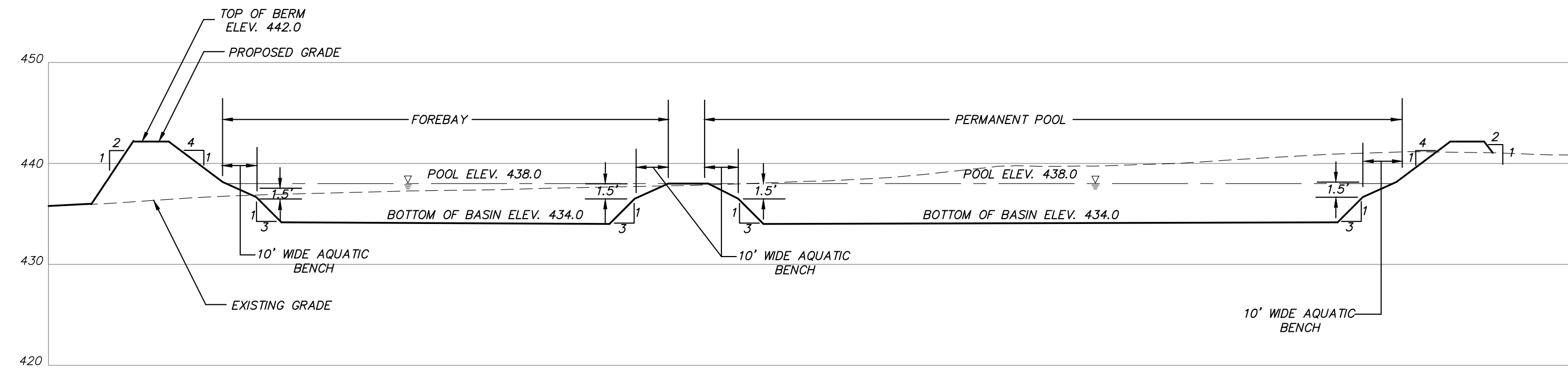
STATE OF NEW YORK
REGISTERED PROFESSIONAL ENGINEER
19851

DRAWING NO. 14211.100 SHEET 7
DATE 2-10-21 DRAWN BY M.E.U.
SCALE AS SHOWN CHECKED BY J.J.C.

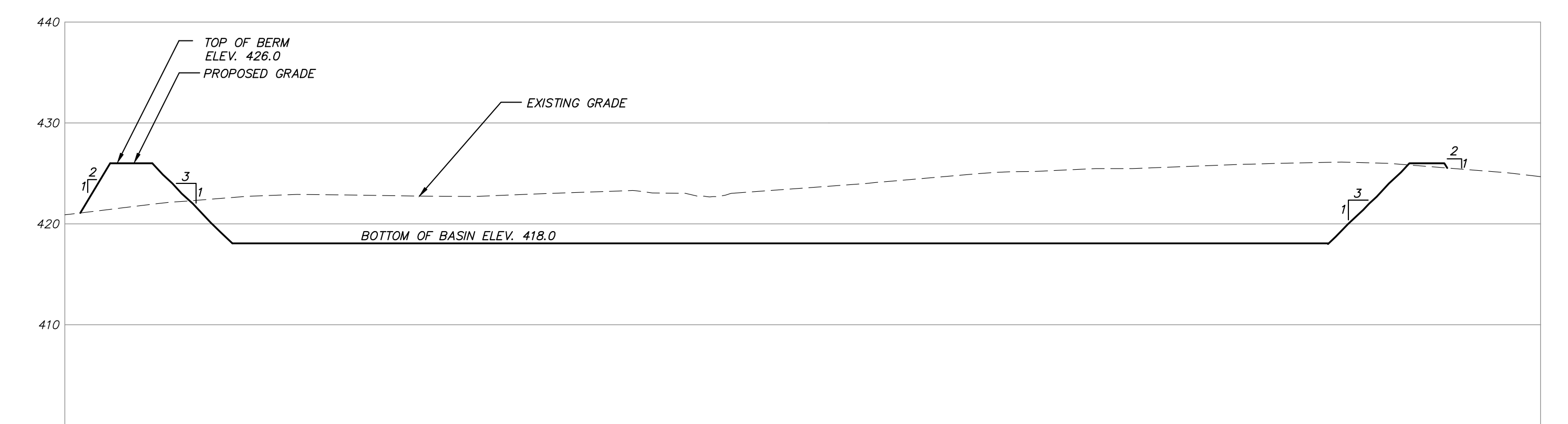
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



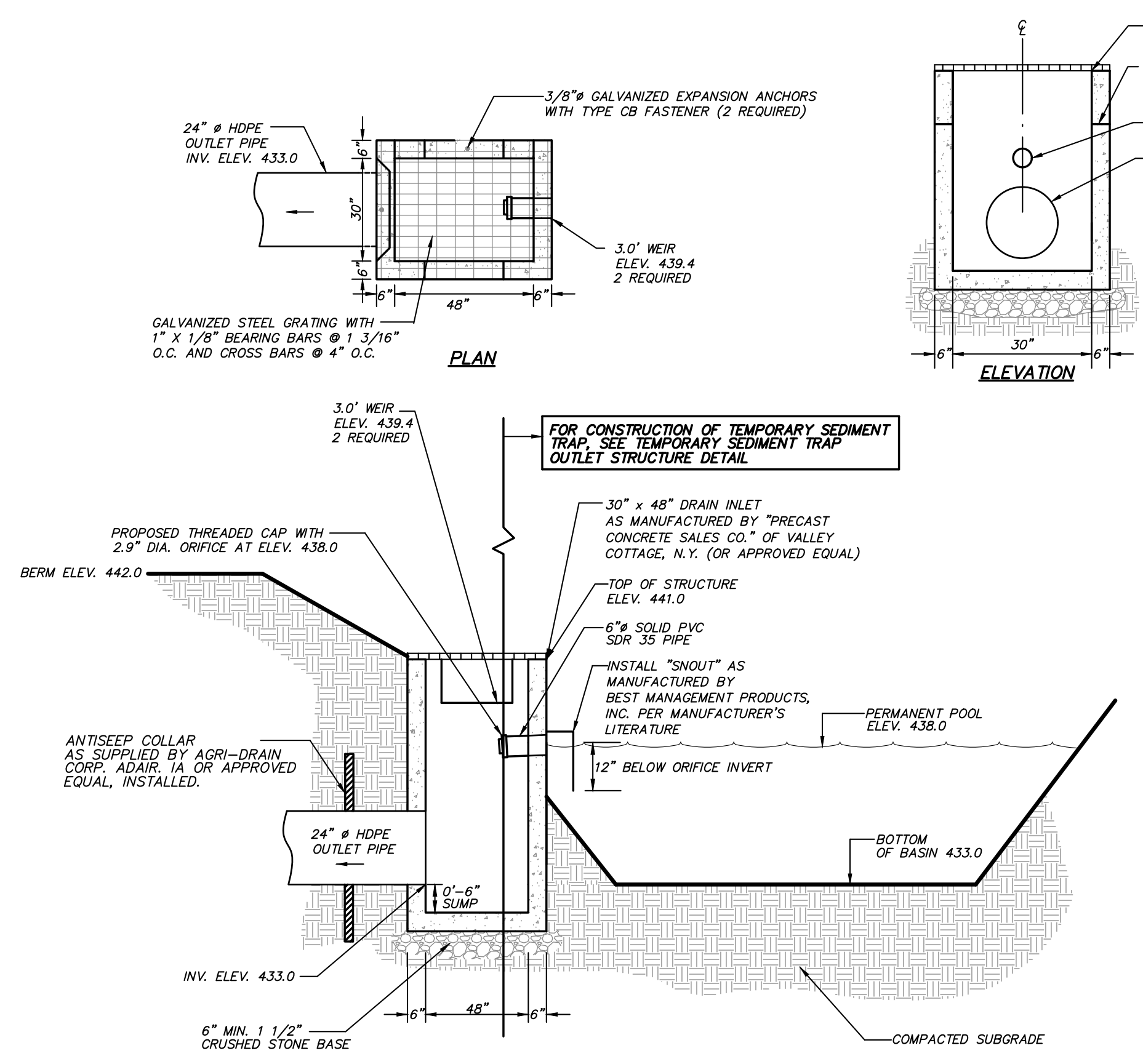
STORMWATER BASINS 2.1P AND 2.2P ENLARGED PLAN VIEW
Scale: 1"=30'



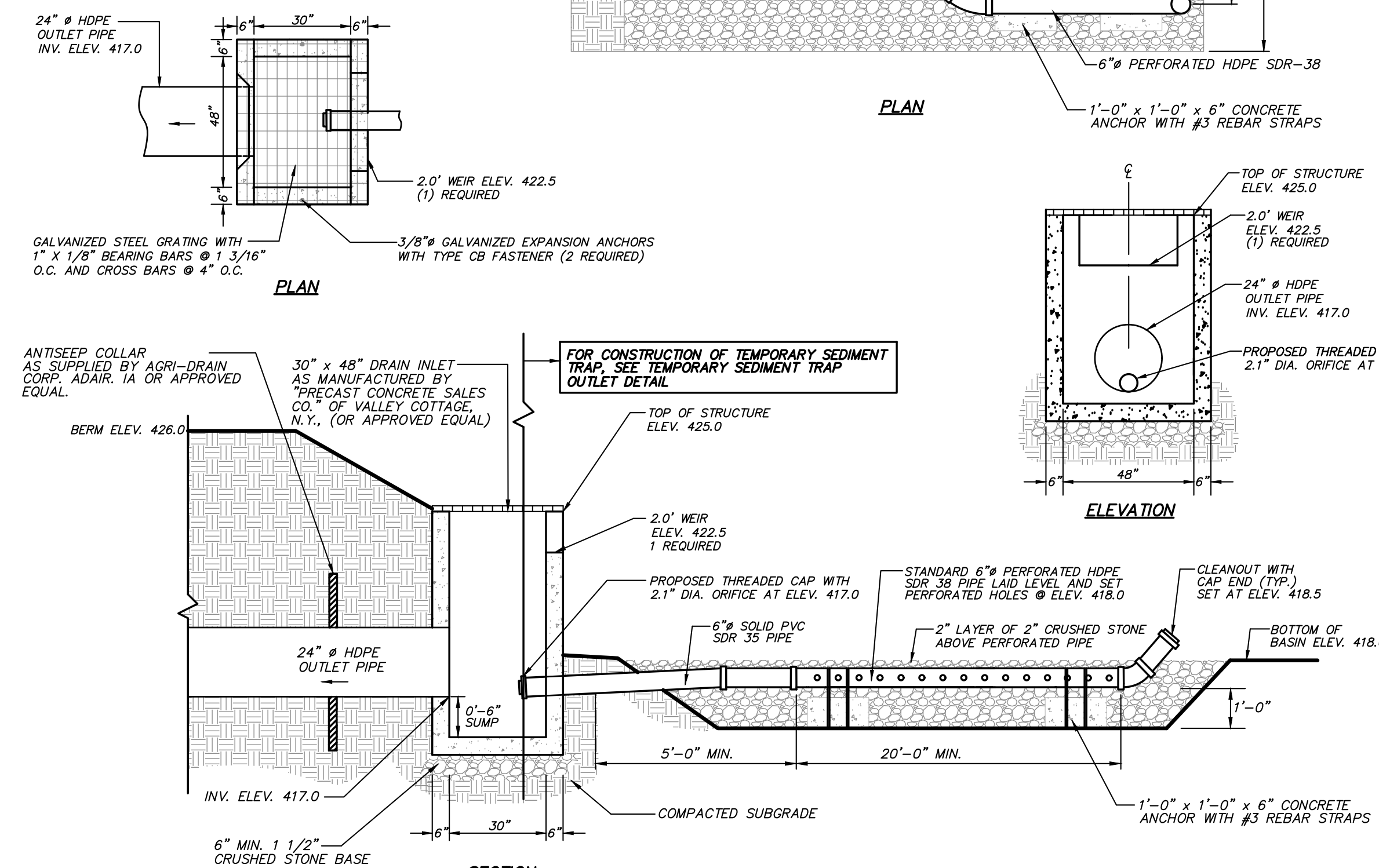
STORMWATER BASIN 2.1P SCHEMATIC SECTION D-D
N.T.S.



STORMWATER BASIN 2.2P SCHEMATIC SECTION E-E
N.T.S.



PERMANENT STORMWATER BASIN 2.1P OUTLET STRUCTURE DETAIL
(N.T.S.)



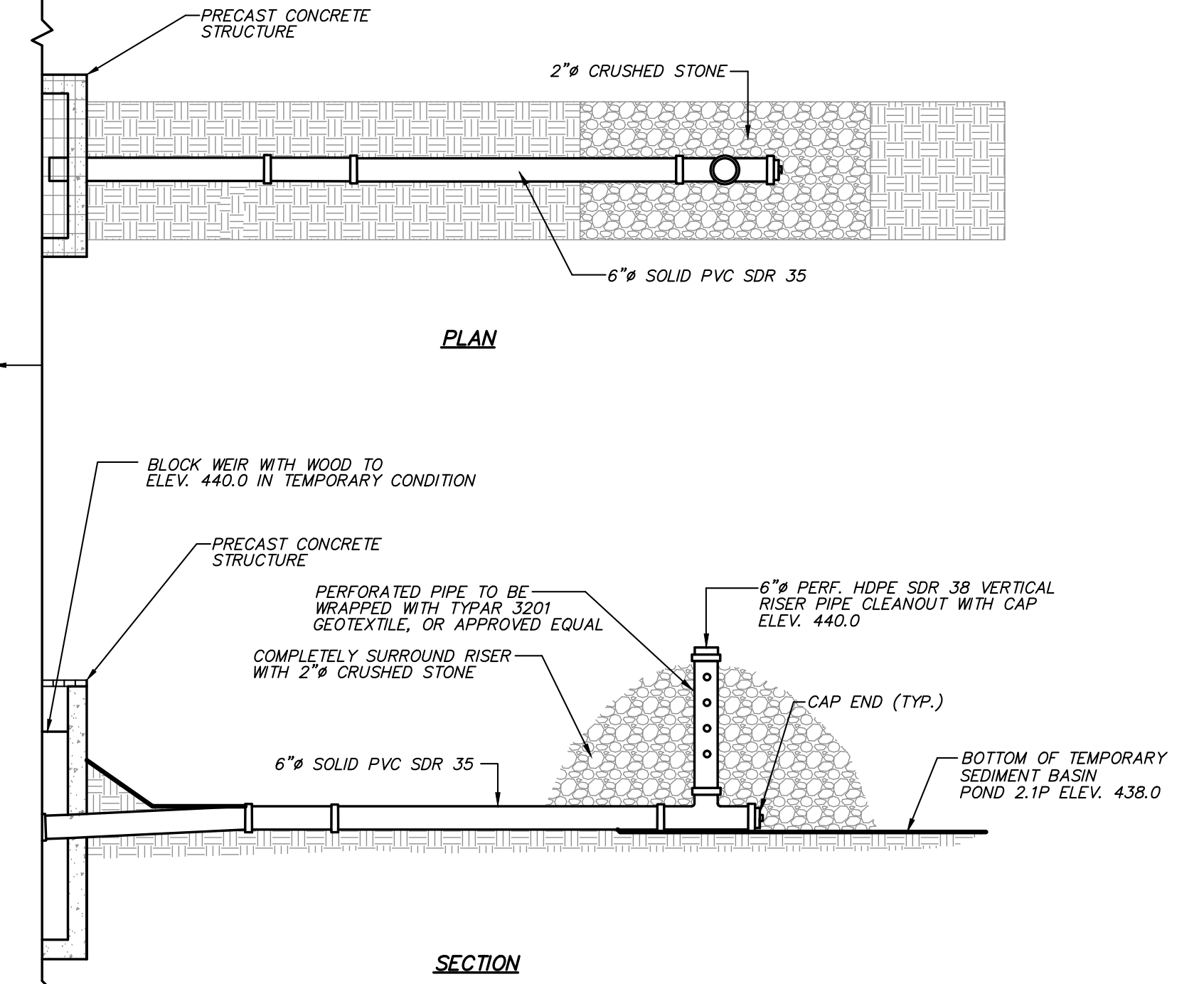
PERMANENT STORMWATER BASIN 2.2P OUTLET STRUCTURE DETAIL
(N.T.S.)

STORMWATER BASIN OUTLET NOTES

- THE BASINS ARE PROPOSED TO BE UTILIZED AS TEMPORARY SEDIMENT TRAPS (TST) DURING CONSTRUCTION.
- AFTER THE CONTRIBUTING AREAS TO THE BASINS HAVE BEEN PERMANENTLY STABILIZED, THE FOLLOWING SHALL BE ACCOMPLISHED:
 - CLEAN BASINS AND OUTLET STRUCTURES AND REMOVE 6" PERFORATED VERTICAL RISER PIPE, CRUSHED STONE AND FILTER FABRIC.
 - ADD THREADED CAP WITH ORIFICE AT DISCHARGE END OF 6" SOLID PVC SDR 35 PIPES PER DETAIL.
 - REPLACE THE PERFORATED PIPE AND CRUSHED STONE. DO NOT REPLACE FILTER FABRIC.
 - ESTABLISH THE FINAL VEGETATION IN THE BASINS IN ACCORDANCE WITH THE STORMWATER BASIN PLANTING DETAILS.
 - FOR BASINS 2.1P AND 3.1P EXCAVATE BOTTOM OF TST TO PERMANENT STORMWATER BASIN BOTTOM. ANY EXCESS SOIL SHALL BE TRUCKED OFF SITE AND BE PLACED IN A MANNER SO IT WILL NOT ERODE OR CAUSE EROSION.
 - CONVERSION OF TST'S SHALL BE ACCOMPLISHED ONE AT A TIME. THIS WILL ALLOW FOR THE TRAP UNDERGOING CONVERSION TO BE STABILIZED TO A STABILIZED WITH PLANTING. THE SECOND BASIN SHALL NOT START CONVERSION UNTIL THE FIRST BASIN IS STABILIZED. THE THIRD AND FOURTH BASINS SHALL NOT START CONVERSION UNTIL THE PREVIOUS BASIN IS STABILIZED.
- THE 6" PERFORATED VERTICAL RISER SHALL BE CONSTRUCTED AS FOLLOWS:
 - WHEN INITIALLY USED AS THE TEMPORARY SEDIMENT TRAP DOWNSIZING DEVICE, THE RISER SHALL BE WRAPPED WITH TYPAR 3201 GEOTEXTILE OR APPROVED EQUAL AND SURROUNDED WITH 2" STONE. THE TOP OF THE RISER SHALL BE SET AT THE SAME ELEVATION AS THE WEIRS AS SHOWN IN THE STORMWATER BASIN OUTLET STRUCTURE DETAILS.
 - WHEN THE PERMANENT RISER FOR BASIN IS CONSTRUCTED THE RISER SHALL BE UNWRAPPED WITH THE TOP ELEVATION SET AT SPECIFIED ELEVATIONS.

PLANTING NOTES:

- All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
- Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
- No fertilizer shall be added in stormwater basin plantings. Nutrient requirements to be met by incorporation of acceptable organic matter.
- All plant material to be nursery grown.
- Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
- Plant material shall be taken from healthy nursery stock.
- All plants shall be grown under climate conditions similar to those in the locality of the project.
- Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
- The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
- Provide a 3" layer of shredded pine bark mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
- All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.
- For all areas to be planted with emergent vegetation, soil shall be decompacted using tilling or other method approved by Landscape Architect and amended as required by specific testing of soil to a depth of at least 12".
- Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
 - select seed mixture per drawings and seeding notes.
 - fertilizer applied at the manufacturer's recommended rate using Lesco 10-2-18 (no phosphorus) fertilizer or equivalent.
 - mulch: soft hay or small grain straw applied at a rate of 90 lbs./1000 s.f. or 2 tons/acre, to be applied and anchored according to New York State Standards and Specifications for Erosion and Sediment Control, August 2005.
 - if the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
- All proposed seeded areas to stormwater basins to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
- The Stormwater Basin seed mixes as specified on these drawings from New England Wetland Plants, Inc. of Amherst, MA, are as follows:
 - Seed Mix #1 at a rate of 35 lbs. per acre. New England Erosion Control/Restoration Mix (for Detention basins and Moist Sites).
 - Seed Mix #2 at a rate of 23 lbs. per acre. New England Willowflower Mix.
 - Seed Mix #3 at a rate of 25 lbs. per acre. New England Conservation/Wildlife Mix.
 - Seed Mix #4 at a rate of 35 lbs. per acre. New England Roadside Matrix Upland Seed Mix.
 - Seed Mix #5 at a rate of 18 lbs. per acre. New England Wetmix.
- Interiors of ponds including aquatic bench to be seeded. Permanent water to be drawn down below seeded areas until vegetation establishes.



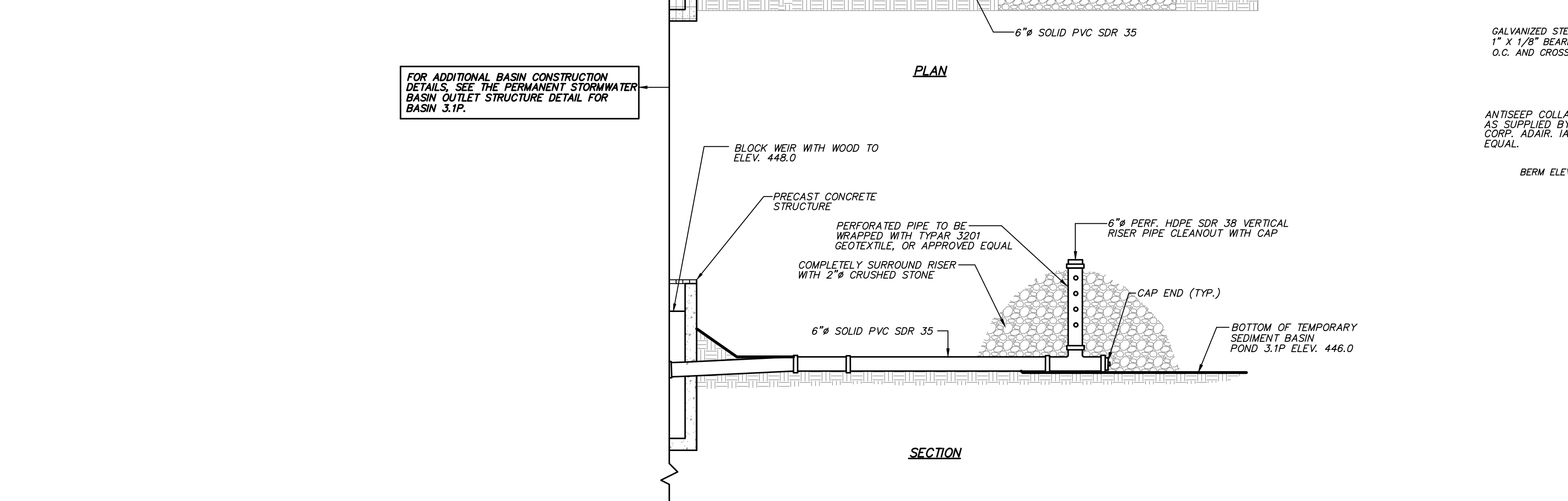
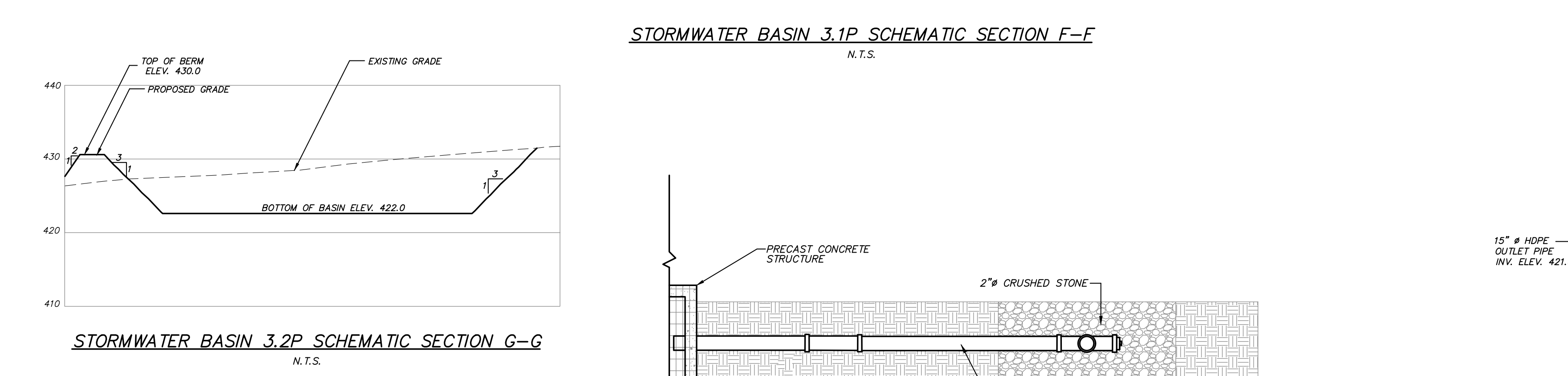
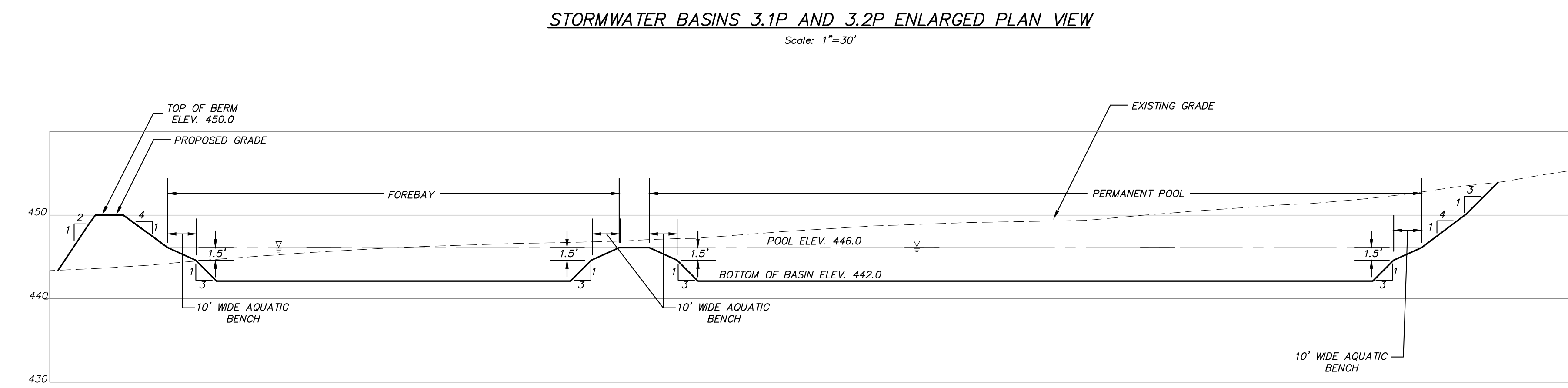
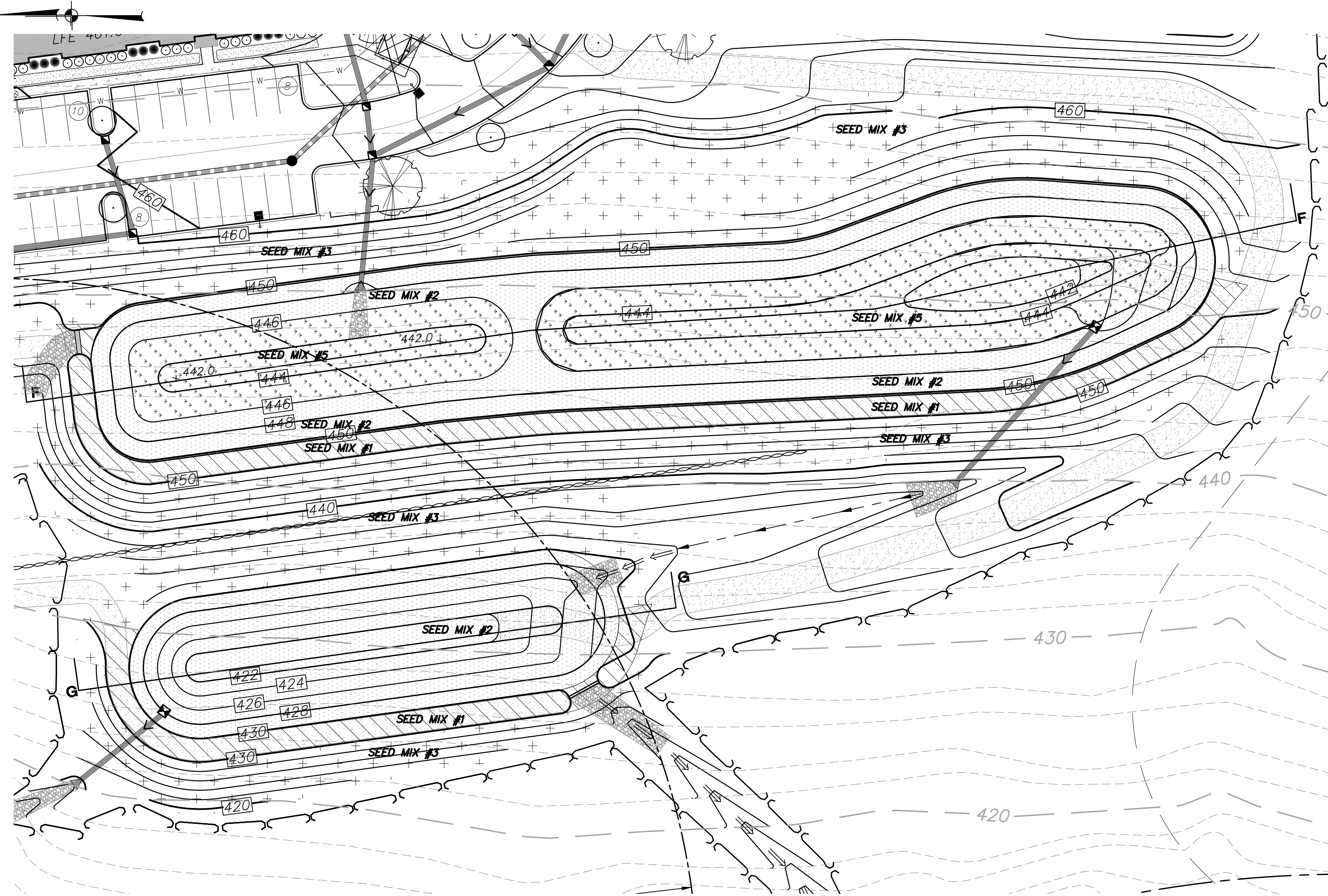
TEMPORARY SEDIMENT BASIN 2.1P OUTLET DETAIL
(N.T.S.)

NO.	DATE	REVISION	BY
1	7-19-21	GENERAL REVISION	MEU

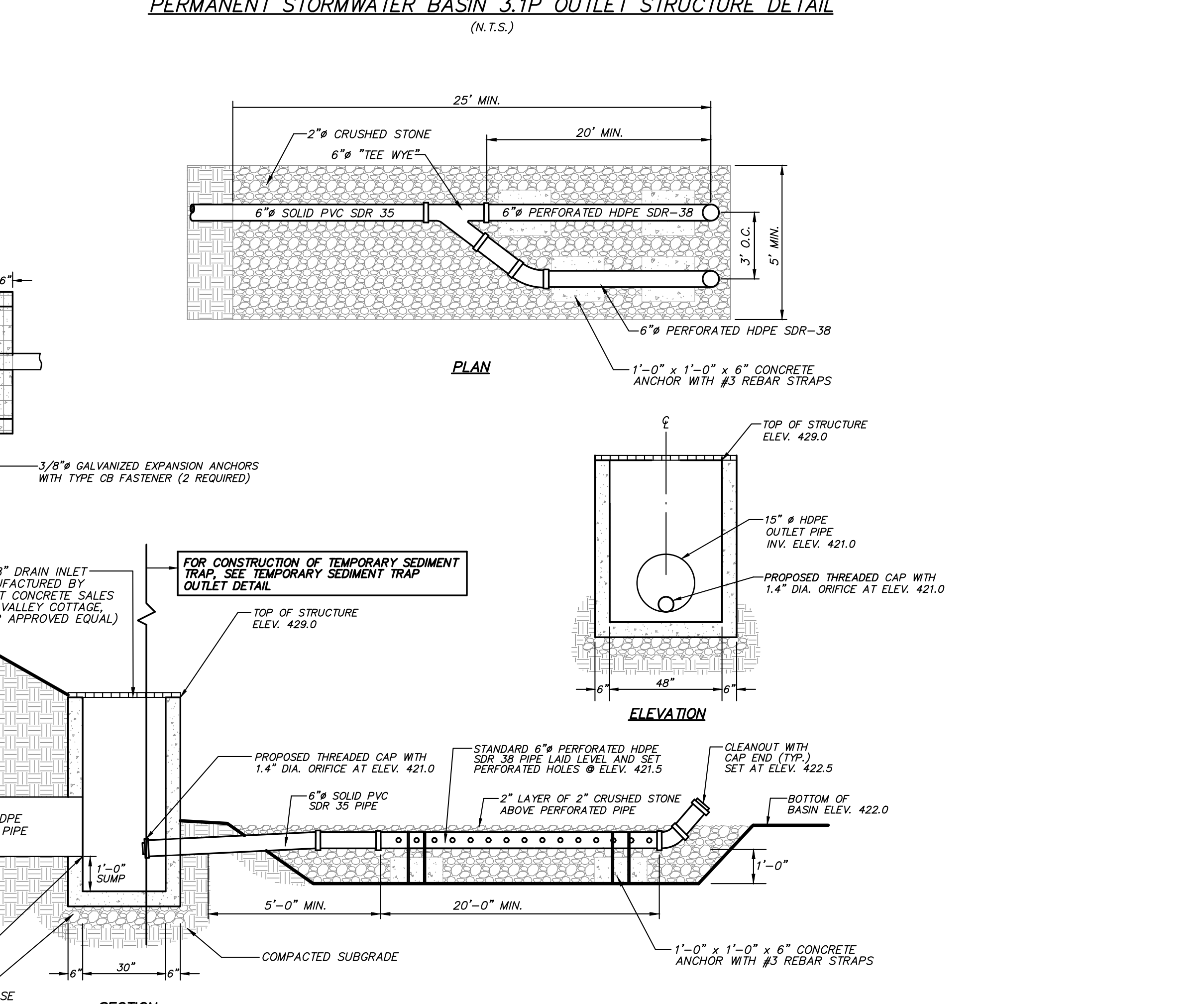
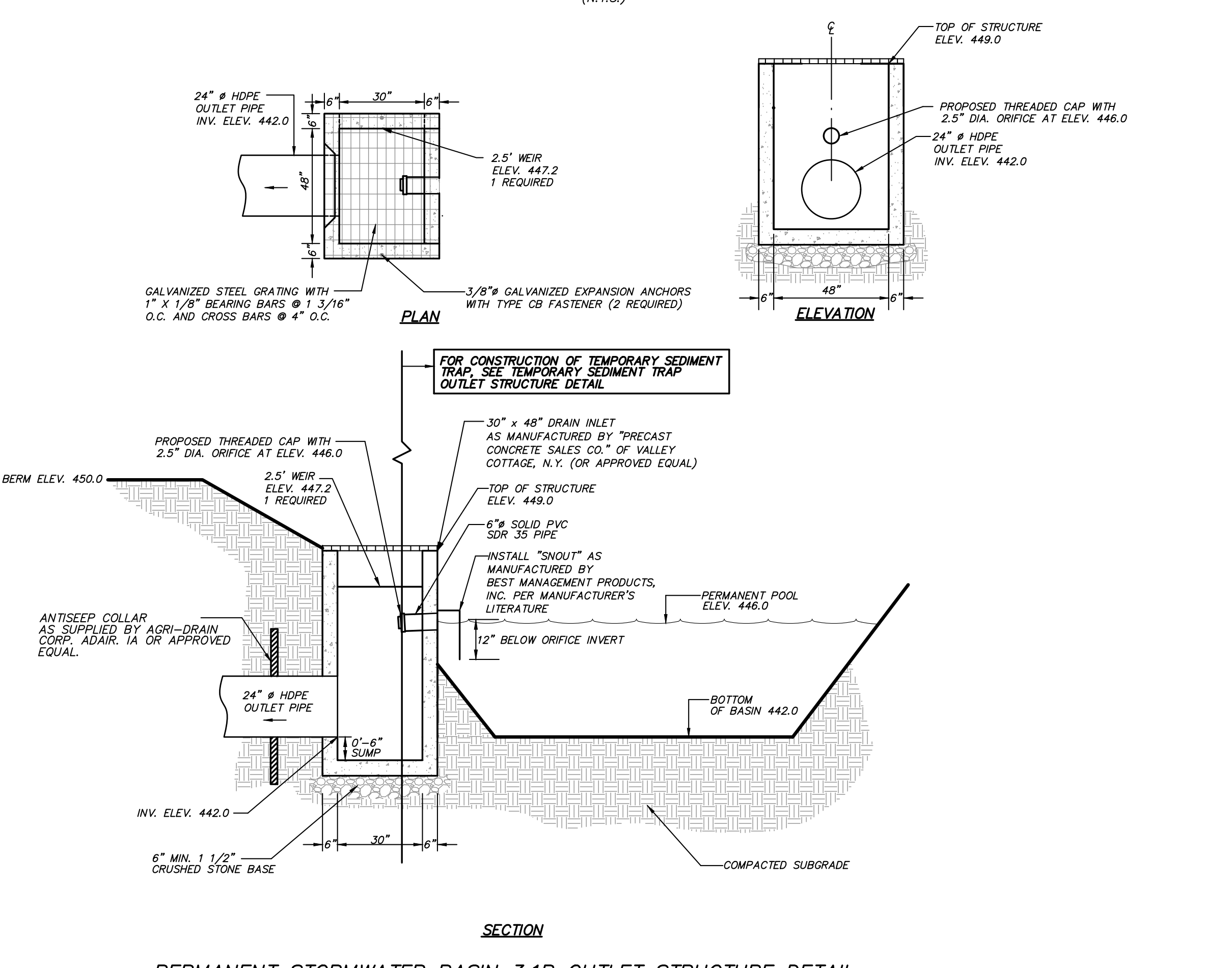
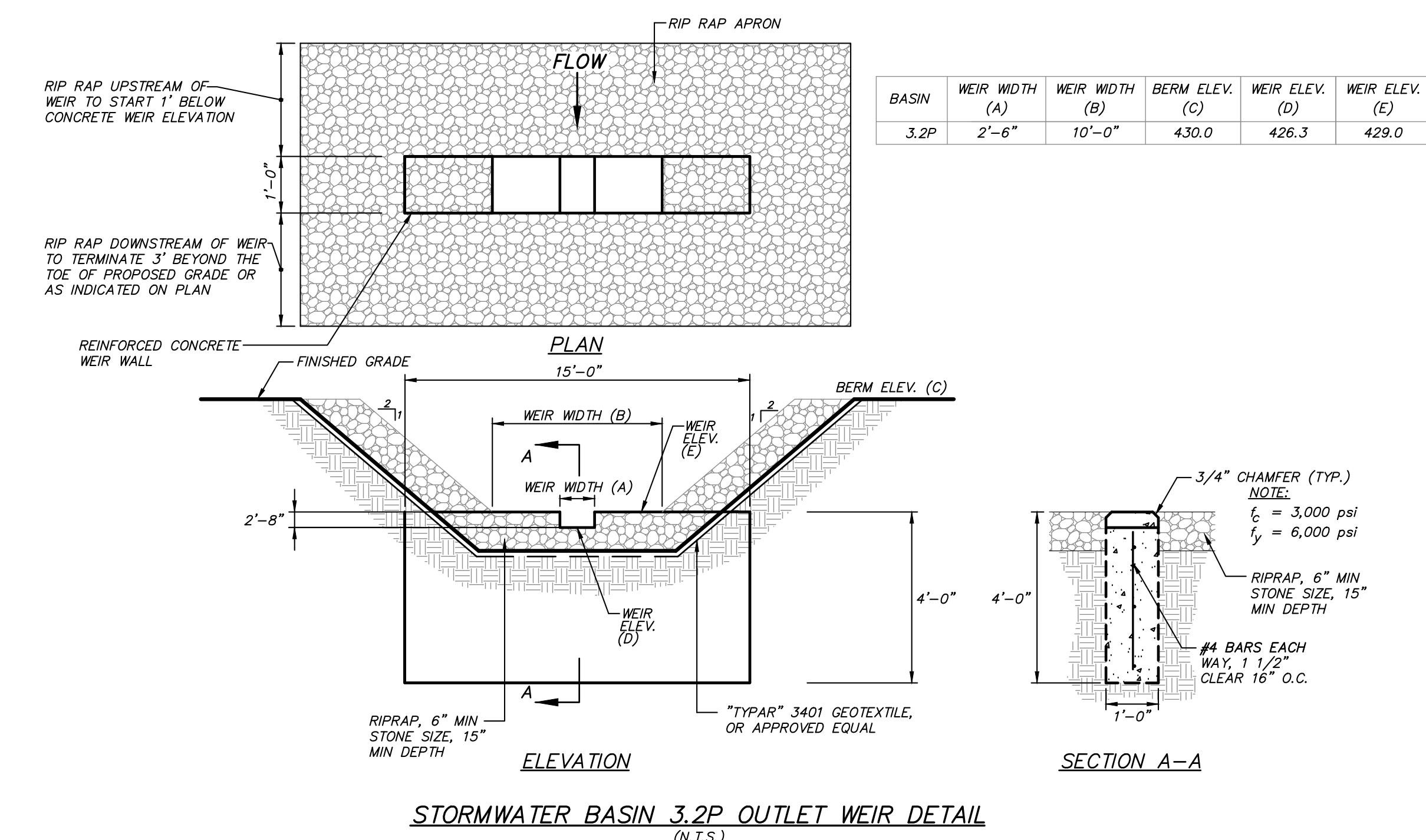
		3 Garrett Place Carmel, NY 10512 (845) 225-8690 (845) 225-9717 fax www.insite-eng.com	
PROJECT: THE HAMLET AT CARMEL MULTI-FAMILY HOUSING DEVELOPMENT STONELEIGH AVENUE, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: STORMWATER POND DETAILS			
PROJECT NO.	14211.100	PROJECT MANAGER	J.J.C.
DATE	2-10-21	DRAWN BY	M.E.U.
SCALE	AS SHOWN	CHECKED BY	J.J.C.
		DRAWING NO.	D-4
		SHEET	8
			9

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- STORMWATER BASIN OUTLET NOTES**
- THE BASINS ARE PROPOSED TO BE UTILIZED AS TEMPORARY SEDIMENT TRAPS (TST) DURING CONSTRUCTION.
 - AFTER THE CONTRIBUTING AREAS TO THE BASINS HAVE BEEN PERMANENTLY STABILIZED, THE FOLLOWING SHALL BE ACCOMPLISHED:
 - CLEAN BASINS AND OUTLET STRUCTURES AND REMOVE 6" PERFORATED VERTICAL RISER PIPE, CRUSHED STONE AND FILTER FABRIC.
 - ADD THREADED CAP WITH ORIFICE AT DISCHARGE END OF 6" SOLID PVC SDR 35 PIPES PER DETAIL.
 - REPLACE THE PERFORATED PIPE AND CRUSHED STONE. DO NOT REPLACE FILTER FABRIC.
 - ESTABLISH THE FINAL VEGETATION IN THE BASINS IN ACCORDANCE WITH THE STORMWATER BASIN PLANTING DETAILS.
 - FOR BASINS 3.1P AND 3.2P EXCAVATE BOTTOM OF TST TO PERMANENT STORMWATER BASIN BOTTOM. ANY EXCESS SOIL SHALL BE TRUCKED OFF SITE AND BE PLACED IN A MANNER SO IT WILL NOT ERODE OR CAUSE EROSION.
 - CONVERSION OF TSTs SHALL BE ACCOMPLISHED ONE AT A TIME. THIS WILL ALLOW FOR THE TRAP UNDERGOING CONVERSION TO BE DEWATERED TO A STABILIZED TRAP OR BASIN. THE SECOND BASIN SHALL NOT BE CONSTRUCTED UNTIL THE FIRST BASIN IS STABILIZED AND THE THIRD AND FOURTH BASINS SHALL NOT START CONSTRUCTION UNTIL PREVIOUS BASIN IS STABILIZED.
 - THE 6" PERFORATED VERTICAL RISER SHALL BE CONSTRUCTED AS FOLLOWS:
 - WHEN INITIALLY USED AS THE TEMPORARY SEDIMENT TRAP DEWATERING DEVICE THE RISER SHALL BE WRAPPED WITH TYPAR 3201 GEOTEXTILE OR APPROVED EQUAL AND SURROUNDED WITH 2" STONE. THE TOP OF THE RISER SHALL BE SET AT THE SAME ELEVATION AS THE WEIRS AS SHOWN IN THE STORMWATER BASIN OUTLET STRUCTURE DETAILS.
 - WHEN THE PERMANENT RISER FOR BASIN IS CONSTRUCTED THE RISER SHALL BE UNWRAPPED WITH THE TOP ELEVATION SET AT SPECIFIED ELEVATIONS.

- PLANTING NOTES:**
- All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
 - Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
 - No fertilizer shall be added in stormwater basin plantings. Nutrient requirements to be met by incorporation of acceptable organic matter.
 - All plant material to be nursery grown.
 - Plants shall conform with ANSI 260.1 American Standard for Nursery Stock in all ways including dimensions.
 - Plant material shall be taken from healthy nursery stock.
 - All plants shall be grown under climate conditions similar to those in the locality of the project.
 - Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
 - The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
 - Provide a 3" layer of shredded pine bark mulch (or as specified) over entire watering spaces of all trees pits or over entire planting bed. Do not place mulch within 3' of tree or shrub trunks.
 - All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.
 - For all areas to be planted with emergent vegetation, soil shall be decompacted using tilling or other method approved by Landscape Architect and amended as required by results of soil testing to a depth of at least 12".
 - Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable material as follows:
 - select seed mixture per drawings and seeding notes.
 - fertilizer applied at the manufacturer's recommended rate using Lesco 10-0-18 (no phosphorus) fertilizer or equivalent.
 - mulch: salt hay or small grain straw applied at a rate of 90 lbs./1000 s.f. or 2 tons/acre, to be applied and anchored according to New York State Standards and Specifications for Erosion and Sediment Control, August 2005. If the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
 - All proposed seeded areas to stormwater basins to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
 - The Stormwater Basin seed mixes as specified on these drawings from New England Wetland Plants, Inc. of Amherst, MA, are as follows:
 - Seed Mix #1 at a rate of 35 lbs. per acre: New England Erosion Control/Restoration Mix (for Detention basins and Moist Sites).
 - Seed Mix #2 at a rate of 23 lbs. per acre: New England Wildflower Mix.
 - Seed Mix #3 at a rate of 25 lbs. per acre: New England Conservation/Wildlife Mix.
 - Seed Mix #4 at a rate of 35 lbs. per acre: New England Roadside Matrix Upland Seed Mix.
 - Seed Mix #5 at a rate of 18 lbs. per acre: New England Wetland.
 - Interiors of ponds including aquatic bench to be seeded. Permanent water to be drawn down below seeded areas until vegetation establishes.

1	7-19-21	GENERAL REVISION	MEU
NO.	DATE	REVISION	BY

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

PROJECT: **THE HAMLET AT CARMEL**
MULTI-FAMILY HOUSING DEVELOPMENT
STONELEIGH AVENUE, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

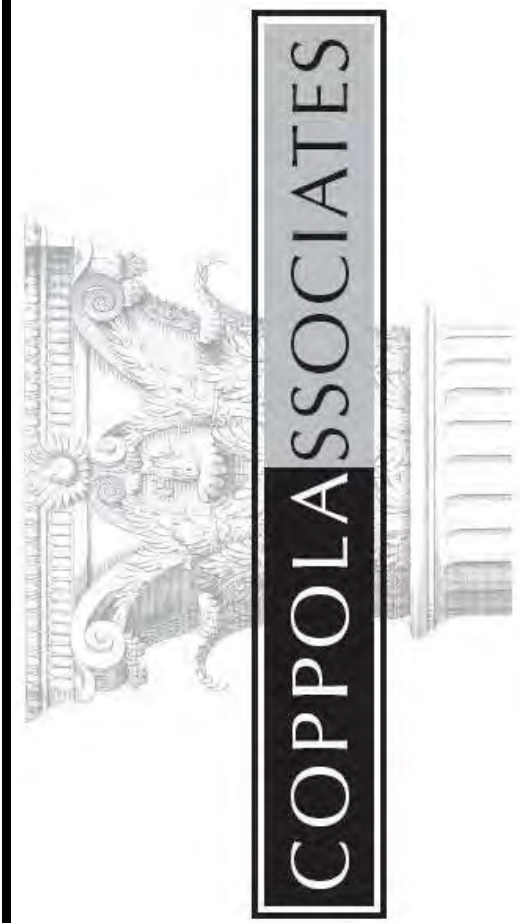
DRAWING: **STORMWATER POND DETAILS**

PROJECT NO. 14211.100 PROJECT MANAGER J.J.C. DRAWING NO. SHEET 9
DATE 2-10-21 DRAWN BY M.E.U. D-5
SCALE AS SHOWN CHECKED BY J.J.C. SHEET 9

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(845) 225-8717 fax
www.insite-eng.com

STATE OF NEW YORK
JULY 1, 1983
PROFESSIONAL ENGINEER

Typical Exterior Finishes:
 Fibercement Siding
 Fibercement Shakes
 Cultured Stone Veneer
 Fiberglass Shingles
 Composite Trim Boards
 Energy Star Windows
 Fiberglass Columns



Design, Architecture & Planning
 6 Old North Plank Road
 Suite 101
 Newburgh, NY 12550
 TEL: 845-561-3559
 FAX: 845-561-2051
 ajcoppola@coppola-associates.com

LICENSE NUMBER: 018849

PROPOSED MULTIFAMILY DWELLINGS FOR

The Hamlet at Carmel

Town of Carmel, NY

Typical Building Elevations



1 Typical 2 Story Elevation
 A1 Scale: 1/8"=1'-0"



2 Typical 3 Story Elevation
 A1 Scale: 1/8"=1'-0"

REVISIONS

DATE

7/1/21

PROJECT NUMBER

21-27

SHEET NUMBER

A1

VIA HAND DELIVERED

July 14, 2021

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

Attn: Craig Paepre, Chairman

RE: Western Bluff Subdivision
Section 66.14, Block 1, Lot 20
350 West Shore Drive

Dear Mr. Paepre:

Please find enclosed eleven (11) copies the following documents in support of my client's application for Preliminary Subdivision Approval:

- Subdivision Construction Plans for Western Bluff Subdivision, prepared by Kellard Sessions Consulting, dated (last revised) October 20, 2020:
 - Cover Sheet
 - Sheet 1/9 Existing Conditions Plan
 - Sheet 2/9 Subdivision Layout Plan
 - Sheet 3/9 Sediment & Erosion Control Plan
 - Sheet 4/9 Tree Removal Plan
 - Sheet 5/9 Construction Details
 - Sheet 6/9 Construction Details
 - Sheet 7/9 Sediment & Erosion Control Details & Notes
 - Sheet 8/9 Driveway Profiles
 - Sheet 9/9 Drainage Profiles

- Preliminary Subdivision Map Western Bluff Subdivision Prepared for Santucci Construction, prepared by Ward Carpenter Engineers Inc., dated November 19, 2019.

Craig Paepre, Chairman
July 14, 2021
Page 2

- One copy of the Stormwater Pollution Prevention Plan approved by New York City Department of Environmental Protection (NYCDEP) is being forwarded to the Town Engineer.

The Western Bluff Subdivision proposes three (3) residential lots on a 14.79-acre parcel located on the eastern side of West Shore Drive. Access to the lots is proposed by a single curb cut and common driveway. Each lot will be serviced by individual septic systems and wells.

Application to the Planning Board was originally made on July 27, 2016. Since our first appearance, we have appeared before the Planning Board on a number of occasions. In addition, we are before the Environmental Conservation Board for a Wetland Permit associated with the driveway access. Our last appearance before your Board occurred on September 26, 2016, at which time your Board approved a SEQR Determination of Significance – Negative Declaration for the project. This determination was required prior to New York City Department of Environmental Protection (NYCDEP) issuance of their approval. NYCDEP approved the project's Stormwater Pollution Prevention Plan on April 18, 2021.

The plans have been revised to address the comments of the NYCDEP, the Town Planner, Town Engineer and Code Enforcement Officer, as well as the Putnam County Health Department. We would request being placed on the July 28th Planning Board Agenda, whereby we could further discuss the project and schedule a public hearing for the Preliminary Subdivision Application.

Should you have any questions or require additional copies of the submitted materials, please do not hesitate to contact me.

Sincerely,



John Kellard, P.E.
Kellard Sessions Consulting

JK/md

Enclosures

cc: Dominick Santucci w/Enc.
Richard Franzetti, P.E. (w/ copy of SWPPP)

PRELIMINARY SUBDIVISION PLAN

FOR WESTERN BLUFF SUBDIVISION

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DATE: JANUARY 13, 2017
REVISED: MAY 01, 2017
REVISED: MAY 15, 2017
REVISED: JANUARY 19, 2018
REVISED: JULY 5, 2018
REVISED: OCTOBER 31, 2018
REVISED: MAY 7, 2019
REVISED: JANUARY 20, 2020
REVISED: OCTOBER 20, 2020

SITE DATA

OWNER: CARL C. KLING
440 COLONY DRIVE
WHITELAND, IN 46184

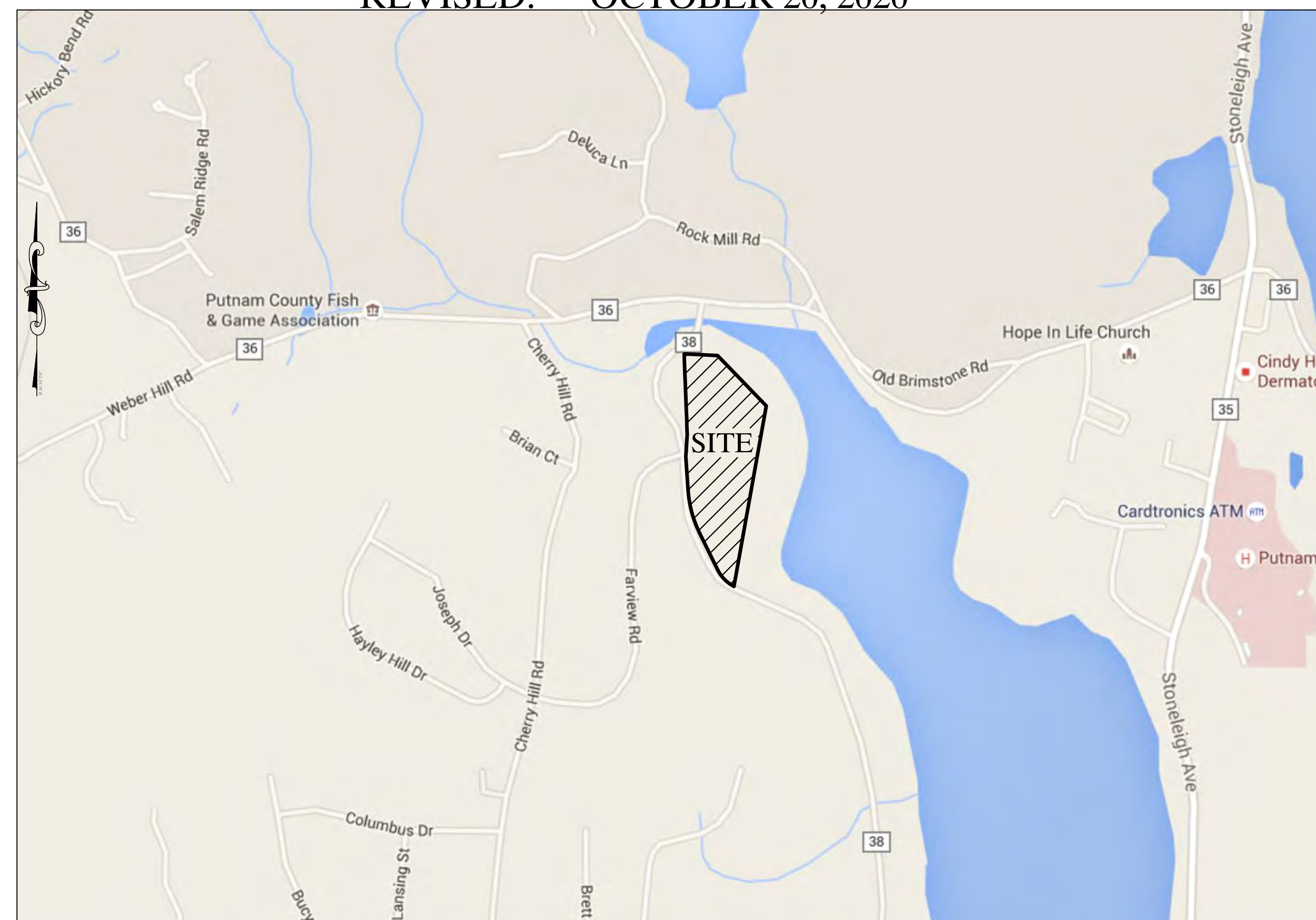
APPLICANT: DOMINICK SANTUCCI
15 TRAVIS LANE
MONTROSE, N.Y. 10548

PROPERTY ADDRESS: 350 WEST SHORE DRIVE
CARMEL, N.Y.

TAX MAP DESIGNATION: SECTION: 66.14, BLOCK: 1, LOT 20

LOT AREA: 644,463 S.F. (14.79 AC.)

ZONING DESIGNATION: R-RESIDENTIAL



LOCATION MAP
N.T.S

SHEET INDEX

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SUBDIVISION PLAN	3 / 9
SEDIMENT & EROSION CONTROL PLAN	4 / 9
TREE REMOVAL PLAN	5 / 9
CONSTRUCTION DETAILS	6 / 9
CONSTRUCTION DETAILS	7 / 9
SEDIMENT & EROSION CONTROL DETAILS & NOTES	8 / 9
DRIVEWAY PROFILES	8 / 9
DRAINAGE PROFILES	9 / 9

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ENGINEERING, LANDSCAPE ARCHITECTURE & PLANNING, P.C.
500 Main Street • Armonk, N.Y. 10504
T: (914) 275-2322
F: (914) 275-2329
www.kses.com

- LEGEND**
- EXISTING PROPERTY LINE
 - - - EXISTING 10' CONTOURS
 - - - EXISTING 2' CONTOURS
 - ▨ EXISTING WETLAND
 - - - WETLAND BUFFER
 - - - RESERVOIR STEM BUFFER
 - - - EXISTING STREAM
 - ⊕ EXISTING TREE
 - ▭ EXISTING STRUCTURES
 - SLOPES 15% - 25%
 - SLOPES 25% AND GREATER

- SOIL LEGEND**
- SOIL BOUNDARY
 - Lc LEICESTER LOAM
 - Pn PAXTON FINE SANDY LOAM
 - Cs CHATFIELD - CHARLTON COMPLEX
 - Cr CHARLTON - CHATFIELD COMPLEX
 - HrF HOLLIS - ROCK

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WHITELAND, IN 46184

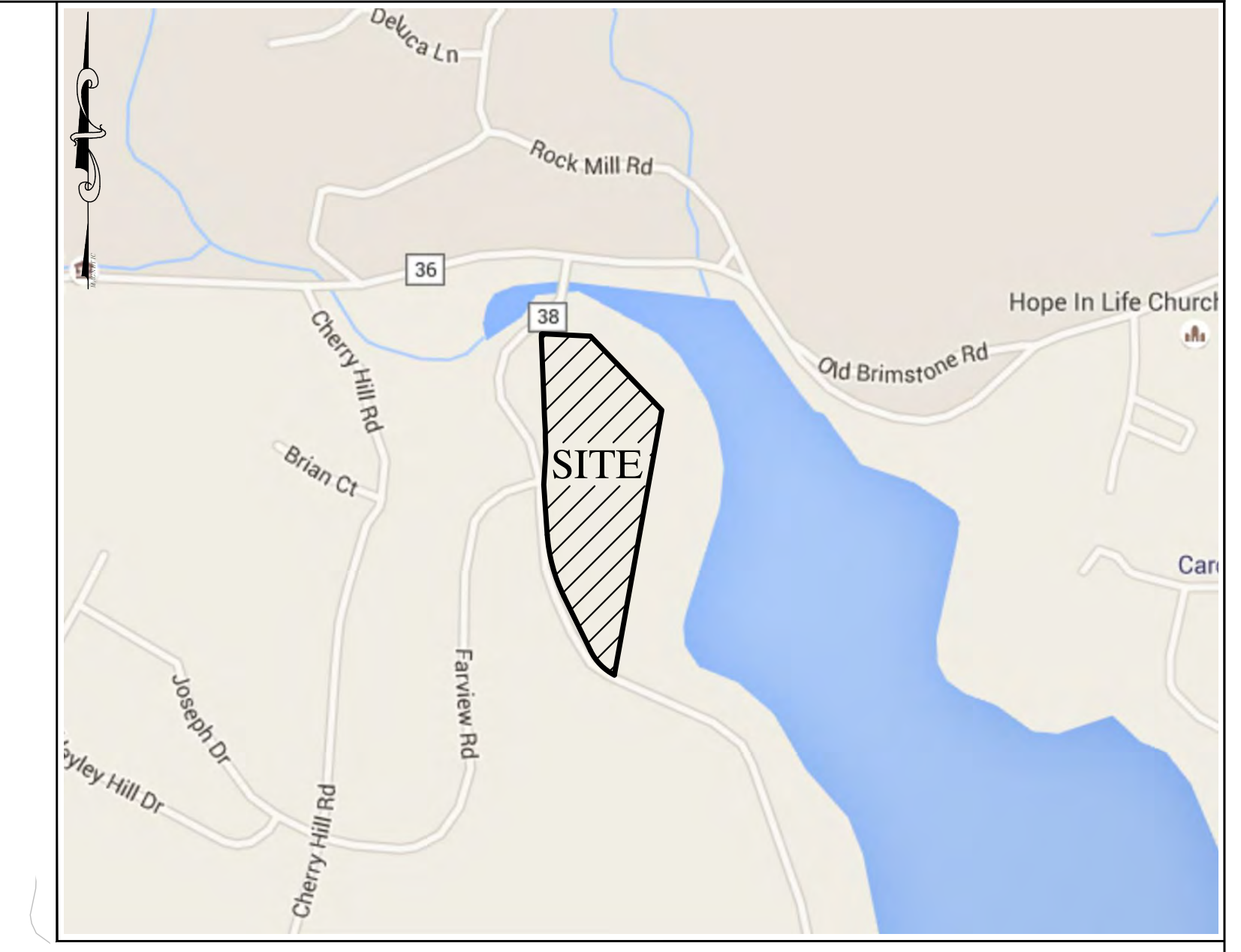
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15 TRAVIS LANE
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PROPERTY ADDRESS: 350 WEST SHORE DRIVE
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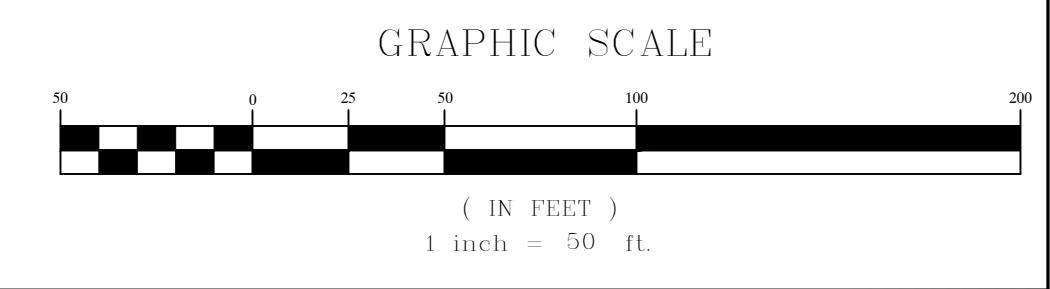
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LOT AREA: 644,463 S.F. (14.79 AC.)

ZONING DESIGNATION: R-RESIDENTIAL



- GENERAL NOTES:**
1. BASE MAP INFORMATION (BOUNDARY, TOPOGRAPHY, WETLANDS AND TREES) PROVIDED FROM MAP ENTITLED, "TOPOGRAPHICAL SURVEY" PREPARED FOR CARL KLING, IN THE TOWN OF CARMEL, PREPARED BY WARD CARPENTERS ENGINEERS, INC. DATED OCTOBER 28, 2014. SURVEY WAS UPDATED ON FEBRUARY 17, 2016 TO INCLUDE BOUNDARY OF RESERVOIR AND RESERVOIR STEM.
 2. WETLAND FLAGGED CONDUCTED BY DAVID J. SESSIONS, RLA, AND SURVEYED BY WARD CARPENTERS ENGINEERS INC.
 3. SOILS BOUNDARIES AND IDENTIFICATIONS ARE PROVIDED BY THE NATIONAL SOIL CONSERVATION SERVICE.
 4. FIELD VERIFICATION OF NYCDEP REGULATED WATERCOURSES AND RESERVOIR STEM WAS CONDUCTED ON AUGUST 15, 2017.



<p>KELLARD SESSIONS CONSULTING</p> <p>ENGINEERING, LANDSCAPE ARCHITECTURE & PLANNING, P.C.</p> <p>500 MAIN STREET ARMONK, N.Y. 10504 P: (914) 273-2323 F: (914) 273-2329 WWW.KELLARDS.COM</p>	<p>EXISTING CONDITIONS PLAN</p> <p>WESTERN BLUFF SUBDIVISION</p>		<p>1</p> <p>9</p>
	<p>TOWN OF CARMEL</p> <p>PUTNAM COUNTY, NEW YORK</p>	<p>NOV 13 2017</p>	

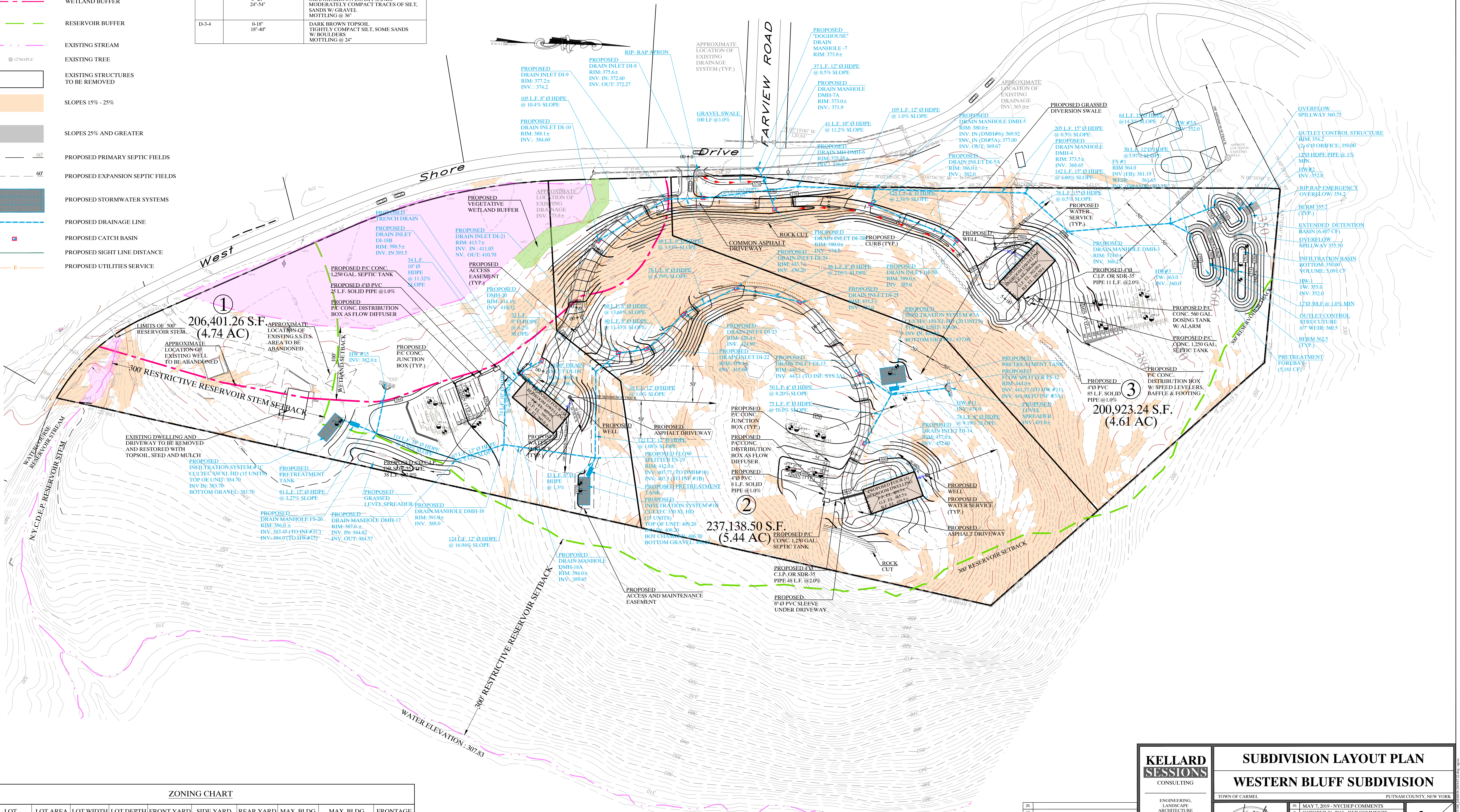
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LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	ZONING SETBACK LINE
	LIMITS OF DISTURBANCE (3.85 ACRES ±)
	EXISTING 10' CONTOURS
	EXISTING 2' CONTOURS
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	EXISTING WETLAND
	WETLAND BUFFER
	RESERVOIR BUFFER
	EXISTING STREAM
	EXISTING TREE
	EXISTING STRUCTURES TO BE REMOVED
	SLOPES 15% - 25%
	SLOPES 25% AND GREATER
	PROPOSED PRIMARY SEPTIC FIELDS
	PROPOSED EXPANSION SEPTIC FIELDS
	PROPOSED STORMWATER SYSTEMS
	PROPOSED DRAINAGE LINE
	PROPOSED CATCH BASIN
	PROPOSED SIGHT LINE DISTANCE
	PROPOSED UTILITIES SERVICE

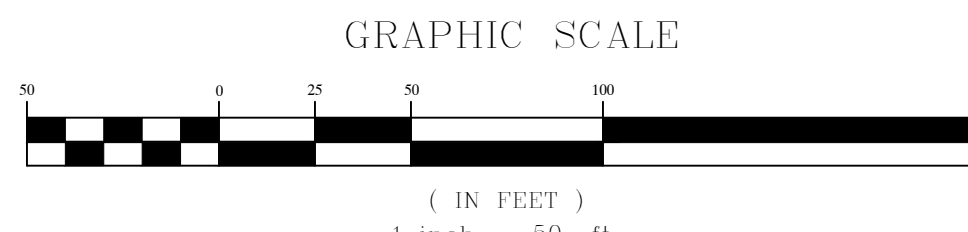
DEEP TEST PIT RESULTS - WITNESSED BY DEP 11/21/17		
TEST PIT	DEPTH FROM SURFACE (INCH)	SOIL DESCRIPTION
D-1-1	0-8" 8'-29" 29'-90"	TOPSOIL ORANGE-BROWN SANDS GRAY MEDIUM TO FINE SANDS LEDGE @ 90"
D-1-2	0-8" 8'-38" 38'-72"	TOPSOIL ORANGE-BROWN SANDS GRAY MEDIUM TO FINE SANDS LEDGE @ 72"
D-2-1	0-4" 4'-32" 32'-60"	TOPSOIL ORANGE-BROWN LOAMY LANDS W/ SILT GRAY SANDS, FINE SILT LEDGE @ 60"
D-2-2	0-4" 4'-33" 33'-72"	TOPSOIL ORANGE-BROWN LOAMY LANDS W/ SILT GRAY SANDS, FINE SILT
D-3-1	0-4" 4'-32" 32'-90"	TOPSOIL SILTY SANDS, MODERATELY COMPACT LIGHT BROWN SILTY LOAM, VERY COMPACT
D-3-2	0-4" 4'-32" 32'-86"	TOPSOIL SILTY SANDS, MODERATELY COMPACT LIGHT BROWN SILTY LOAM, VERY COMPACT
D-3-3	0-8" 8'-24" 24'-54"	TOPSOIL ORANGE-BROWN LOAMY SANDS MODERATELY COMPACT TRACES OF SILT, SANDS W/ GRAVEL MOTTLING @ 36"
D-3-4	0-18" 18'-40"	DARK BROWN TOPSOIL TIGHTLY COMPACT SILT, SOME SANDS W/ BOULDERS MOTTLING @ 24"

PERCOLATION TEST RESULTS 11/21/17	
PERC. HOLE #	PERC. RATE
P1	3.00 MIN/INCH
P2	1.60 MIN/INCH
P3	2.61 MIN/INCH
P4	5.53 MIN/INCH

SITE DATA	
OWNER:	CARL C. KLING 440 COLONY DRIVE WHITELAND, IN 46184
APPLICANT:	DOMINICK SANTUCCI 15 TRAVIS LANE MONTEROSE, N.Y. 10548
PROPERTY ADDRESS:	350 WEST SHORE DRIVE CARMEL, N.Y.
TAX MAP DESIGNATION:	SECTION: 66.14, BLOCK: 1, LOT 20
LOT AREA:	644,463 S.F. (14.79 AC.)
ZONING DESIGNATION:	R-RESIDENTIAL



ZONING CHART									
LOT NUMBER	LOT AREA (S.F.)	LOT WIDTH (FT.)	LOT DEPTH (FT.)	FRONT YARD (FT.)	SIDE YARD (FT.)	REAR YARD (FT.)	MAX. BLDG HEIGHT (FT.)	MAX. BLDG COVERAGE (%)	FRONTAGE (FT.)
REQUIRED	120,000	200	200	40	25/EACH SIDE	40	35	15%	100
LOT #1	206,401.26	424	539	302	79/93	65	35<	1.3%	752
LOT #2	237,138.50	372	666	552	153/315	87	35<	1.1%	168
LOT #3	200,923.24	248	737	328	75/109	289	35<	1.3%	100



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SUBDIVISION LAYOUT PLAN
WESTERN BLUFF SUBDIVISION

TOWN OF CARMEL PUTNAM COUNTY, NEW YORK

20 MAY 7, 2019 - NYCDEP COMMENTS

19 OCTOBER 31, 2018 - DEP COMMENTS

18 JULY 5, 2018 - DEP COMMENTS

17 JANUARY 19, 2018 - DEP SUBMISSION

16 MAY 15, 2017 ENVIRONMENTAL BOARD

15 APRIL 25, 2017 PLANNING BOARD

14 JANUARY 13, 2017

13 JULY 20, 2016

12 JULY 14, 2016

11 JUNE 21, 2016

REVISIONS

2

9

PROJECT I.D.: STC100

DATE: JANUARY 9, 2015

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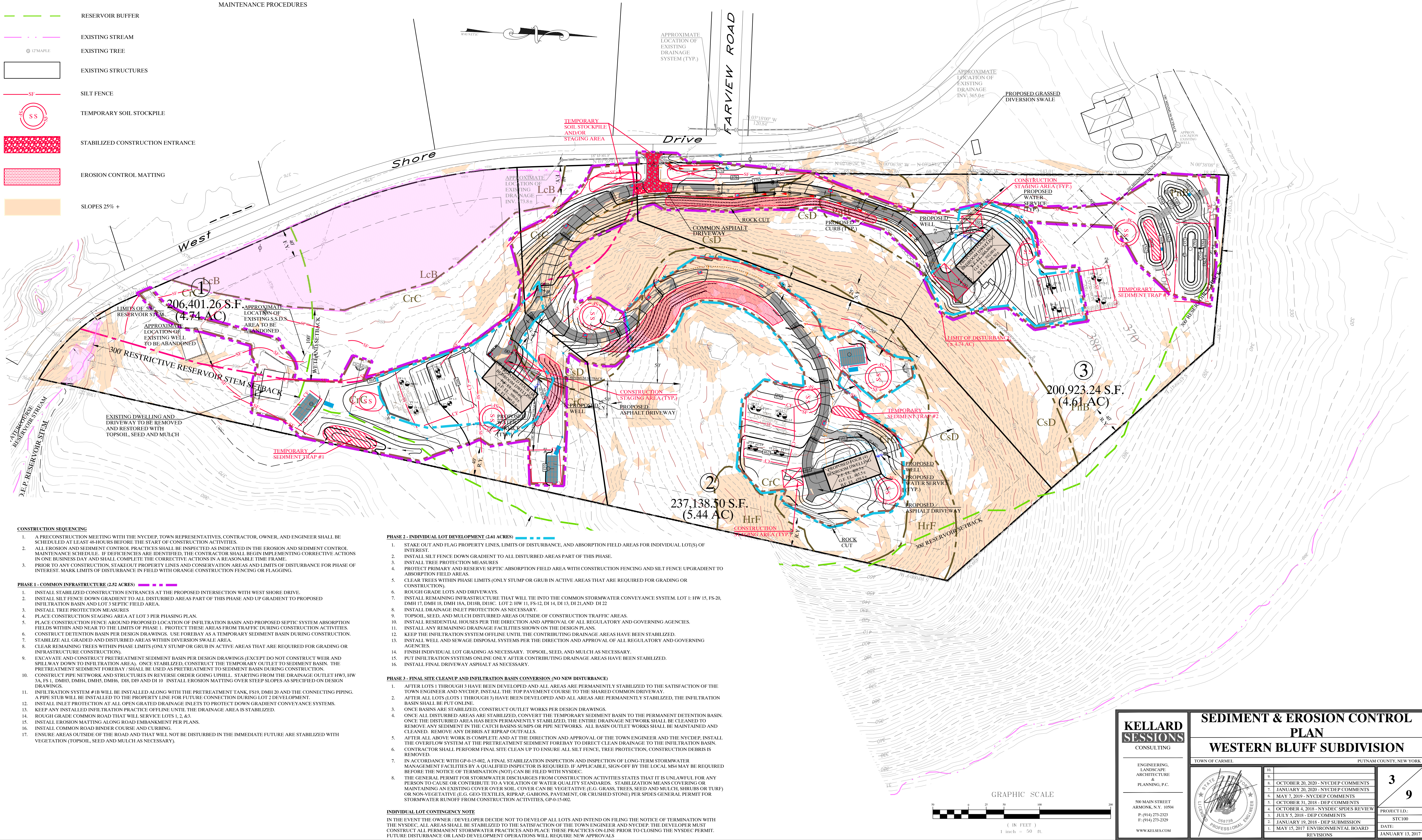
LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	ZONING SETBACK LINE
	LIMITS OF DISTURBANCE (3.85 ACRES ±)
	EXISTING 10' CONTOURS
	EXISTING 2' CONTOURS
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	EXISTING WETLAND
	WETLAND BUFFER
	RESERVOIR BUFFER
	EXISTING STREAM
	EXISTING TREE
	EXISTING STRUCTURES
	SILT FENCE
	TEMPORARY SOIL STOCKPILE
	STABILIZED CONSTRUCTION ENTRANCE
	EROSION CONTROL MATTING
	SLOPES 25% +

EROSION CONTROL MAINTENANCE SCHEDULE				
DEVICE	WEEKLY	BI-MONTHLY	MONTHLY	AFTER SIGNIFICANT RAINFALL
STABILIZED CONSTRUCTION ENTRANCE	INSPECT	INSPECT	INSPECT/CLEAN	INSPECT/CLEAN
SILT FENCE	INSPECT	INSPECT	INSPECT/CLEAN	INSPECT/CLEAN
SOIL STOCKPILE	INSPECT	INSPECT	INSPECT	INSPECT/CLEAN
EROSION CONTROL BLANKET	INSPECT	INSPECT	INSPECT	INSPECT
INLET PROTECTION	INSPECT	INSPECT	INSPECT	INSPECT/CLEAN

SEE SHEET 7/9 FOR COMPLETE INSPECTION AND MAINTENANCE PROCEDURES

CUT & FILL ANALYSIS		
CUT VOLUME	FILL VOLUME	NET
TOTAL	6,214 CY	7,090 CY
PHASE 1	5,282 CY	1,000 CY
PHASE 2	932 CY	6,090 CY
		876 CY (FILL)
		4,282 CY (CUT)
		5,158 CY (FILL)

SOIL LEGEND	
	SOIL BOUNDARY
	LcB LEICESTER LOAM
	PnB & PnC PAXTON FINE SANDY LOAM
	CsD CHATFIELD - CHARLTON COMPLEX
	CrC CHARLTON - CHATFIELD COMPLEX
	HrF HOLLIS - ROCK



- CONSTRUCTION SEQUENCING**
1. A PRE-CONSTRUCTION MEETING WITH THE NYCDEP, TOWN REPRESENTATIVES, CONTRACTOR, OWNER, AND ENGINEER SHALL BE SCHEDULED AT LEAST 60 HOURS BEFORE THE START OF CONSTRUCTION ACTIVITIES.
 2. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED AS INDICATED IN THE EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE. IF DEFICIENCIES ARE IDENTIFIED, THE CONTRACTOR SHALL BEGIN IMPLEMENTING CORRECTIVE ACTIONS IN ONE BUSINESS DAY AND SHALL COMPLETE THE CORRECTIVE ACTIONS IN A REASONABLE TIME FRAME.
 3. PRIOR TO ANY CONSTRUCTION, STAKEOUT PROPERTY LINES AND CONSERVATION AREAS AND LIMITS OF DISTURBANCE FOR PHASE OF INTEREST. MARK LIMITS OF DISTURBANCE IN FIELD WITH ORANGE CONSTRUCTION FENCING OR FLAGGING.
- PHASE 1 - COMMON INFRASTRUCTURE (2.82 ACRES)**
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE PROPOSED INTERSECTION WITH WEST SHORE DRIVE.
 2. INSTALL SILT FENCE DOWN GRADIENT TO ALL DISTURBED AREAS PART OF THIS PHASE AND UP GRADIENT TO PROPOSED INFILTRATION BASIN AND LOT 3 SEPTIC FIELD AREA.
 3. INSTALL TREE PROTECTION MEASURES
 4. PLACE CONSTRUCTION STAGING AREA AT LOT 3 PER PHASING PLAN.
 5. PLACE CONSTRUCTION FENCE AROUND PROPOSED LOCATION OF INFILTRATION BASIN AND PROPOSED SEPTIC SYSTEM ABSORPTION FIELDS WITHIN AND NEAR TO THE LIMITS OF PHASE 1. PROTECT THESE AREAS FROM TRAFFIC DURING CONSTRUCTION ACTIVITIES.
 6. CONSTRUCT DETENTION BASIN PER DESIGN DRAWINGS. USE FOREBAY AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
 7. STABILIZE ALL GRADED AND DISTURBED AREAS WITH DIVERSION SWALE AREA.
 8. CLEAR REMAINING TREES WITHIN PHASE LIMITS (ONLY STUMP OR GRUB IN ACTIVE AREAS THAT ARE REQUIRED FOR GRADING OR INFRASTRUCTURE CONSTRUCTION).
 9. EXCAVATE AND CONSTRUCT PRETREATMENT SEDIMENT BASIN PER DESIGN DRAWINGS (EXCEPT DO NOT CONSTRUCT WEIR AND SPILLWAY DOWN TO INFILTRATION AREA). ONCE STABILIZED, CONSTRUCT THE TEMPORARY OUTLET TO SEDIMENT BASIN. THE PRETREATMENT SEDIMENT FOREBAY / SHALL BE USED AS PRETREATMENT TO SEDIMENT BASIN DURING CONSTRUCTION.
 10. CONSTRUCT PIPE NETWORK AND STRUCTURES IN REVERSE ORDER GOING UPHILL. STARTING FROM THE DRAINAGE OUTLET HW3, HW 3A, FS 1, DMH3, DMH4, DMH5, DMH6, DIR, DP9 AND DI 10. INSTALL EROSION MATTING OVER STEEP SLOPES AS SPECIFIED ON DESIGN DRAWINGS.
 11. INFILTRATION SYSTEM #1B WILL BE INSTALLED ALONG WITH THE PRETREATMENT TANK, FS19, DMH 20 AND THE CONNECTING PIPING. A PIPE STUB WILL BE INSTALLED TO THE PROPERTY LINE FOR FUTURE CONNECTION DURING LOT 2 DEVELOPMENT.
 12. INSTALL INLET PROTECTION AT ALL OPEN GRATED DRAINAGE INLETS TO PROTECT DOWN GRADIENT CONVEYANCE SYSTEMS.
 13. KEEP ANY INSTALLED INFILTRATION PRACTICE OFFLINE UNTIL THE DRAINAGE AREA IS STABILIZED.
 14. ROUGH GRADE COMMON ROAD THAT WILL SERVICE LOTS 1, 2, & 3.
 15. INSTALL EROSION MATTING ALONG ROAD EMBANKMENT PER PLAN.
 16. INSTALL COMMON ROAD BINDER COURSE AND CURBING.
 17. ENSURE AREAS OUTSIDE OF THE ROAD AND THAT WILL NOT BE DISTURBED IN THE IMMEDIATE FUTURE ARE STABILIZED WITH VEGETATION (TOPSOIL, SEED AND MULCH AS NECESSARY).

- PHASE 2 - INDIVIDUAL LOT DEVELOPMENT (2.61 ACRES)**
1. STAKE OUT AND FLAG PROPERTY LINES, LIMITS OF DISTURBANCE, AND ABSORPTION FIELD AREAS FOR INDIVIDUAL LOTS (OF INTEREST).
 2. INSTALL SILT FENCE DOWN GRADIENT TO ALL DISTURBED AREAS PART OF THIS PHASE.
 3. INSTALL TREE PROTECTION MEASURES
 4. PROTECT PRIMARY AND RESERVE SEPTIC ABSORPTION FIELD AREA WITH CONSTRUCTION FENCING AND SILT FENCE UPGRADIENT TO ABSORPTION FIELD AREAS.
 5. CLEAR TREES WITHIN PHASE LIMITS (ONLY STUMP OR GRUB IN ACTIVE AREAS THAT ARE REQUIRED FOR GRADING OR CONSTRUCTION).
 6. ROUGH GRADE LOTS AND DRIVEWAYS.
 7. INSTALL REMAINING INFRASTRUCTURE THAT WILL TIE INTO THE COMMON STORMWATER CONVEYANCE SYSTEM. LOT 1: HW 15, FS-20, DMH 17, DMH 18, DMH 18A, DI18B, DI18C. LOT 2: HW 11, FS-12, DI 14, DI 13, DI 21, AND DI 22
 8. INSTALL DRAINAGE INLET PROTECTION AS NECESSARY.
 9. TOPSOIL, SEED, AND MULCH DISTURBED AREAS OUTSIDE OF CONSTRUCTION TRAFFIC AREAS.
 10. INSTALL RESIDENTIAL HOUSES PER THE DIRECTION AND APPROVAL OF ALL REGULATORY AND GOVERNING AGENCIES.
 11. INSTALL ANY REMAINING DRAINAGE FACILITIES SHOWN ON THE DESIGN PLANS.
 12. KEEP THE INFILTRATION SYSTEM OFFLINE UNTIL THE CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
 13. INSTALL WELL AND SEWAGE DISPOSAL SYSTEMS PER THE DIRECTION AND APPROVAL OF ALL REGULATORY AND GOVERNING AGENCIES.
 14. FINISH INDIVIDUAL LOT GRADING AS NECESSARY. TOPSOIL, SEED, AND MULCH AS NECESSARY.
 15. PUT INFILTRATION SYSTEMS ONLINE ONLY AFTER CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
 16. INSTALL FINAL DRIVEWAY ASPHALT AS NECESSARY.

- PHASE 3 - FINAL SITE CLEANUP AND INFILTRATION BASIN CONVERSION (NO NEW DISTURBANCE)**
1. AFTER LOTS 1 THROUGH 3 HAVE BEEN DEVELOPED AND ALL AREAS ARE PERMANENTLY STABILIZED TO THE SATISFACTION OF THE TOWN ENGINEER AND NYCDEP, INSTALL THE TOP PAVEMENT COURSE TO THE SHARED COMMON DRIVEWAY.
 2. AFTER ALL LOTS (LOTS 1 THROUGH 3) HAVE BEEN DEVELOPED AND ALL AREAS ARE PERMANENTLY STABILIZED, THE INFILTRATION BASIN SHALL BE PUT ONLINE.
 3. ONCE BASINS ARE STABILIZED, CONSTRUCT OUTLET WORKS PER DESIGN DRAWINGS.
 4. ONCE ALL DISTURBED AREAS ARE STABILIZED, CONVERT THE TEMPORARY SEDIMENT BASIN TO THE PERMANENT DETENTION BASIN. ONCE THE DISTURBED AREA HAS BEEN PERMANENTLY STABILIZED, THE ENTIRE DRAINAGE NETWORK SHALL BE CLEANED TO REMOVE ANY SEDIMENT IN THE CATCH BASIN SUMPS OR PIPE NETWORKS. ALL BASIN OUTLET WORKS SHALL BE MAINTAINED AND CLEANED. REMOVE ANY DEBRIS AT RIPRAP OUTFALLS.
 5. AFTER ALL ABOVE WORK IS COMPLETE AND AT THE DIRECTION AND APPROVAL OF THE TOWN ENGINEER AND THE NYCDEP, INSTALL THE OVERFLOW SYSTEM AT THE PRETREATMENT SEDIMENT FOREBAY TO DIRECT CLEAN DRAINAGE TO THE INFILTRATION BASIN. CONTRACTOR SHALL PERFORM FINAL SITE CLEAN UP TO ENSURE ALL SILT FENCE, TREE PROTECTION, CONSTRUCTION DEBRIS IS REMOVED.
 7. IN ACCORDANCE WITH GP-0-15-002, A FINAL STABILIZATION INSPECTION AND INSPECTION OF LONG-TERM STORMWATER MANAGEMENT FACILITIES BY A QUALIFIED INSPECTOR IS REQUIRED. IF APPLICABLE, SIGN-OFF BY THE LOCAL MS4 MAY BE REQUIRED BEFORE THE NOTICE OF TERMINATION (NOT) CAN BE FILED WITH NYCDEP.
 8. THE GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS. STABILIZATION MEANS COVERING OR MAINTAINING AN EXISTING COVER OVER SOIL. COVER CAN BE VEGETATIVE (E.G. GRASS, TREES, SEED AND MULCH, SHRUBS OR TURF) OR NON-VEGETATIVE (E.G. GEO-TEXTILES, RIPRAP, GABIONS, PAVEMENT, OR CRUSHED STONE) PER SPDES GENERAL PERMIT FOR STORMWATER RUNOFF FROM CONSTRUCTION ACTIVITIES, GP-0-15-002.

INDIVIDUAL LOT CONTINGENCY NOTE
 IN THE EVENT THE OWNER / DEVELOPER DECIDE NOT TO DEVELOP ALL LOTS AND INTEND ON FILING THE NOTICE OF TERMINATION WITH THE NYCDEP, ALL AREAS SHALL BE STABILIZED TO THE SATISFACTION OF THE TOWN ENGINEER AND NYCDEP. THE DEVELOPER MUST CONSTRUCT ALL PERMANENT STORMWATER PRACTICES AND PLACE THESE PRACTICES ON-LINE PRIOR TO CLOSING THE NYCDEP PERMIT. FUTURE DISTURBANCE OR LAND DEVELOPMENT OPERATIONS WILL REQUIRE NEW APPROVALS.

KELLARS SESSIONS
CONSULTING

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LANDSCAPE
ARCHITECTURE
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ARMONK, N.Y. 10504
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F: (914) 273-2329
WWW.KELLARS.COM

SEDIMENT & EROSION CONTROL PLAN

WESTERN BLUFF SUBDIVISION

TOWN OF CARMEL PUTNAM COUNTY, NEW YORK

PROJECT I.D.: STC100

DATE: JANUARY 13, 2017

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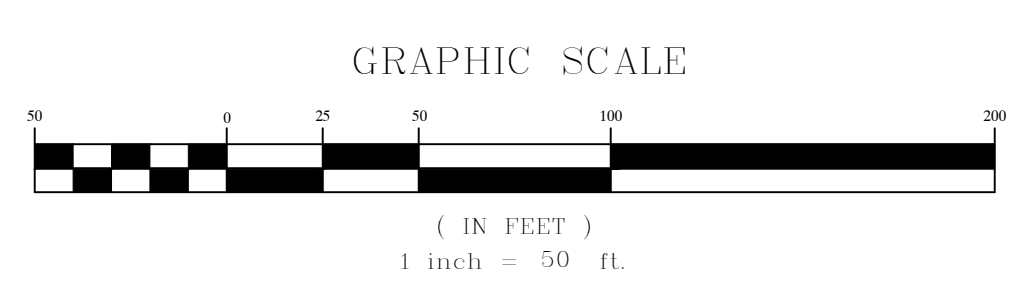
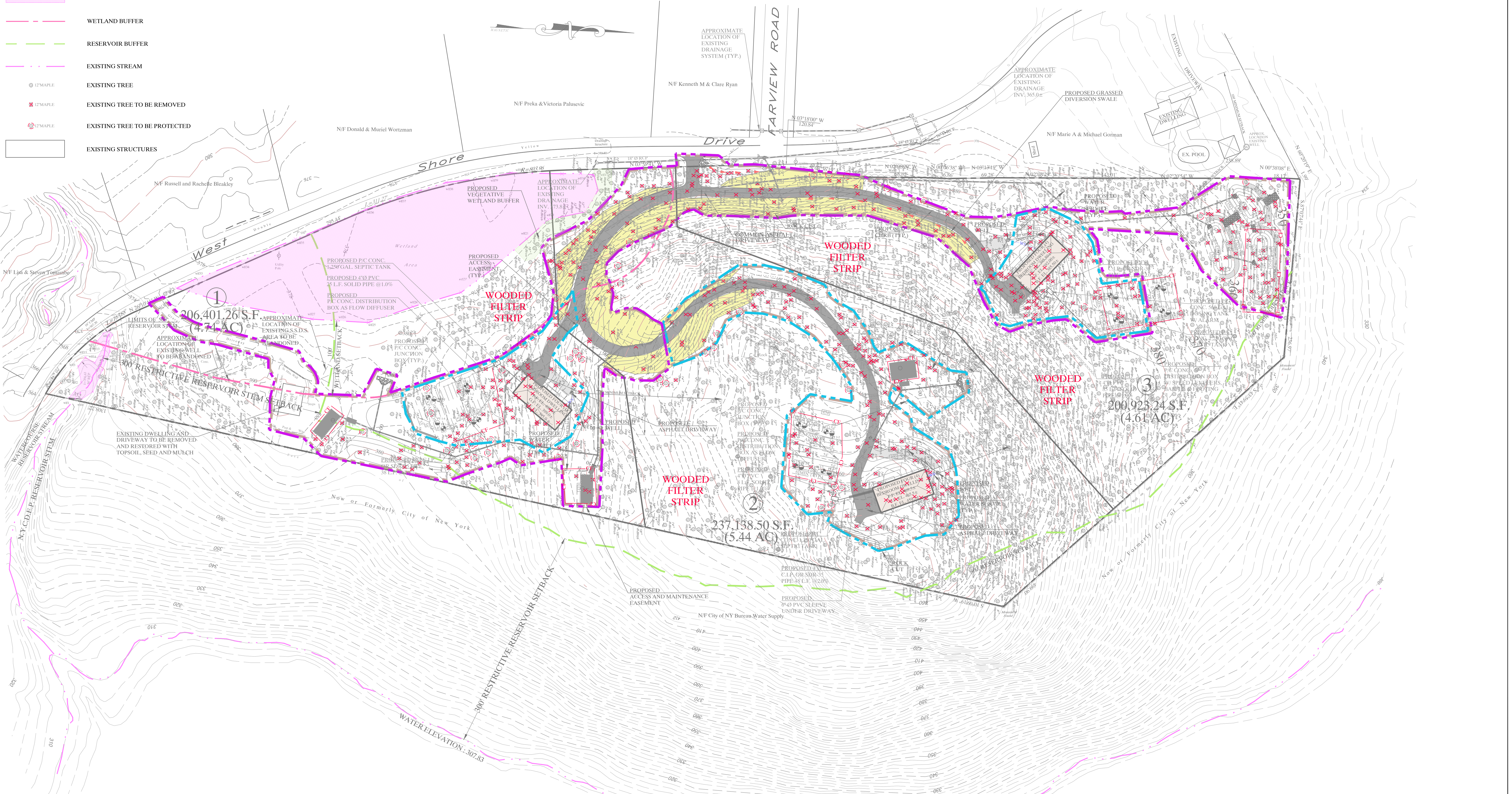
LEGEND

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	LIMITS OF DISTURBANCE (3.85 ACRES ±)
	EXISTING 10' CONTOURS
	EXISTING 2' CONTOURS
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	EXISTING WETLAND
	WETLAND BUFFER
	RESERVOIR BUFFER
	EXISTING STREAM
	EXISTING TREE
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE PROTECTED
	EXISTING STRUCTURES

New England Erosion Control/Restoration Mix for Dry Sites
Apply the mix by hydro-seeding, mechanical spreader, or spread by hand. Spring or late Summer seeding is recommended. Mulch with weed-free straw to conserve moisture.

Common Name	Indicator Status	Scientific Name
Creeping Red Fescue	FACU	<i>Festuca rubra</i>
Canada Wild Rye	FACU	<i>Elymus canadensis</i>
Annual Ryegrass	FACU	<i>Lolium multiflorum</i>
Perennial Ryegrass	FACU	<i>Lolium perenne</i>
Blue Grama	NI	<i>Bouteloua gracilis</i>
Little Bluestem	FACU-	<i>Schizachyrium scoparium</i>
Indian Grass	FACU	<i>Sorghastrum nutans</i>
Kouga Bentgrass	FAC	<i>Agrostis scabra</i>
Upland Bentgrass	FACU	<i>Agrostis perennans</i>

Application Rate: 35 lbs./ac. 1,250 sq. ft./lb.

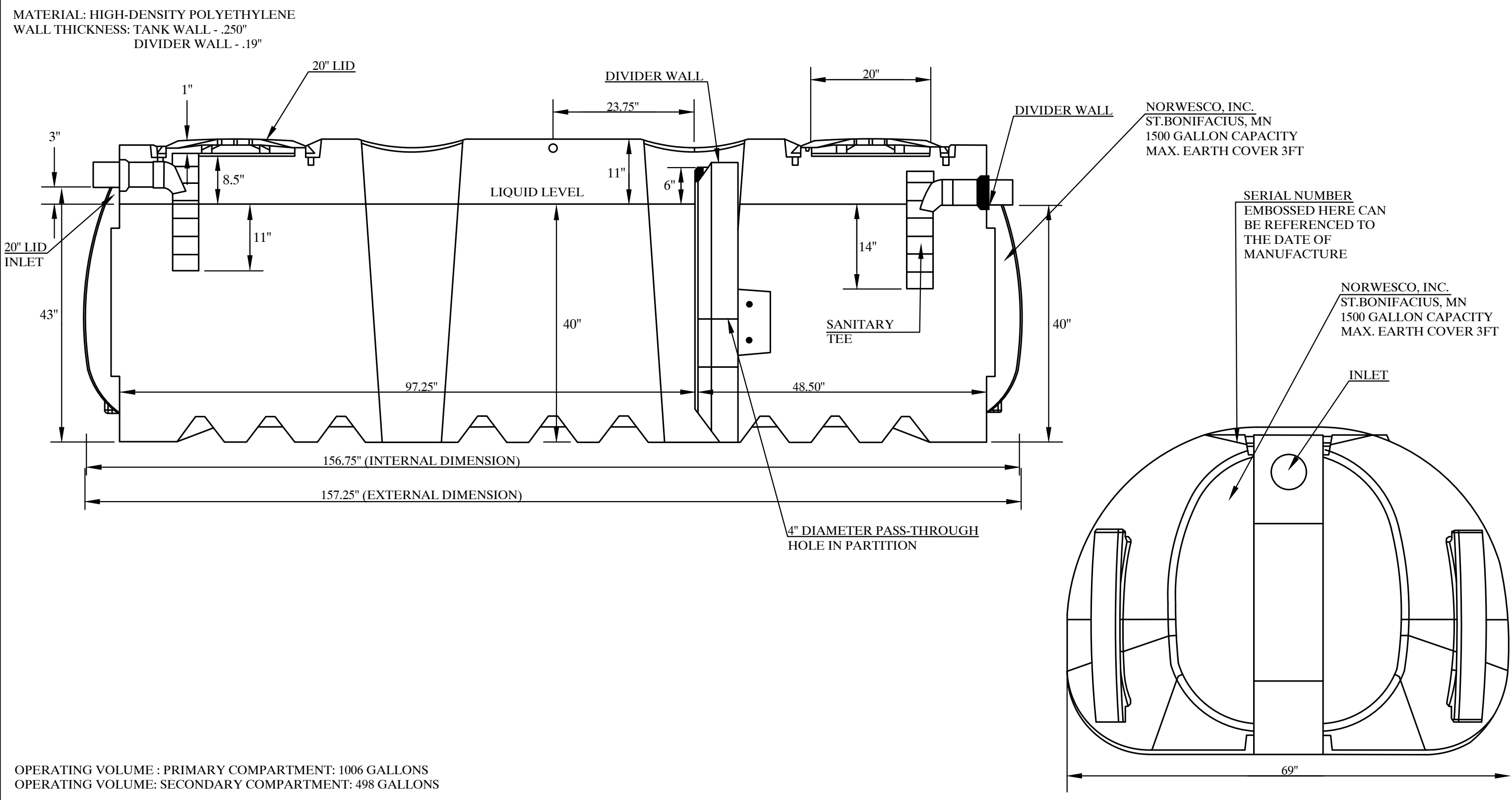


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	<p>PROJECT LOG:</p> <table border="1"> <tr><td>10</td><td></td></tr> <tr><td>9</td><td></td></tr> <tr><td>8</td><td></td></tr> <tr><td>7</td><td>OCTOBER 20, 2020 - NYCDEP COMMENTS</td></tr> <tr><td>6</td><td>JANUARY 20, 2020 - NYCDEP COMMENTS</td></tr> <tr><td>5</td><td>MAY 7, 2019 - NYCDEP COMMENTS</td></tr> <tr><td>4</td><td>OCTOBER 31, 2018 - DEP COMMENTS</td></tr> <tr><td>3</td><td>JULY 5, 2018 - DEP COMMENTS</td></tr> <tr><td>2</td><td>JANUARY 19, 2018 - DEP SUBMISSION</td></tr> <tr><td>1</td><td>MAY 15, 2017 ENVIRONMENTAL BOARD REVISIONS</td></tr> </table> <p>DATE: JANUARY 13, 2017</p>			10		9		8		7	OCTOBER 20, 2020 - NYCDEP COMMENTS	6	JANUARY 20, 2020 - NYCDEP COMMENTS	5	MAY 7, 2019 - NYCDEP COMMENTS	4	OCTOBER 31, 2018 - DEP COMMENTS	3	JULY 5, 2018 - DEP COMMENTS	2	JANUARY 19, 2018 - DEP SUBMISSION	1
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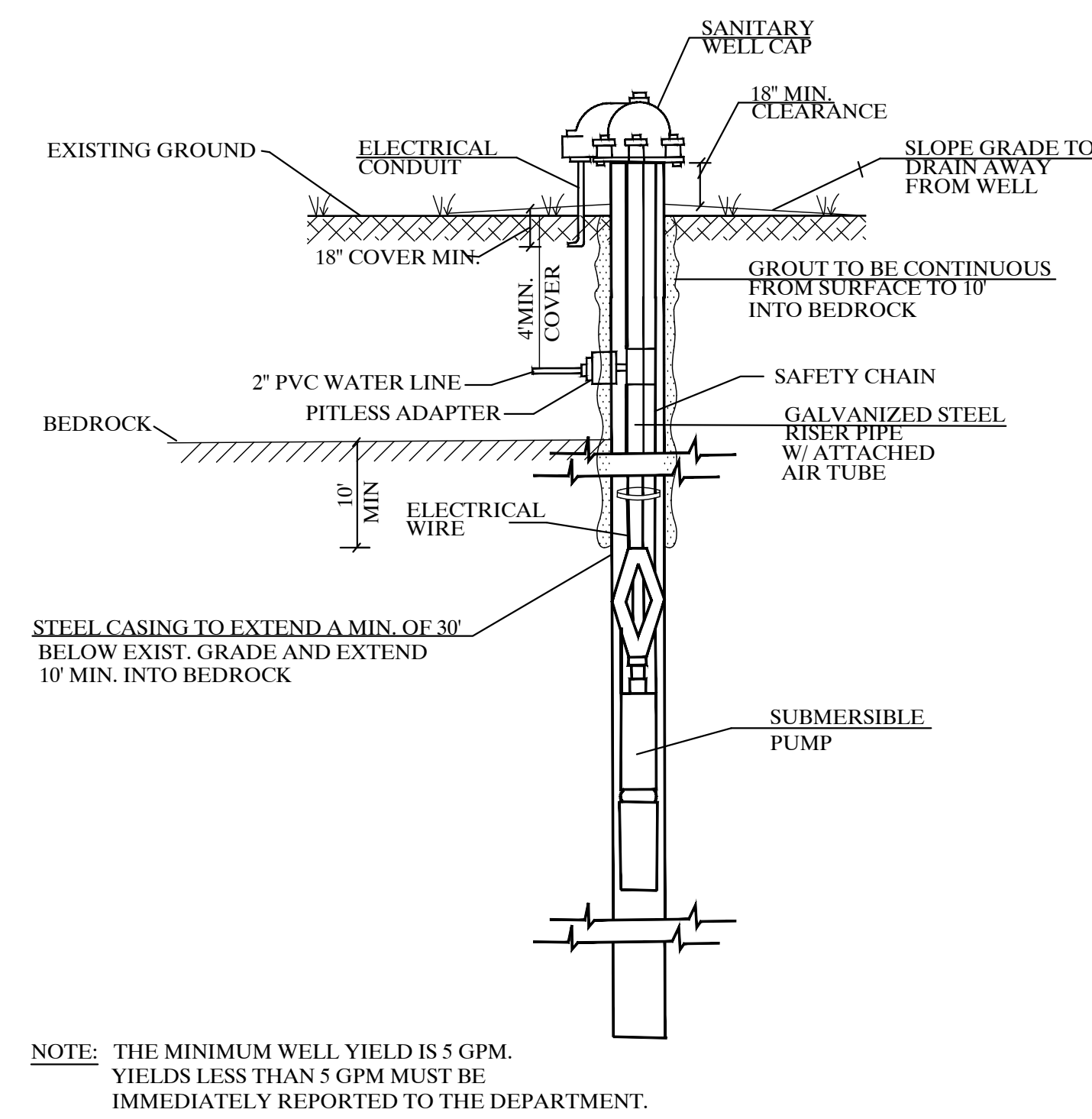
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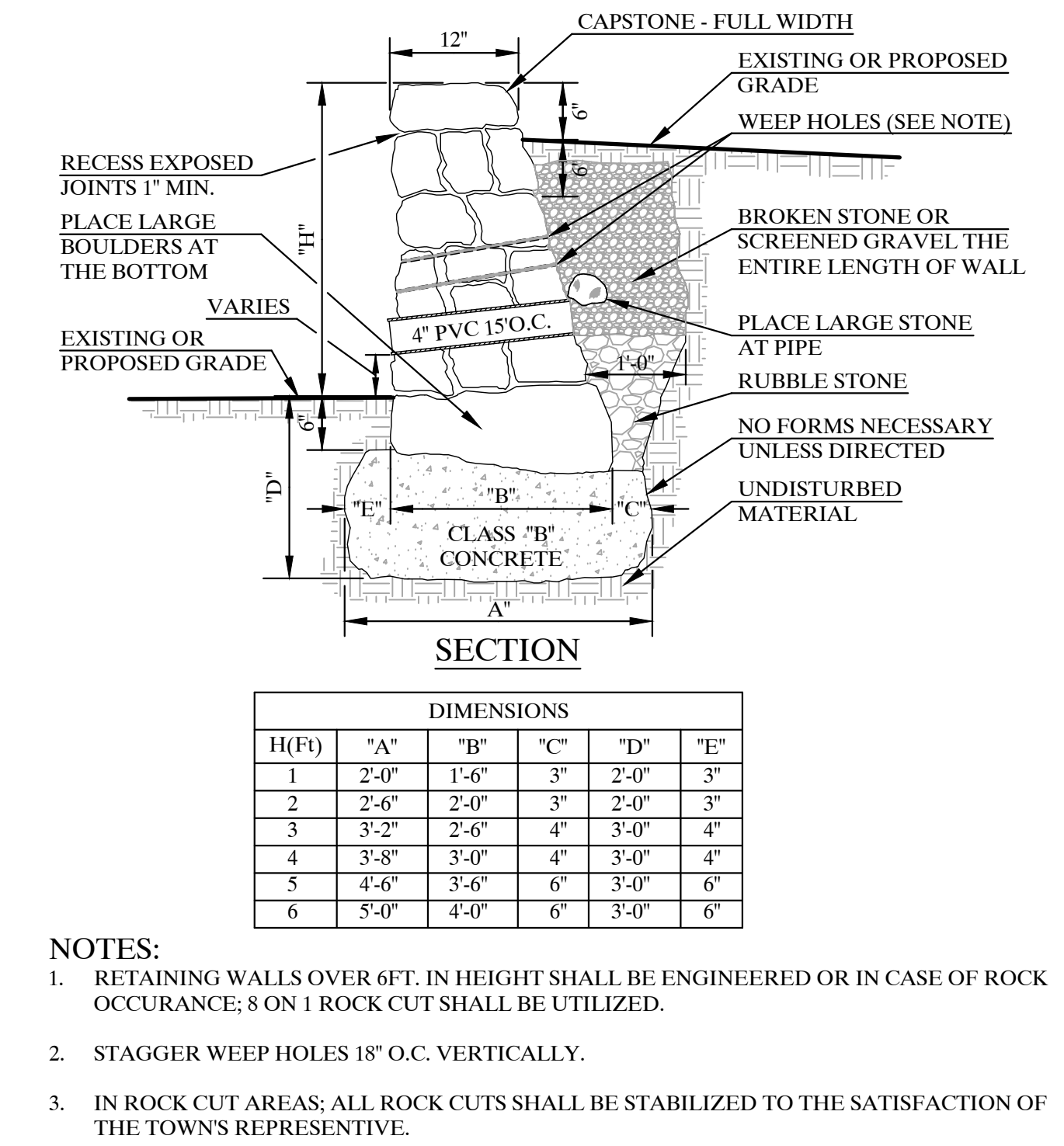
**1500 GALLON LOW PROFILE PRE-TREATMENT TANK
DETAIL (N.T.S.)**



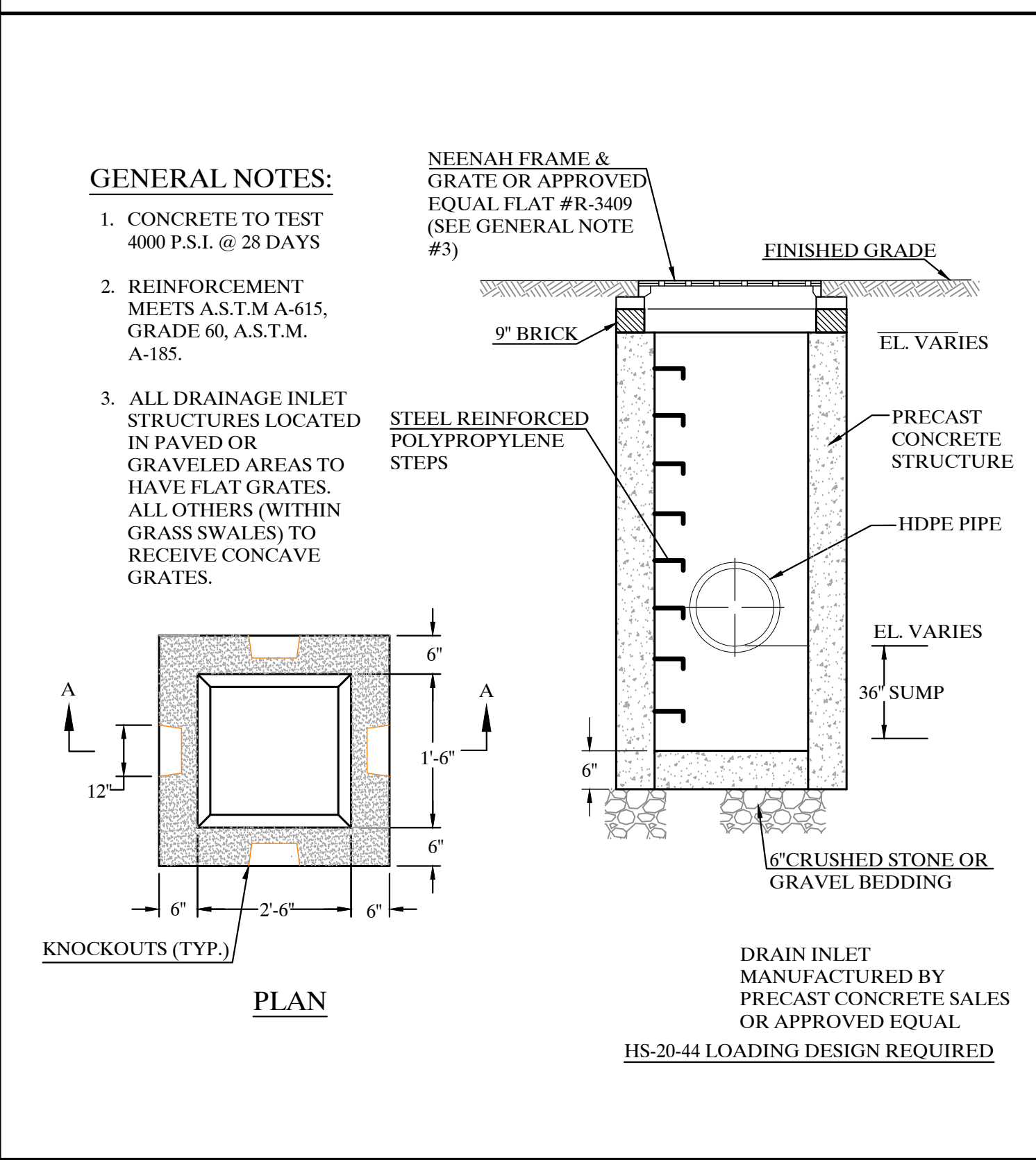
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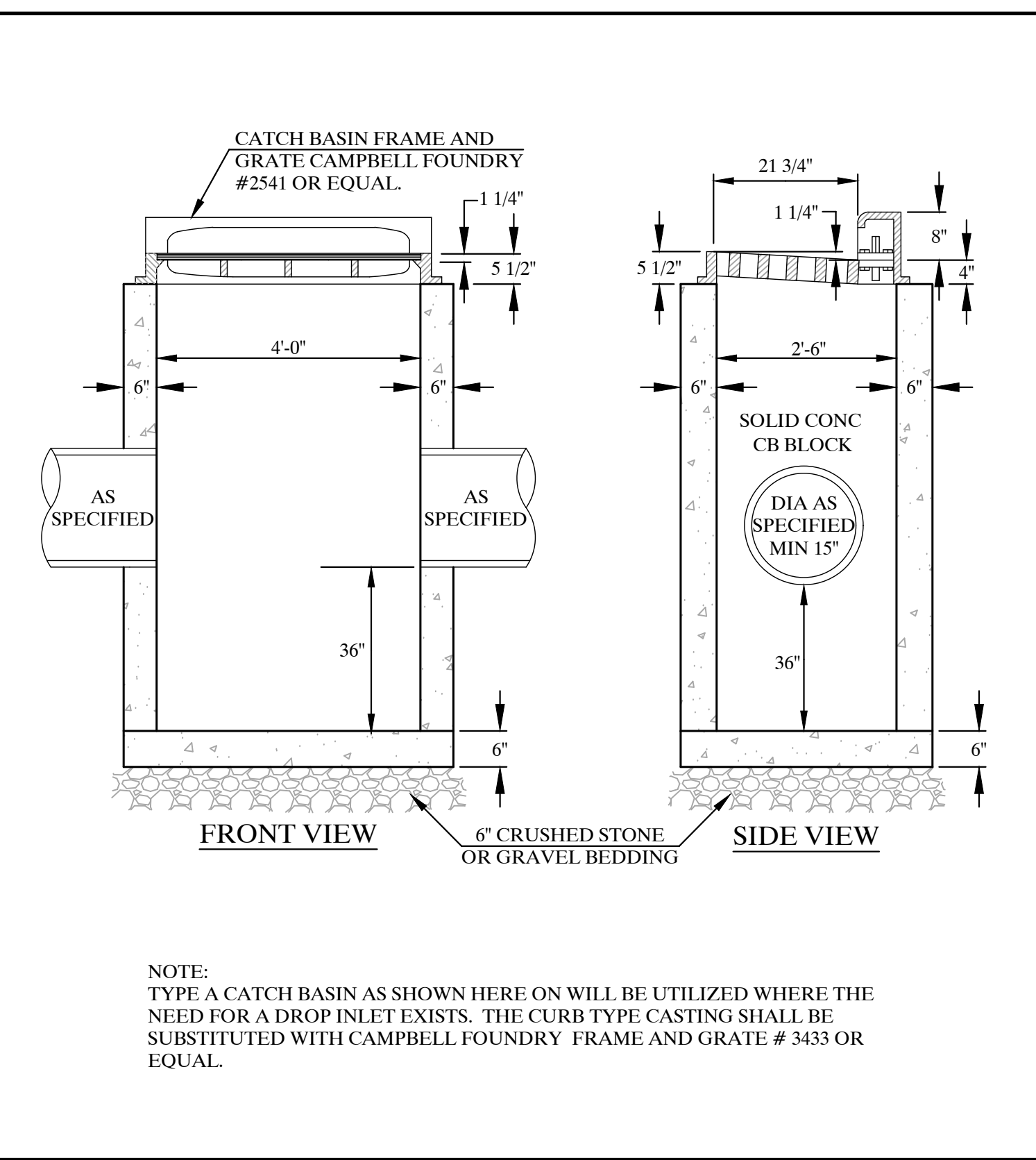
RUBBLE STONE MASONRY RETAINING WALL DETAIL (N.T.S.)



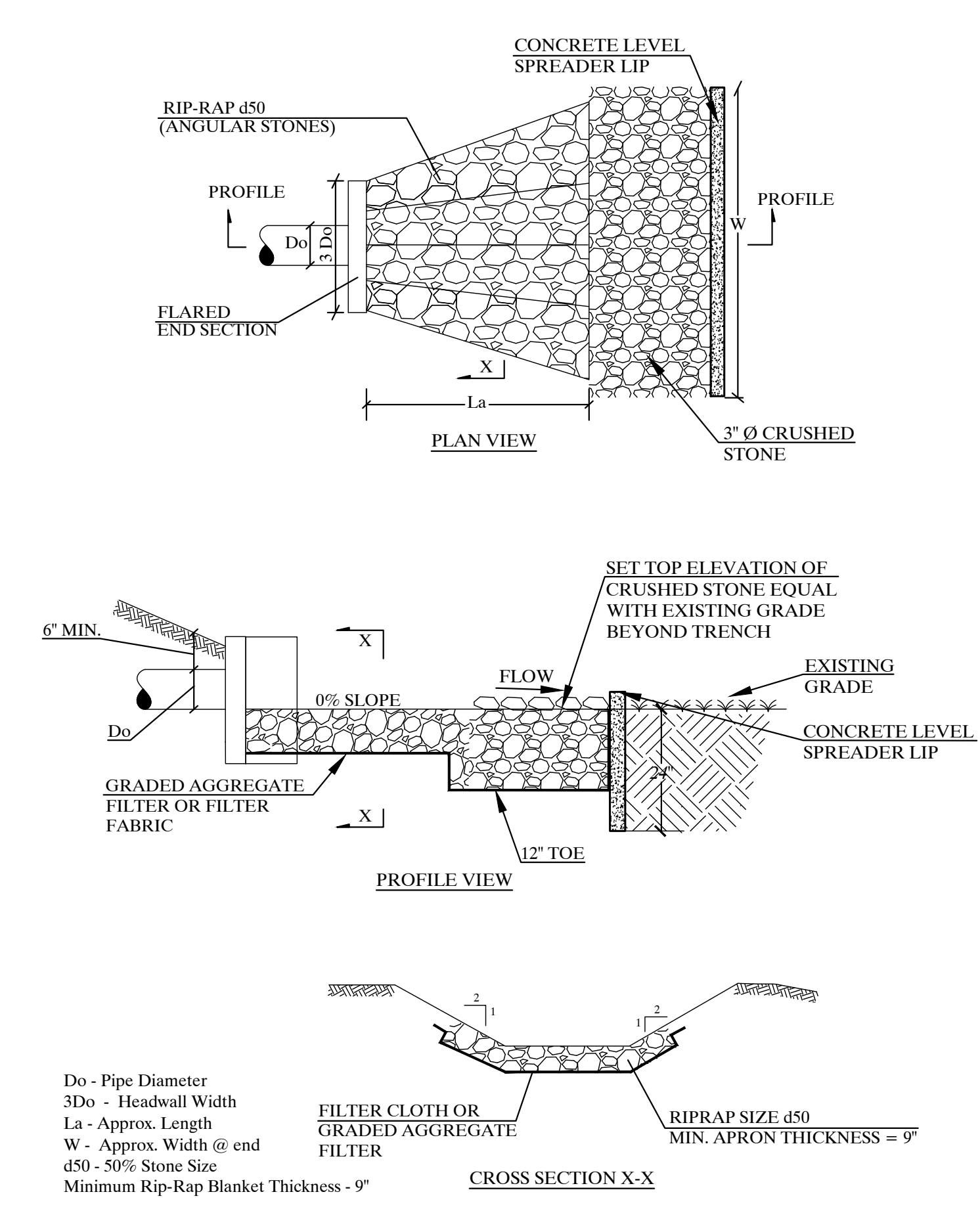
PRECAST DRAIN INLET (N.T.S.)



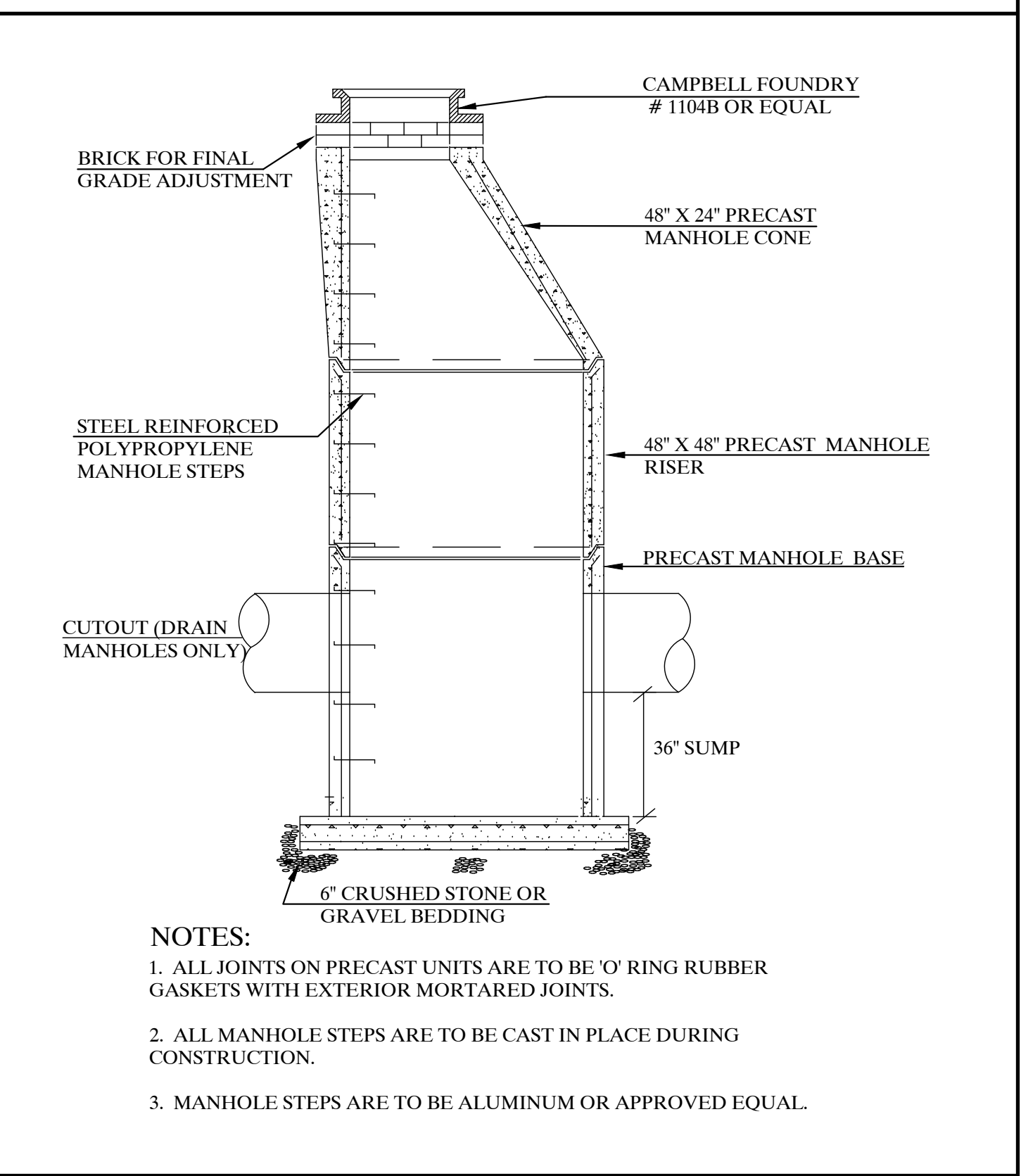
CATCH BASIN DETAIL (N.T.S.)



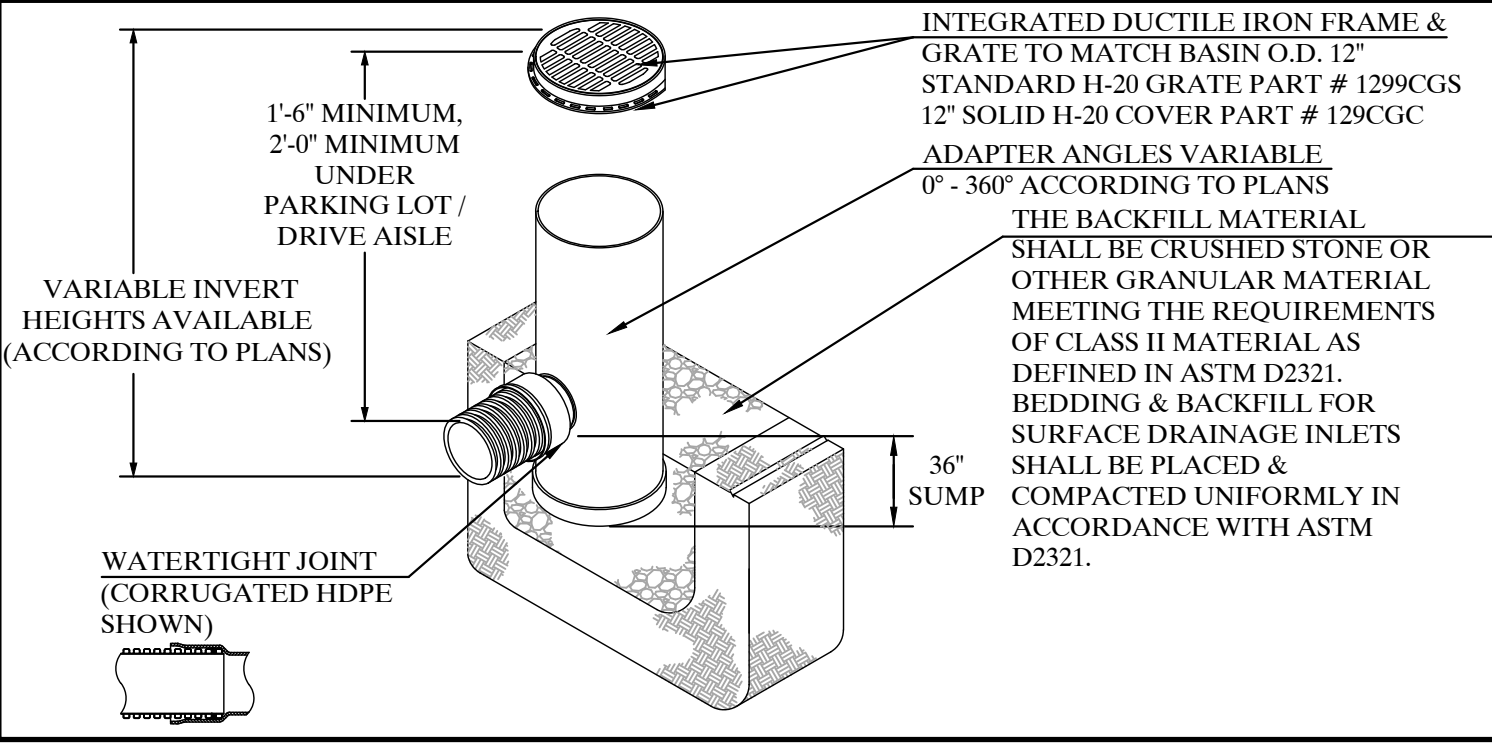
RIP RAP OUTLET PROTECTION WITH LEVEL SPREADER DETAIL (N.T.S.)



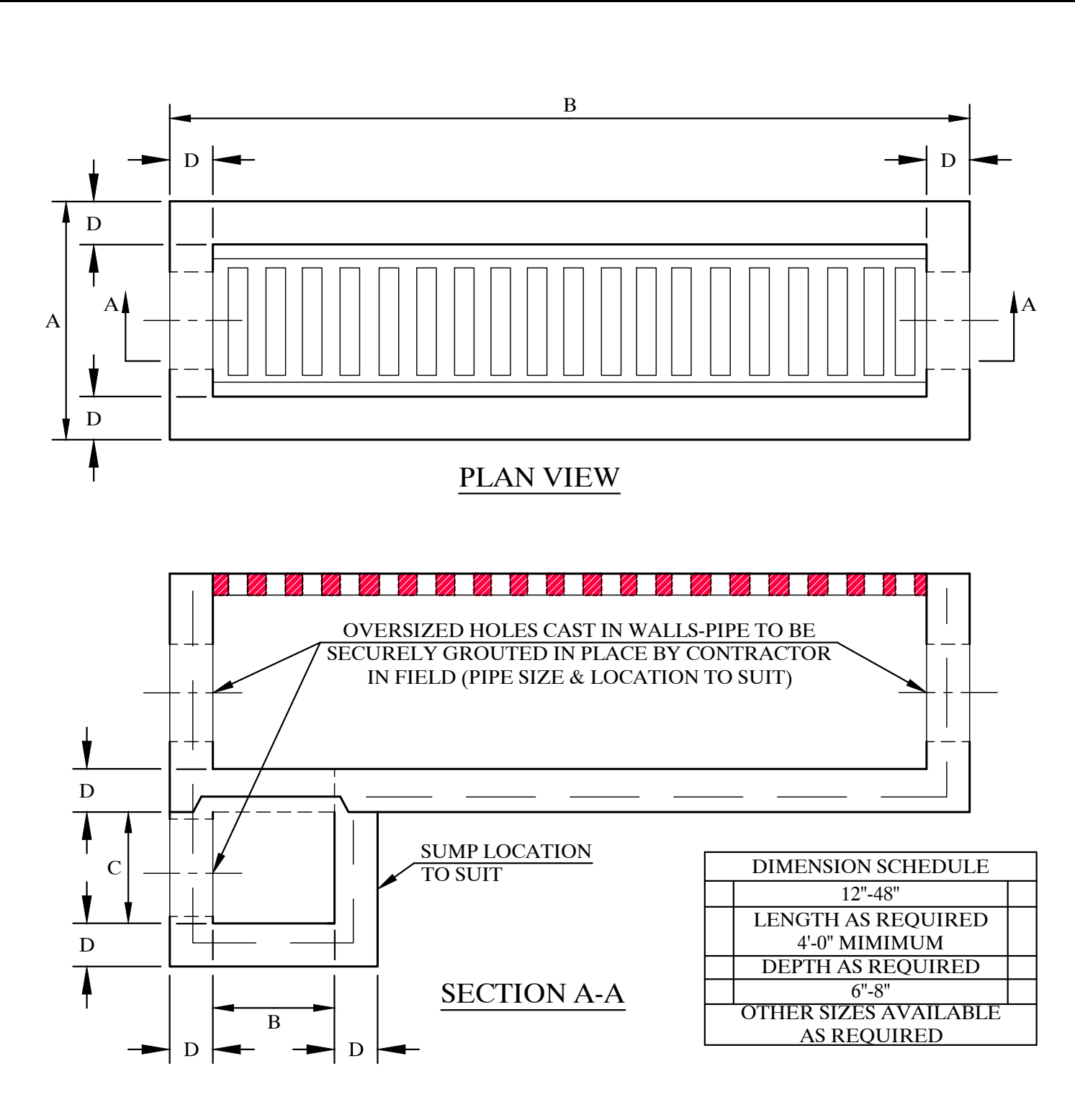
PRECAST DRAIN MANHOLE DETAIL (N.T.S.)



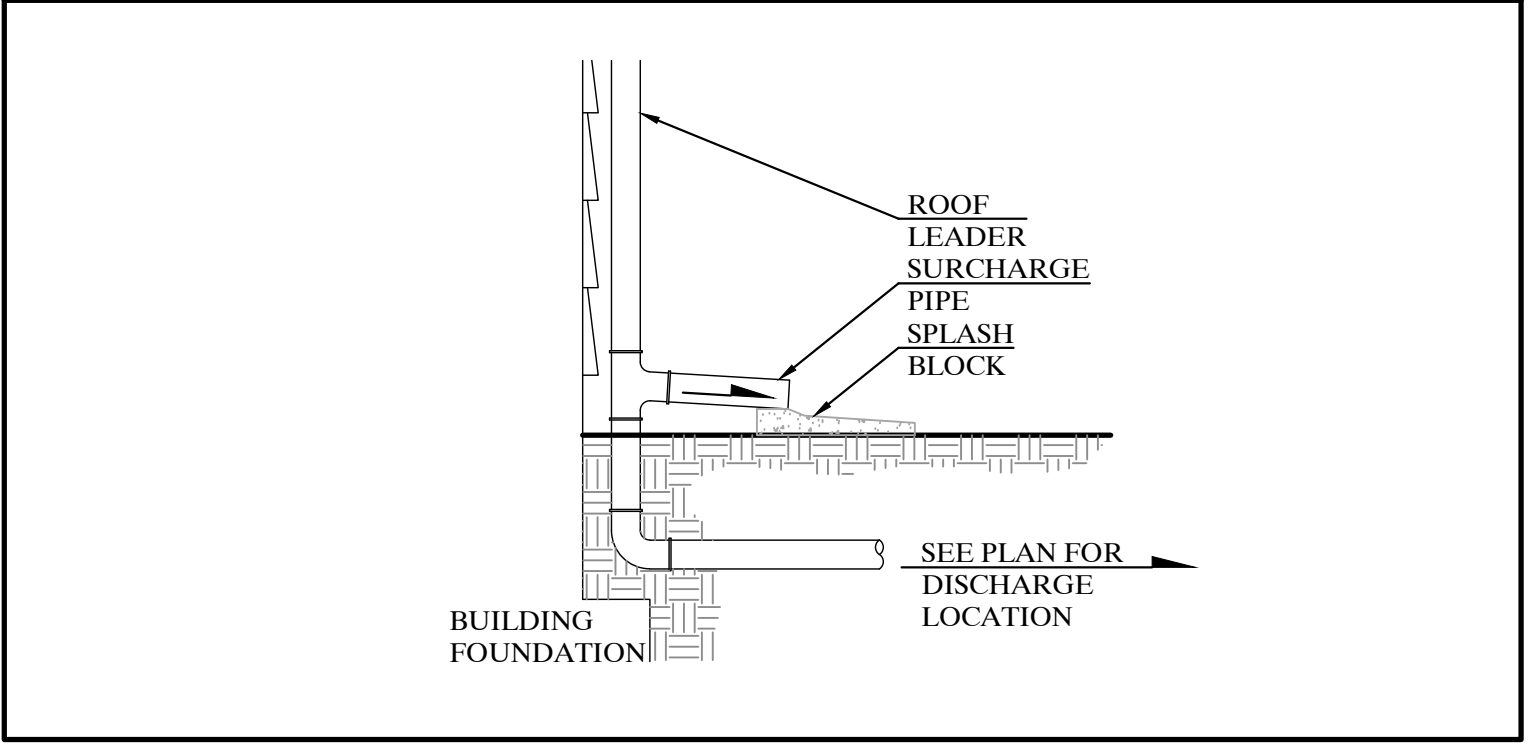
NYOPLAST DRAINAGE BASIN DETAIL (N.T.S.)



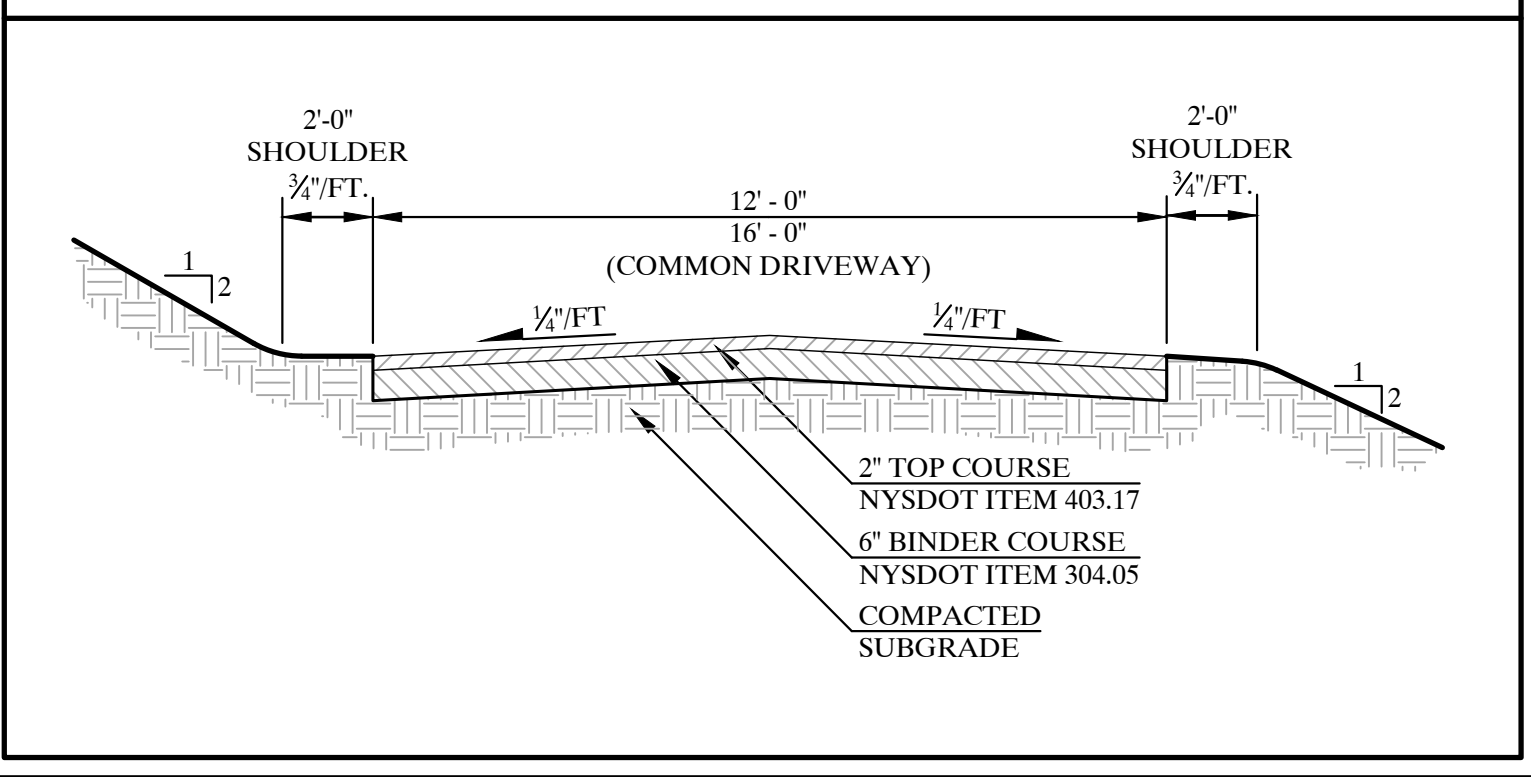
TRENCH DRAIN WITH SUMP DETAIL (N.T.S.)



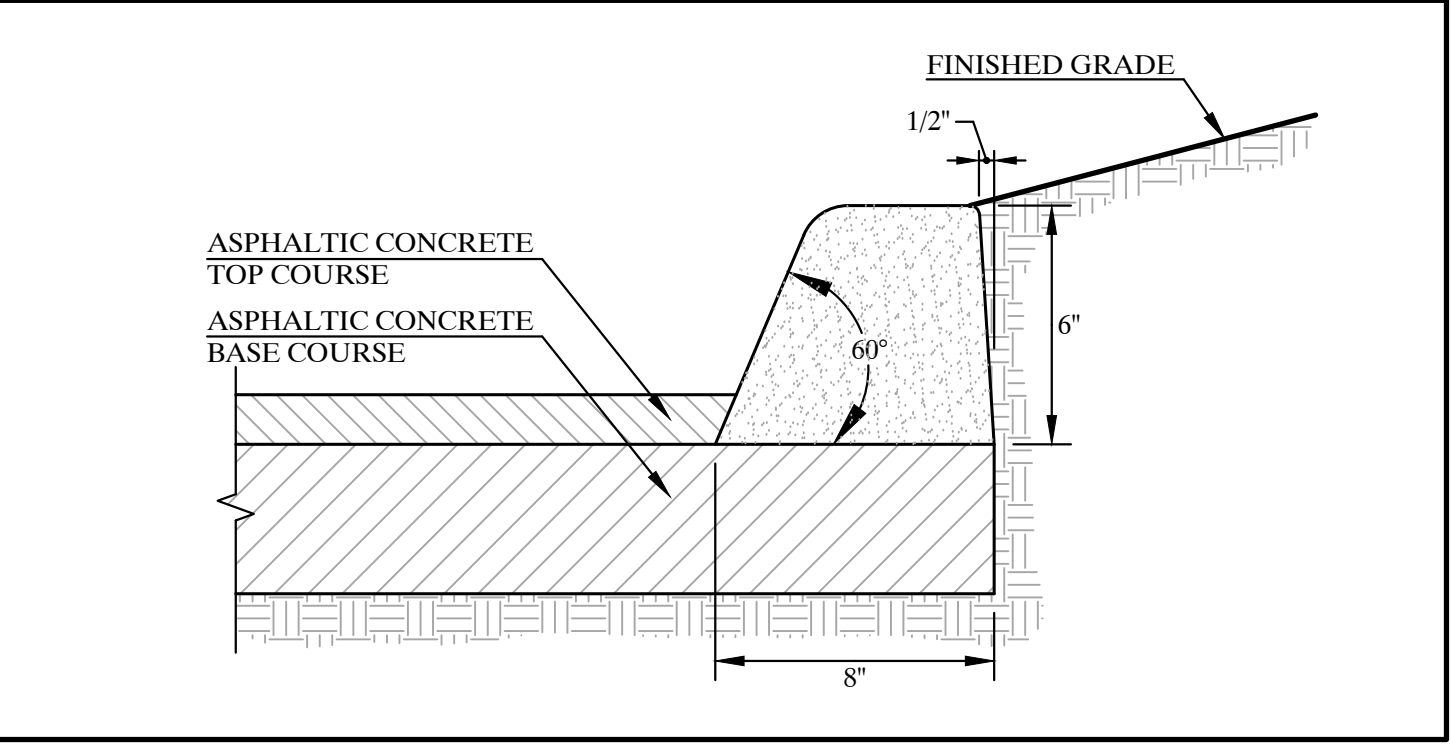
ROOF LEADER DETAIL (N.T.S.)



DRIVEWAY SECTION DETAIL (N.T.S.)



ASPHALTIC CONCRETE CURB DETAIL (N.T.S.)



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CONSTRUCTION DETAILS
WESTERN BLUFF SUBDIVISION
TOWNSHIP OF CARMEL PUTNAM COUNTY, NEW YORK

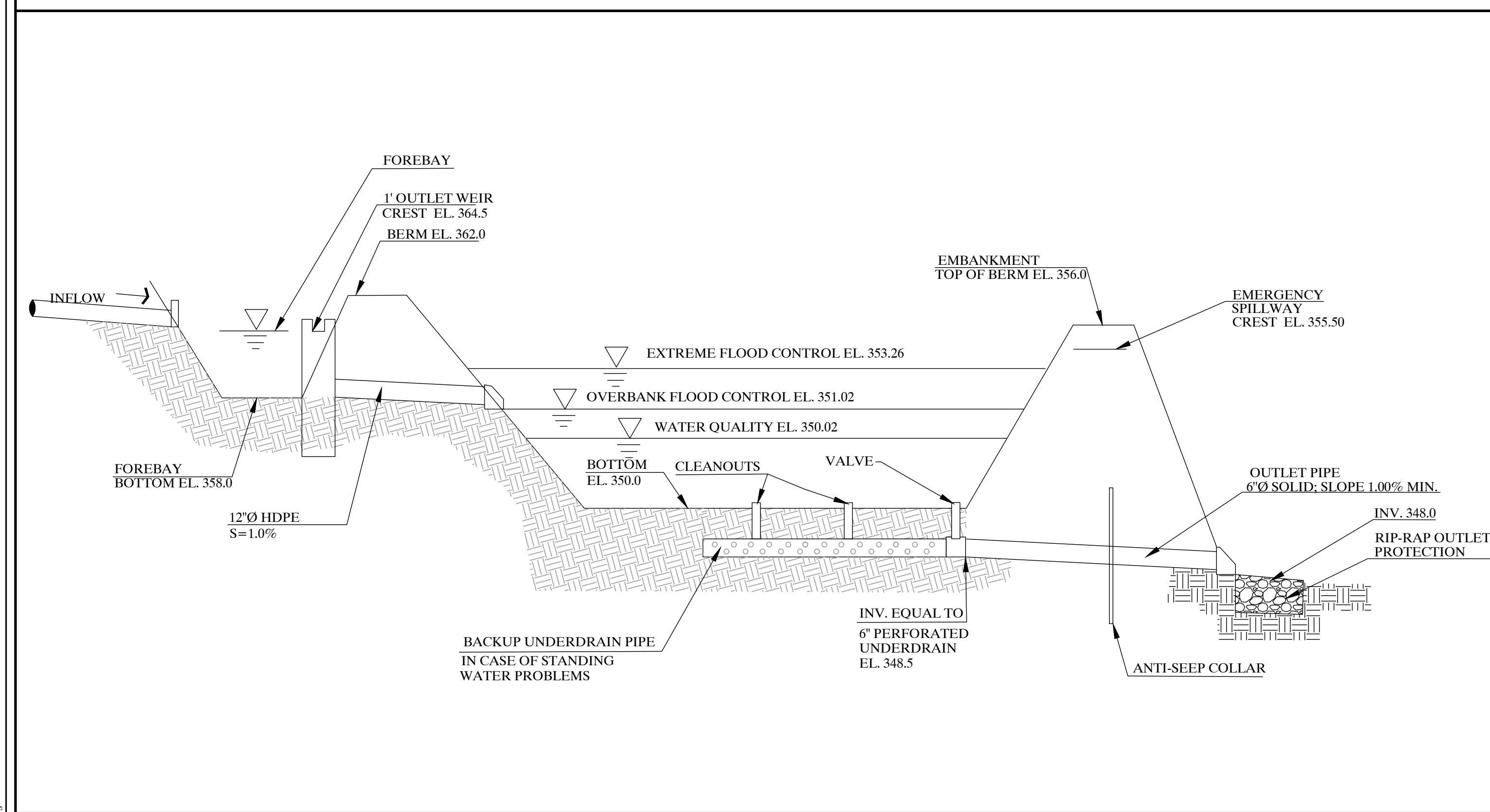
NO.	DATE	REVISIONS
1	JANUARY 20, 2020	NYCDEP COMMENTS
2	JANUARY 20, 2020	NYCDEP COMMENTS
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4	OCTOBER 31, 2018	DEP COMMENTS
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6	JANUARY 19, 2018	DEP SUBMISSION
7	MAY 15, 2017	ENVIRONMENTAL BOARD

PROJECT ID: STC100
DATE: JANUARY 13, 2017

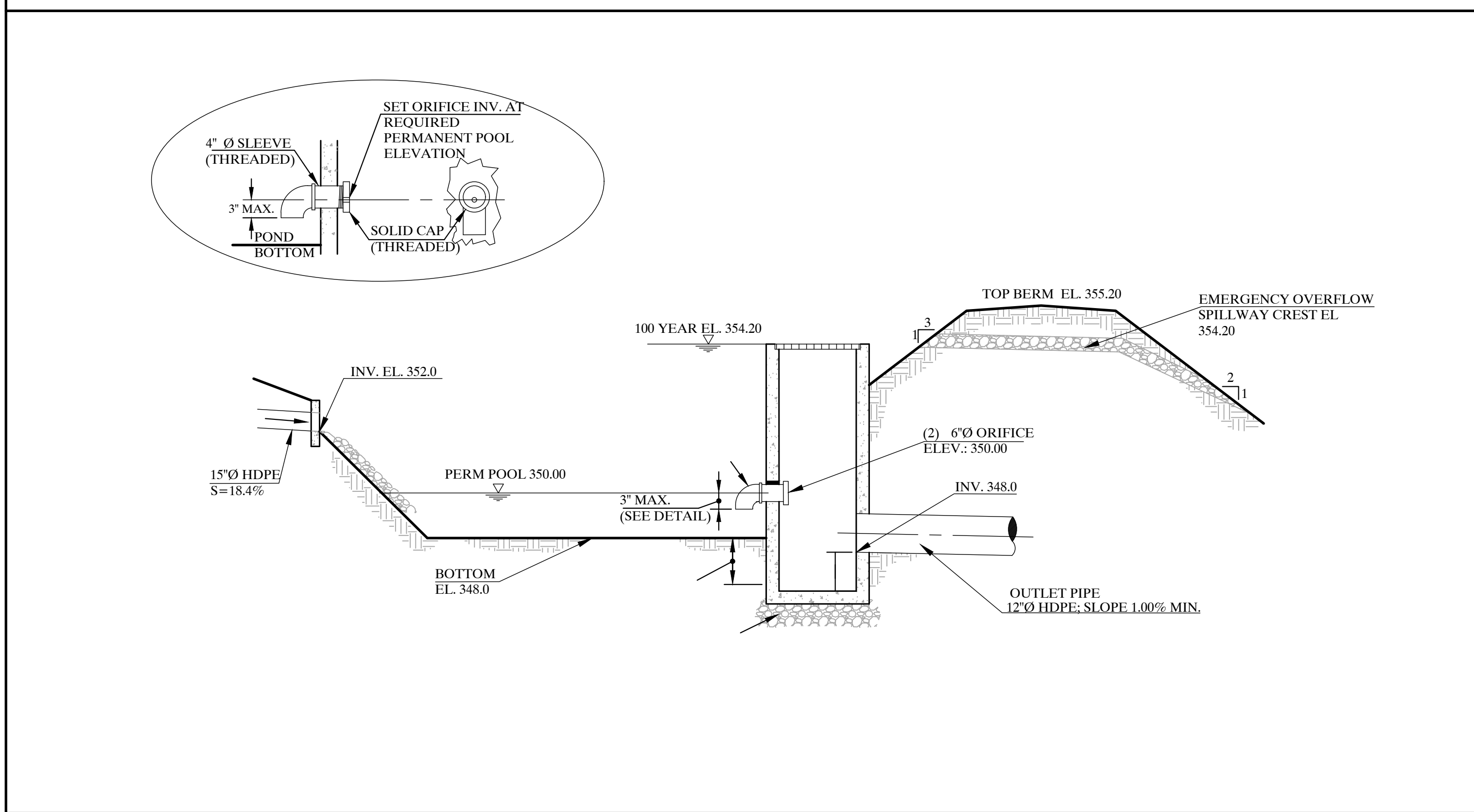
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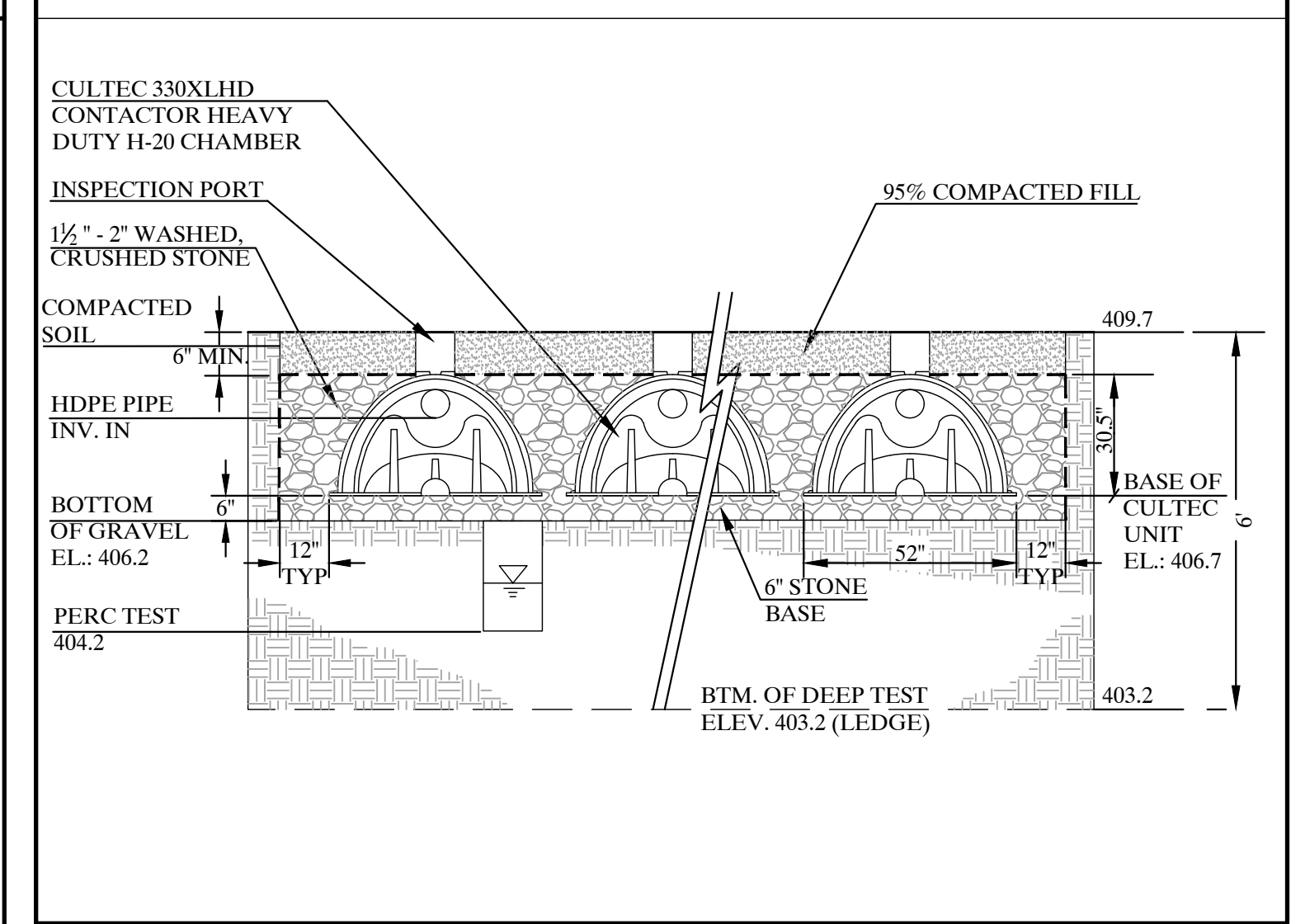
INFILTRATION BASIN (I-2) DETAIL (N.T.S.)



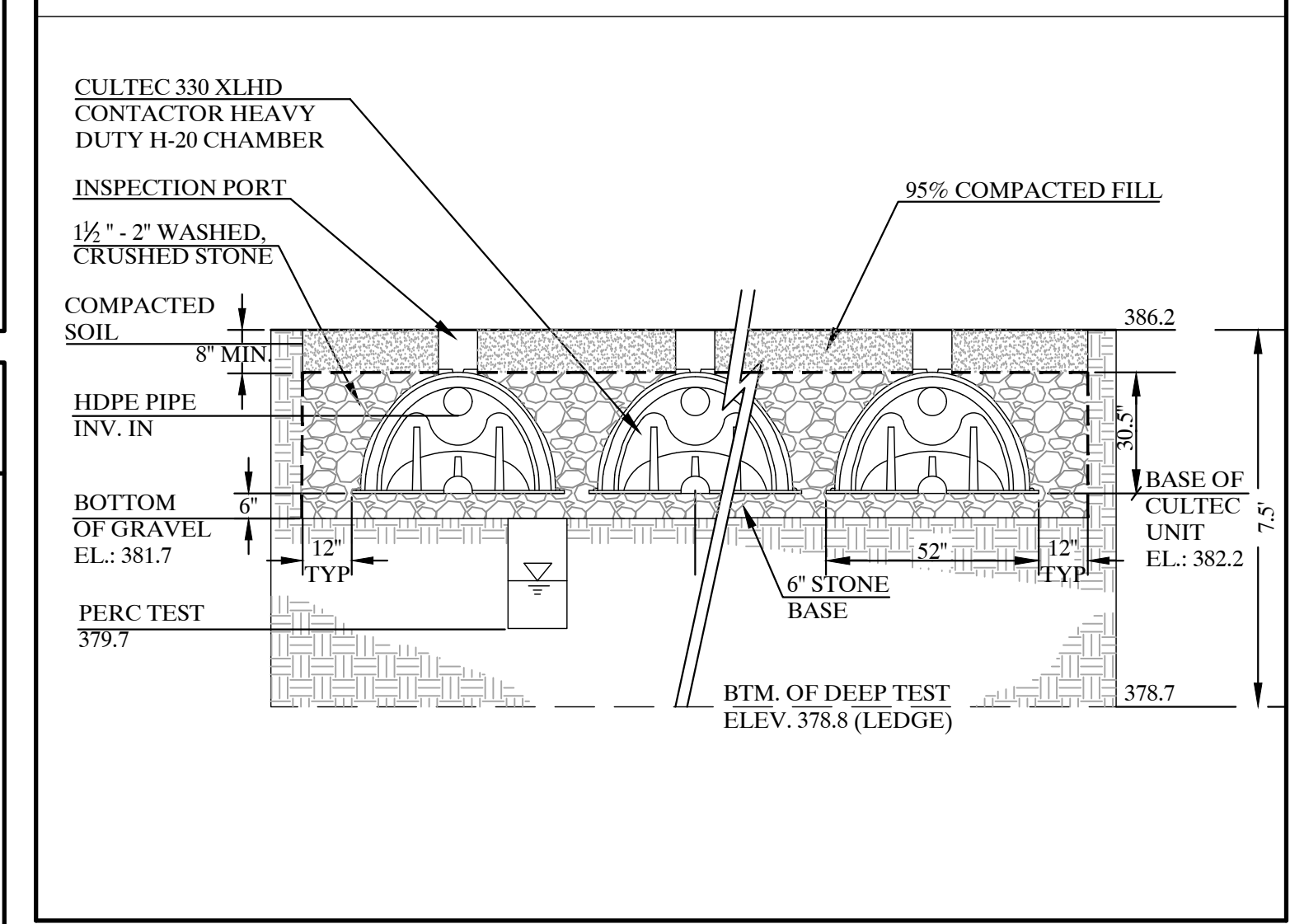
DETENTION BASIN DETAIL (N.T.S.)



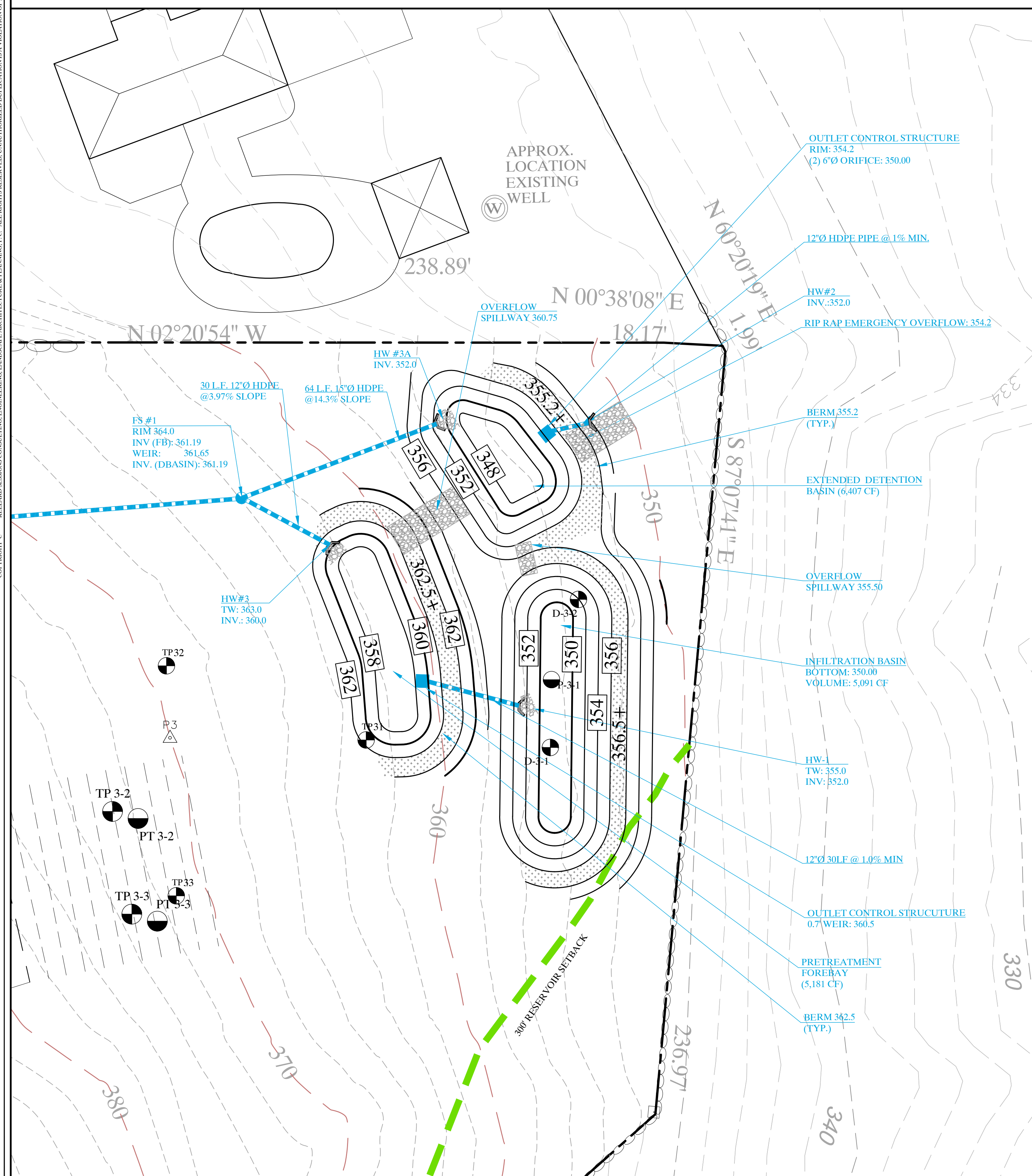
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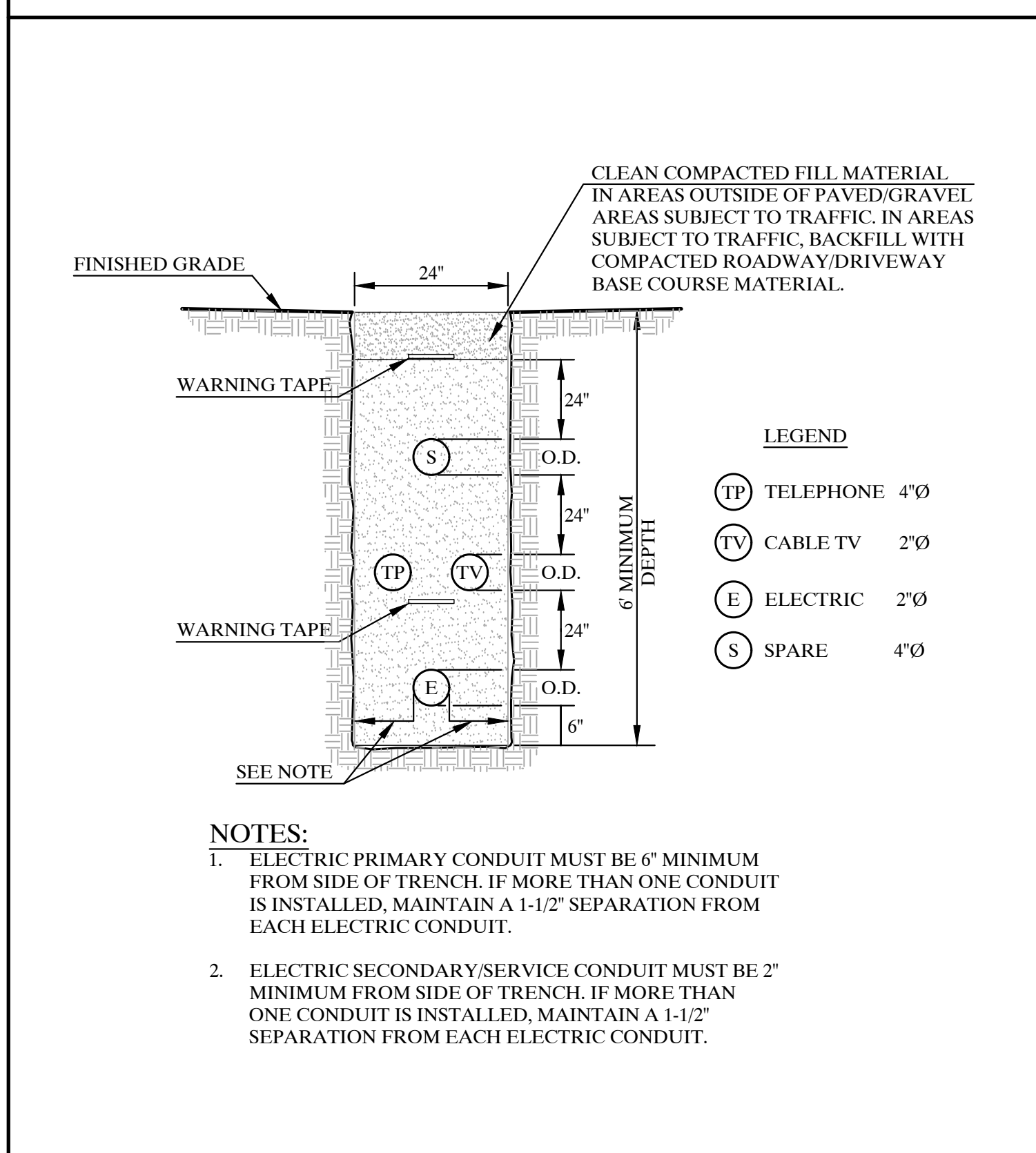
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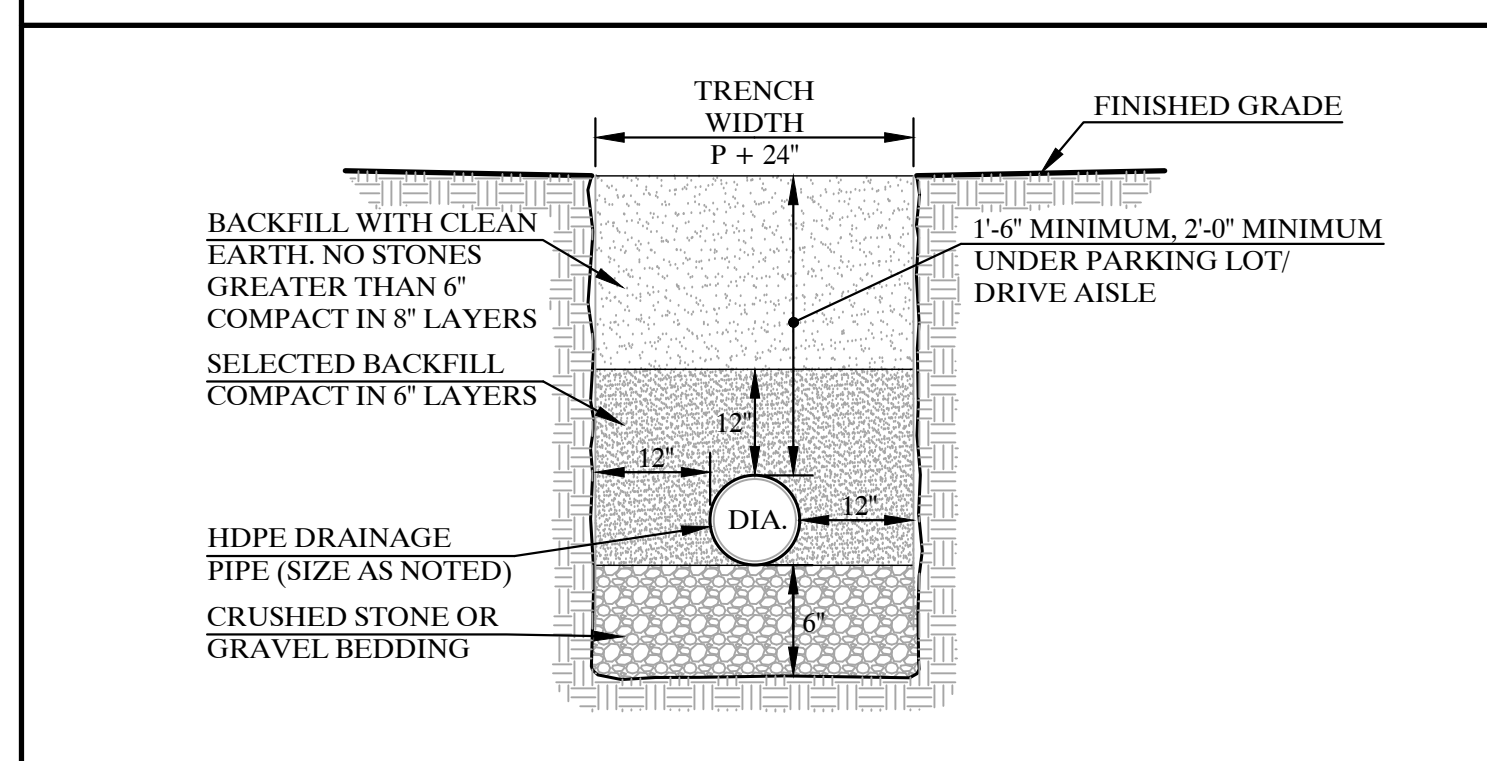
INFILTRATION BASIN (I-2) DETAIL (SCALE: 1" = 20')



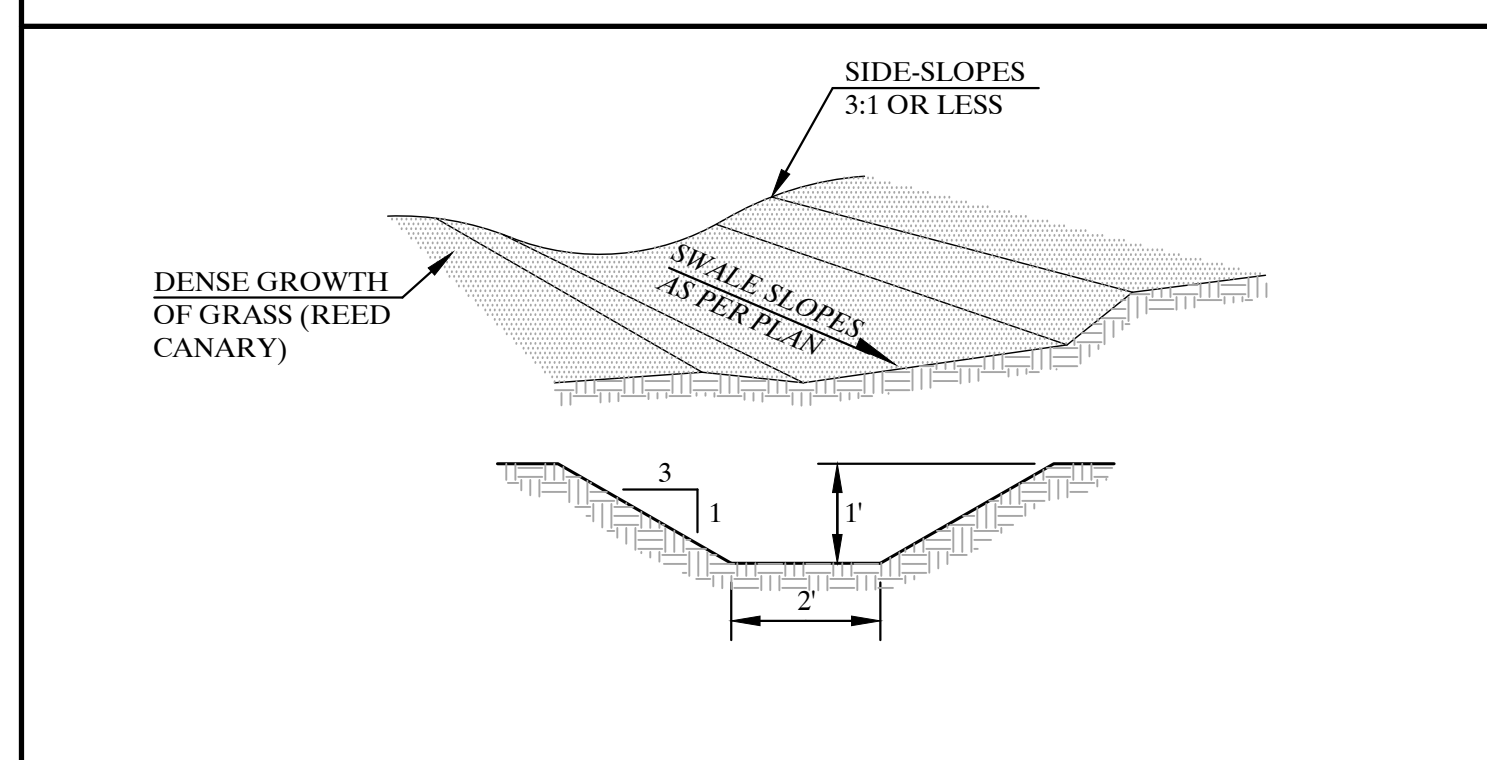
SERVICE TRENCH DETAIL (N.T.S.)



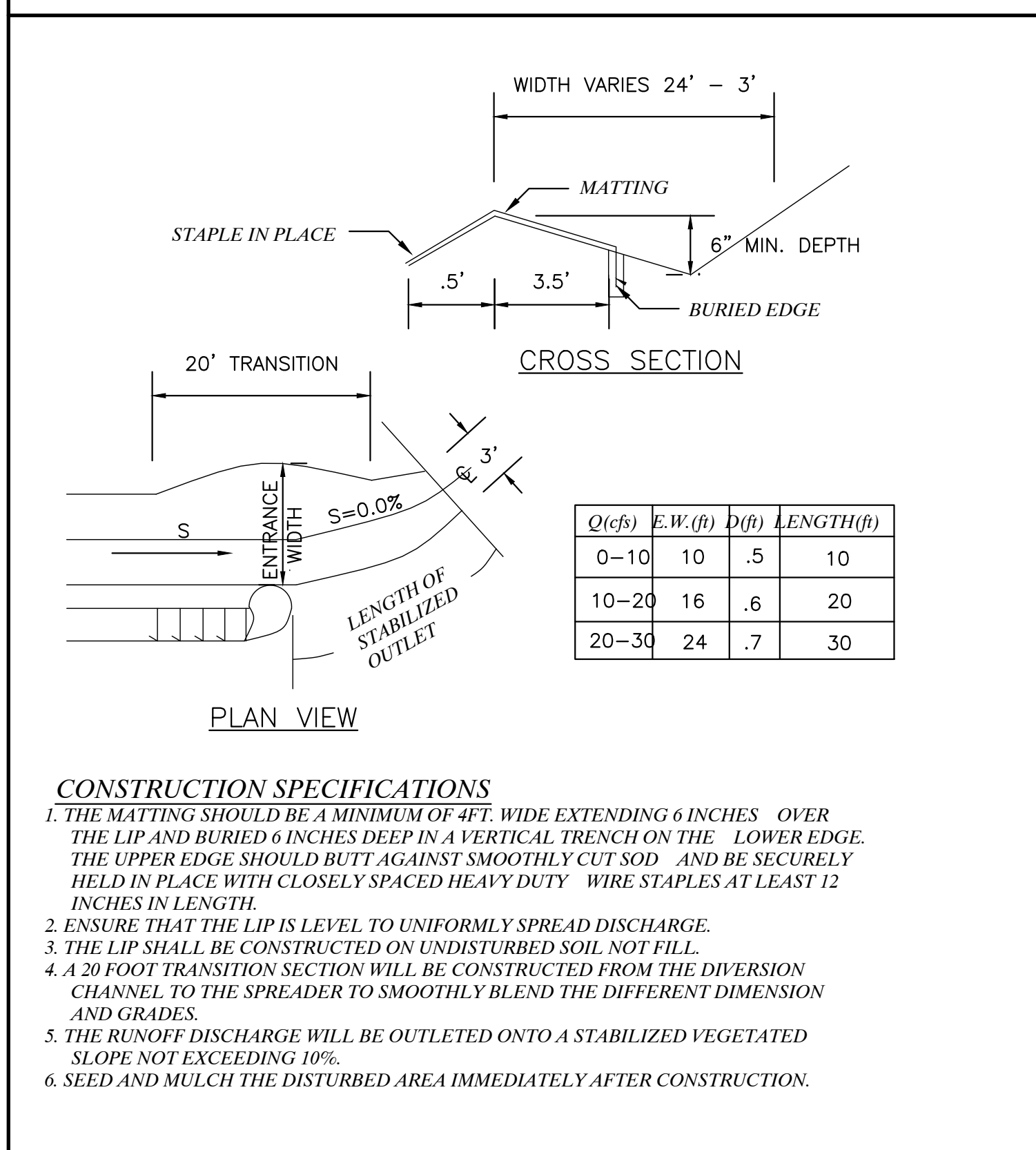
DRAINAGE TRENCH DETAIL (N.T.S.)



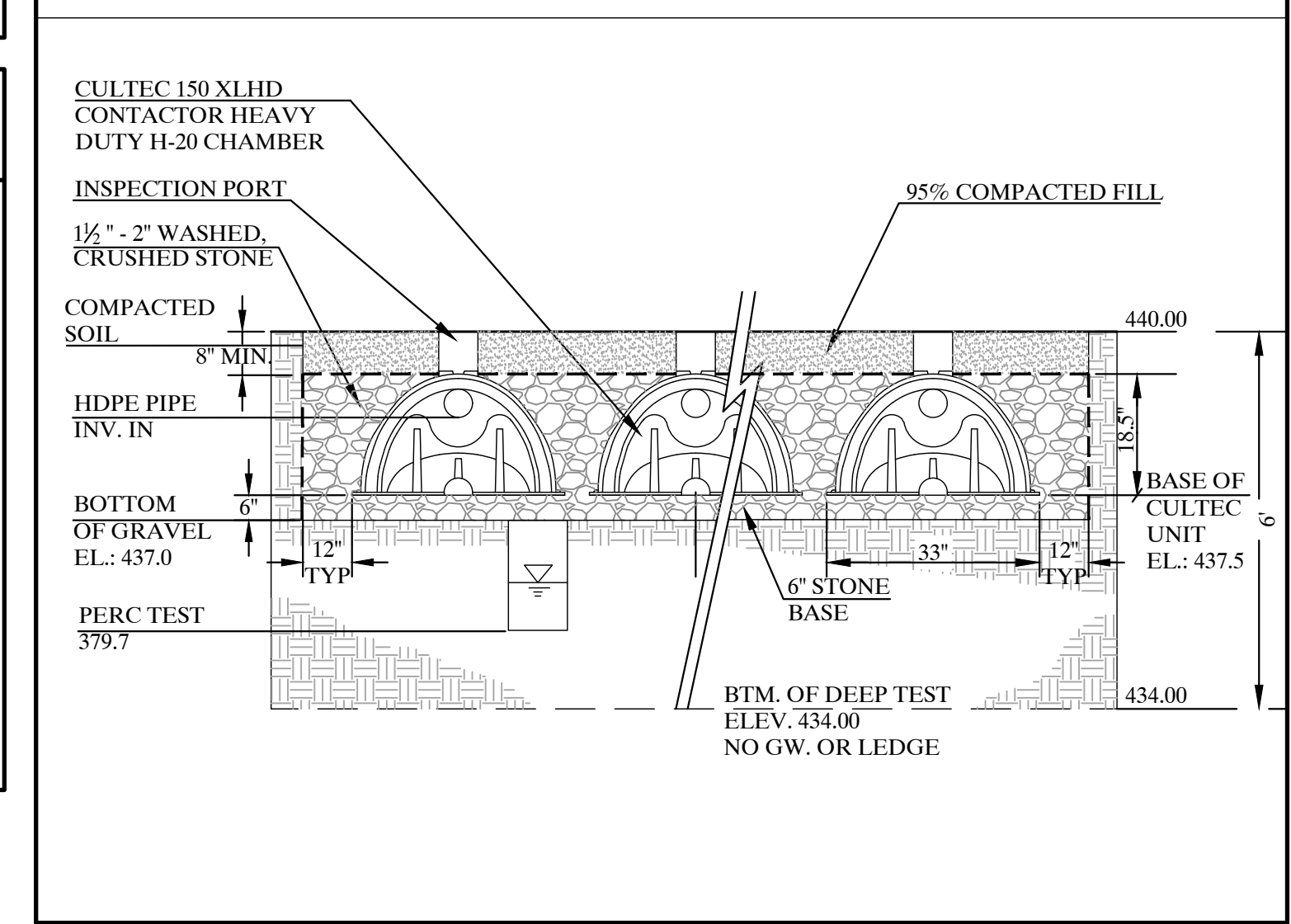
GRASSED SWALE DETAIL (N.T.S.)



LEVEL SPREADER DETAIL (N.T.S.)



INFILTRATION SYSTEM 3A (N.T.S.)



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CONSTRUCTION DETAILS

WESTERN BLUFF SUBDIVISION

TOWN OF CARMEL PUTNAM COUNTY, NEW YORK

NO.	DATE	REVISIONS
1	MAY 15, 2017	ENVIRONMENTAL BOARD SUBMISSION
2	JANUARY 19, 2018	DEP SUBMISSION
3	JULY 5, 2018	DEP COMMENTS
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5	MAY 7, 2019	NYCDEP COMMENTS
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7	OCTOBER 20, 2020	NYCDEP COMMENTS

PROJECT ID: STC100
DATE: JANUARY 13, 2017

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EROSION AND SEDIMENT CONTROL PLAN

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

- New York Standards and Specifications for Erosion and Sediment Control, latest edition
- New York State SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001)
- Town Code of Carmel Chapter 156 Article X "Stormwater Management and Erosion and Sediment Control"

The primary aim of the soil erosion and sediment control plan is to reduce soil erosion from areas stripped of vegetation during and after construction and to prevent silt from reaching the drainage structures, culvert infiltration systems, wetland systems and downstream properties. The culvert infiltration systems shall not be put into service until the contributing drainage areas to the systems have been stabilized. As outlined in the construction sequencing notes below and on the Sediment & Erosion Control Plans, the Sediment & Erosion Control Plan is an integral component of the construction phasing and sequencing and will be implemented to control sediment and re-establish vegetation as soon as practicable. The plan will be implemented prior to the commencement of any earthmoving activities.

Each contractor/subcontractor(s) and trained contractor involved in the soil disturbance and/or stormwater management practices shall sign and date a copy of the contractor certification prior to undertaking any land development activity.

The owner/operator shall maintain a copy of the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001, the Notice of Intent (NOI), the NOI acknowledgment letter, the Stormwater Pollution Prevention Plan Report for Western Bluff Subdivision, the MS4 SWPPP Acceptance Form and inspection reports from the qualified inspector at the construction site until all disturbed areas have achieved final stabilization and the Notice of Termination (NOT) has been filed with the NYSDEC.

The applicant or developer or their representative shall be on site at all times when construction or grading activity takes place. A qualified inspector shall conduct site inspections at least twice every seven (7) calendar days. The qualified inspector shall inspect and document the effectiveness of all erosion and sediment control practices. The qualified inspector shall prepare an inspection report subsequent to each and every inspection. The reports shall be forwarded to the Town's Stormwater Management Officer and also copied to the project logbook. The qualified inspector must be a licensed Professional Engineer, a Certified Professional in Erosion and Sediment Control (CPES/C), a Registered Landscape Architect or someone working under the direct supervision of, and at the same company as, the Licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of NYSDEC endorsed training in proper erosion and sediment control principles from a soil and water conservation district.

The proposed soil erosion and sediment control devices include the planned erosion control practices outlined below. Maintenance procedures for erosion and sediment control practices are also provided herein. The owner or operator must ensure that all erosion and sediment control practices identified herein are maintained in effective operating condition at all times.

In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of next business day and completed within 7 days.

Copies of the Inspection and Maintenance Checklists are provided in the Stormwater Pollution Prevention Plan report.

STABILIZED CONSTRUCTION ENTRANCE

A stabilized construction entrance shall be installed at the Project Entrance as indicated on the plans. The purpose of the stabilized construction entrance is to prevent vehicles leaving the site from tracking sediment, mud or any other construction-related materials from the site onto West Shore Drive.

Maintenance/Inspection

The Contractor shall maintain the construction entrance in a manner which prevents or significantly reduces the tracking of sediment/soil onto West Shore Drive. The Contractor shall inspect the construction entrance daily and after each rain event for displacement or loss of aggregate. The Contractor shall topdress the construction entrance when displacement/loss of aggregate occurs, or if the aggregate becomes clogged or altered to the extent that the entrance can no longer perform its intended function. The Contractor shall inspect the vicinity of the construction entrance several times a day and immediately remove any sediment dropped or washed onto West Shore Drive.

SILT FENCE

Silt fence (geotextile filter cloth) shall be placed in locations depicted on the approved plans. The purpose of the silt fence is to reduce the velocity of sediment-laden stormwater from small drainage areas and to intercept the transported sediment load. In general, silt fence shall be used at the perimeter of disturbed areas, toe of slopes or intermediately within slopes where obvious channel concentration of stormwater is not present. Silt fence shall always be installed parallel to the contours in order to prevent concentrated flows from developing along the silt fence.

Maintenance/Inspection

Silt fencing shall be inspected at a minimum of twice every seven (7) days. Inspections shall include ensuring that the fence material is tightly secured to the wood posts. In addition, overlapping filter fabric shall be secure and the fabric shall be maintained a minimum of eight (8) inches below grade. In the event that any "bulges" develop in the fence, that section of fence shall be replaced immediately with a new fence section. Any visible sediment build-up against the fence shall be removed and deposited on-site a minimum of 150 feet from any wetland.

INLET PROTECTION

After the driveway's drain inlets have been installed and the site is completely constructed and stabilized, these drain inlets will receive stormwater from the driveway and overland watersheds. This barrier will allow stormwater to be filtered prior to reaching the inlet grate.

Maintenance/Inspection

Inlet protection devices shall be inspected at a minimum of twice every seven (7) days. Care shall be taken to ensure that all inlet protection devices are properly located and secure and do not become displaced. Any accumulated sediments shall be removed from the device and deposited not less than 150 feet from a wetland.

TREE PROTECTION

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

Maintenance/Inspection

The snow fence shall remain at the drip-line of the tree to be preserved. The snow fence shall be inspected at a minimum of twice every seven (7) days. Any damaged portions of the fence shall be repaired or replaced. Care shall also be taken to ensure that no construction equipment is driven or parked within the drip-line of the tree to be preserved.

SOIL/MATERIAL STOCKPILING

All soil/material stripped from the construction area during grubbing and grading shall be stockpiled in locations illustrated on the approved plans, or in practical locations on-site.

Maintenance/Inspection

All stockpiles shall be inspected (for signs of erosion or problems with seed establishment) at a minimum of twice every seven (7) days. Soil stockpiles shall be protected from erosion by vegetating the stockpile with a rapidly-germinating grass seed and surrounded with either silt fence or stacked weed-free hay/bales. In the non-growing season, the stockpiles shall be protected by a tarpaulin covering the entire stockpile.

RRAP-OUTLET PROTECTION

The outlets of all stormwater discharge areas will be protected from erosion by the use of stone rip-rap at the culvert/swale outlet. The purpose of the stone outlet protection is to reduce the velocities of the discharged water such that filters will not erode the receiving area.

Maintenance/Inspection

Maintenance of the outlet protection devices shall be inspected at a minimum of twice every seven (7) days to determine if any scouring beneath the rip-rap has occurred and/or if any rip-rap has been displaced. All displaced rip-rap shall be re-positioned or replaced with new rip-rap. In addition, all leaves, twigs and brush shall be removed in the vicinity of the culvert/swale outlet to ensure that stormwater is flowing unobstructed.

SURFACE STABILIZATION

All disturbed areas will be protected from erosion with the use of vegetative measures (e.g. grass seed mix, sod) hydromulch, weed-free hay or Curlex Excelsior Erosion Control Blankets.

Erosion control barriers consisting of silt fencing shall be placed around exposed areas during construction. Any areas stripped of vegetation during construction will be vegetated and/or mulched to prevent erosion of the exposed soils. In site areas where significant erosion potential exists (steep slopes/slopes exceeding 2:1) and/or where specifically directed, Curlex Excelsior Erosion Control Blankets (Manufactured by American Excelsior or approved equal) shall be installed. Mulch is also used alone for temporary stabilization in non-growing months.

Materials that may be used for mulching include weed-free straw/ hay/salt hay, wood fiber, synthetic soil stabilizers, mulch or other approved materials or soil. A permanent vegetative cover will be established upon completion of construction of those areas which have been brought to finish grade and to remain undisturbed.

The applicant/developer or their representatives shall be on-site at all times when construction or grading activity takes place and shall inspect and document the effectiveness of all sediment and erosion control practices.

DUST CONTROL

Where vegetative or mulch cover is not practicable in disturbed areas of the site, dust shall be controlled by the use of water sprinkling. The surface shall be sprayed until wet. Dust control shall continue until such time as the entire site is adequately stabilized with permanent vegetative cover.

POLLUTION PREVENTION MEASURES FOR CONSTRUCTION RELATED ACTIVITIES

Pollution prevention practices for preventing litter, construction chemicals (if applicable) and construction debris from becoming a pollutant source in stormwater discharge include daily pickup of construction debris, inspection, designated storage areas, and physical controls such as silt fencing and inlet protection. Inspections will also be conducted to ensure that dust control measures are utilized as necessary. During construction, maintenance, construction and waste materials will be stored within suitable areas/dampers, as appropriate, to minimize the exposure of the materials to stormwater and spill prevention. All maintenance and construction waste will be disposed of in a safe manner in accordance with all applicable regulations.

GENERAL CONSTRUCTION SEQUENCING

Outlined below is a brief listing of the construction sequencing for the project. See sheet 3-9 for detailed phasing descriptions. Prior to any interior site activity, the owner, contractor, owner's engineer, Town Engineer and NYCDEP Representative shall hold a pre-construction meeting.

Stabilization shall be defined as covering or maintaining an existing cover over soil. Cover can be vegetative (e.g., grass, trees, seed and mulch, shrubs, or turf) or non-vegetative (e.g., geotextiles, rip-rap, or gabions, pavement, roofs, etc.).

The applicant shall notify the Town of Carmel enforcement official at least 48 hours before any of the following as required by the Stormwater Management Officer:

- Start of construction
- Survey/Stage clearing limits & sediment & erosion control measures
- Installation of sediment and erosion control measures
- Completion of site clearing of driveway, storm water facilities & utilities.
- Completion of rough grading of driveway, storm water facilities & utilities.
- Installation of driveway, related storm water facilities & utilities.
- Keep storm water facilities offline until contributing drainage areas are stabilized.
- Completion of final grading of driveway and storm water facilities.
- Close of the construction season
- Completion of final landscaping
- Successful establishment of landscaping in public areas

The owners/contractor is required to submit As-Built plans for any stormwater management practices located on site after final construction is completed. The plan must show the final design specifications for all stormwater management facilities and must be certified by a New York State licensed land surveyor or professional engineer.

Individual Lot Construction Sequencing

- Obtain all necessary permits/approvals.
- Conduct pre-construction meeting.
- Stake clearing limits for residential construction.
- Install perimeter erosion controls.
- Construct stabilized construction entrance.
- Commence clearing and grubbing of individual driveway, house area and drainage facilities.
- Rough grade driveway and building area.
- Install drainage, utilities and SSDS
- Installation of infiltration facilities. Keep infiltration systems off-line until contributing drainage areas are stabilized.
- Construct dwelling.
- Final grade driveway.
- Complete dwelling and accessory structures.
- Re-vegetation of disturbed areas.
- Once site is stabilized, infiltration systems to be placed on-line.
- Remove sediment and erosion controls from individual lot construction areas upon site stabilization.

POST-CONSTRUCTION STORMWATER FACILITY INSPECTION AND MAINTENANCE PROGRAM

General

The "Erosion & Sediment Control Plan" (Sheet 3-9) and "Details" (Sheet 6-9) are integral components of the post-construction stormwater facility inspection and maintenance program. The owner, its successors and/or assigns shall completely familiarize themselves with the plans, details and notes.

The drainage collection system, infiltration systems, bioretention area, swales, and their related appurtenances shall be collectively referred to herein as the "stormwater facilities".

The owner, its successors and/or assigns shall be responsible for the ongoing inspection and maintenance of the stormwater facilities. The purpose of the inspection/maintenance program is to provide basic instructions to the owner as to the proper inspection and maintenance of the stormwater facilities and related appurtenances and to help the owner identify if these facilities are not performing properly.

The applicant must execute a maintenance easement agreement/ deed restriction that shall be binding on all subsequent landowners served by the stormwater management facilities. The easement shall provide for access to the facility at reasonable times for periodic inspection by the Town of Carmel to ensure that the facility is maintained in proper working condition to meet design standards and any other provisions established by the Town. The easement shall be recorded by the grantor in the office of the County Clerk and Town Clerk after approval by the Town Attorney for the Town of Carmel.

Inspection and Maintenance of Permanent Drainage Systems and BMPs

1. General Stormwater Facilities (i.e., drain inlets, vegetated swale, grass swale, bioretention area, rip-rap outlets)

These stormwater facilities shall be inspected weekly for the first three (3) months following the completion of construction. Thereafter, these facilities shall be inspected at a minimum quarterly, and always immediately following a rain event. Upon inspection, facilities shall be immediately maintained and/or cleaned as may be required. Any site areas exhibiting soil erosion of any kind shall be immediately restored and stabilized with vegetation, mulch or rip-rap stone, depending on the area to be stabilized.

Upon each inspection, all visible debris including, but not limited to, twigs, leaf and forest litter shall be removed from the swales and bioretention area, discharge points and frames and grates of drainage structures.

2. Vegetated Areas

The areas within the swales and bioretention area shall be mowed periodically. Any debris, litter or fallen trees/shrubs shall be removed from within swales or bioretention area at the time of each mowing, unless such debris impedes the proper flow of water, in which case all debris shall be immediately removed upon inspection. All visible accumulated sediments shall be removed when sediments become clearly visible.

Special care shall be taken when removing sediment so as not to disrupt the installed finished grass or stone rip-rap within the swales or bioretention area. Any displaced or removed rip-rap shall be replaced, in-kind, to maintain the slopes and original design intent of the swale or bioretention area.

3. Drain Inlets

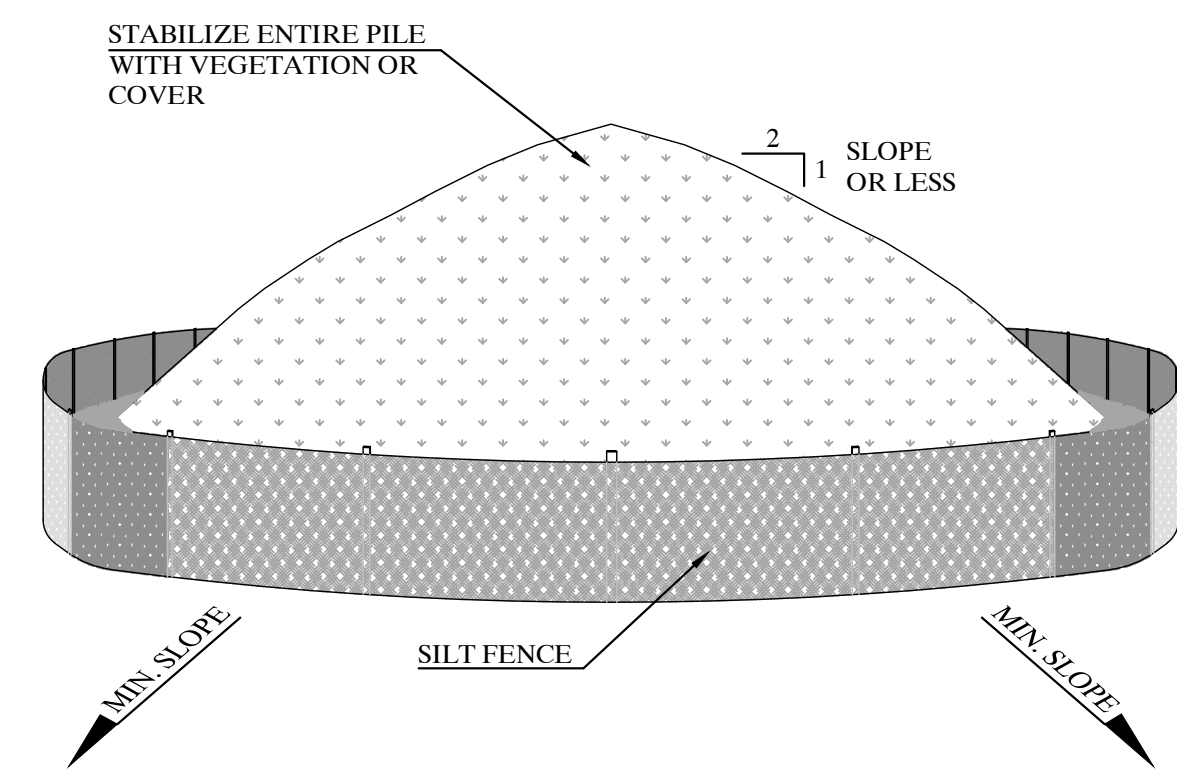
All drain inlets have been designed to trap sediment prior to its transport to the infiltration systems and, ultimately, down-drain. These sumps will require periodic inspection and maintenance to ensure that adequate depth is maintained within the sumps.

All sumps shall be inspected once per month for the first three (3) months (after drainage system has been put into service). Thereafter, all sumps shall be inspected every four (4) months (i.e., production of 1/2 inch of rainfall or greater). The owner shall take measurements of the sump depth. All sumps shall be inspected once per month for the first three (3) months (after drainage system has been put into service). Thereafter, all sumps shall be inspected every four (4) months (i.e., production of 1/2 inch of rainfall or greater). The owner shall take measurements of the sump depth.

If sediment has accumulated to one-half the depth of the sump, all sediment shall be removed from the sump. Sediments can be removed from the sumps with hand-labor or with a vacuum device.

Contact Person: The entity responsible for implementing the maintenance program will be the owner, its successors and/or assigns. The current owners is Carl Kling, 44 Colony Drive, Whitehall NJ, 46184

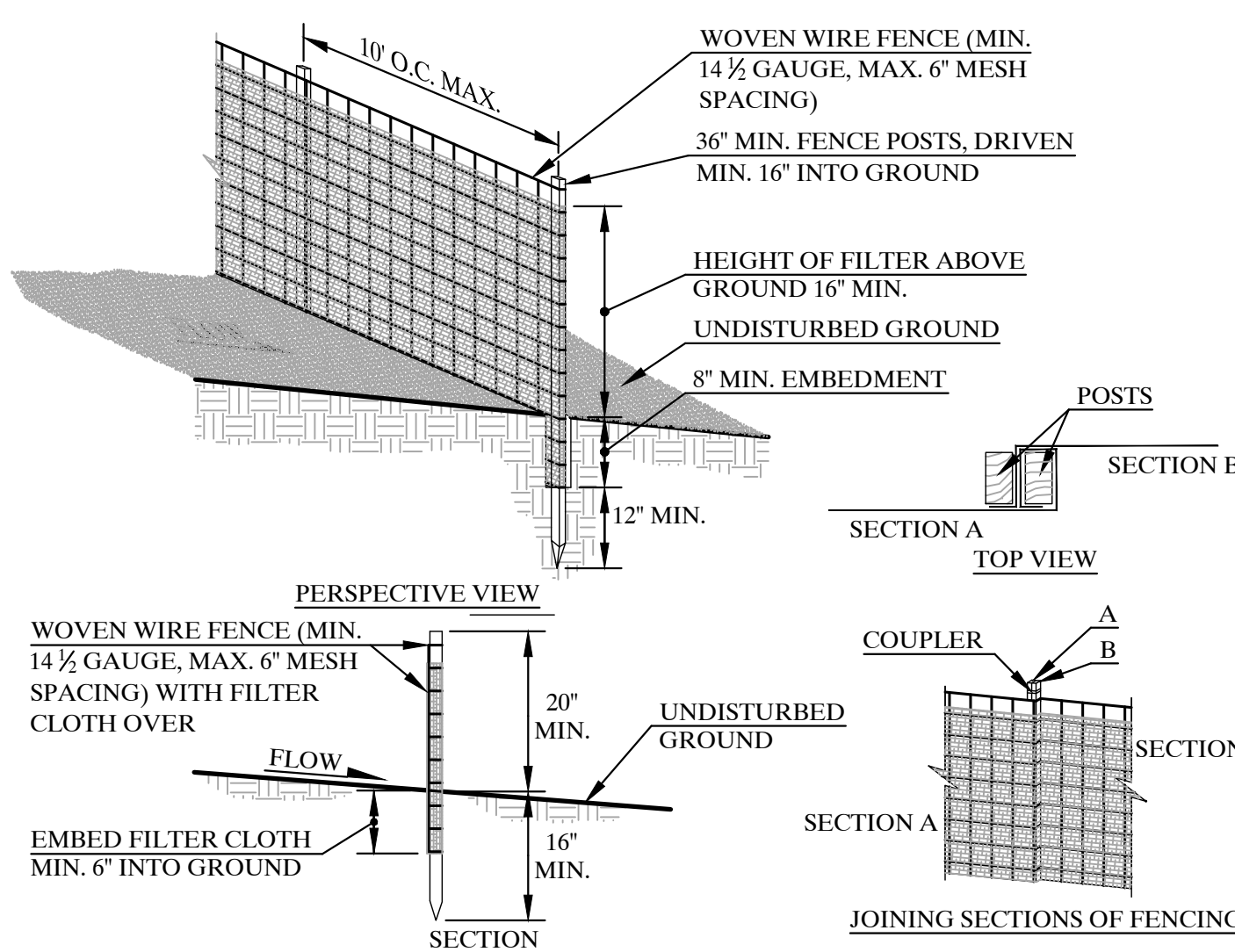
TEMPORARY SOIL STOCKPILE DETAIL (N.T.S.)



INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

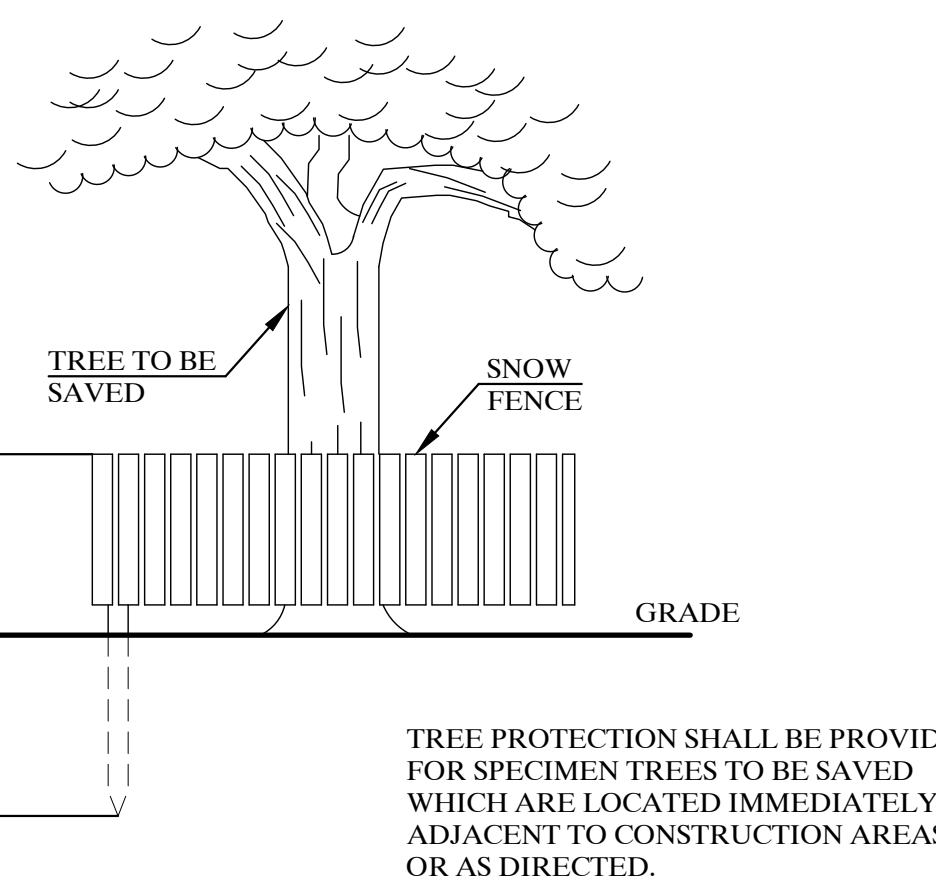
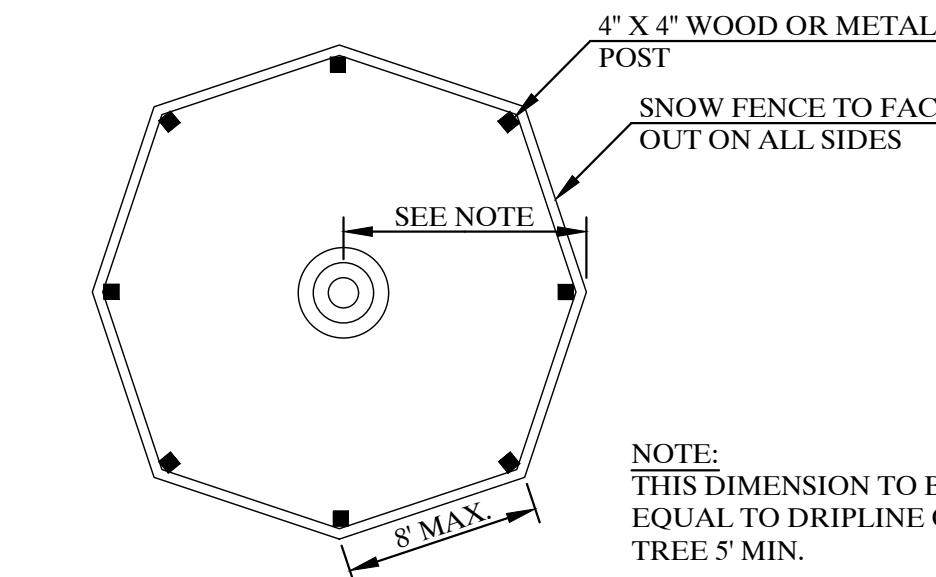
WIRE SILT FENCE DETAIL (N.T.S.)



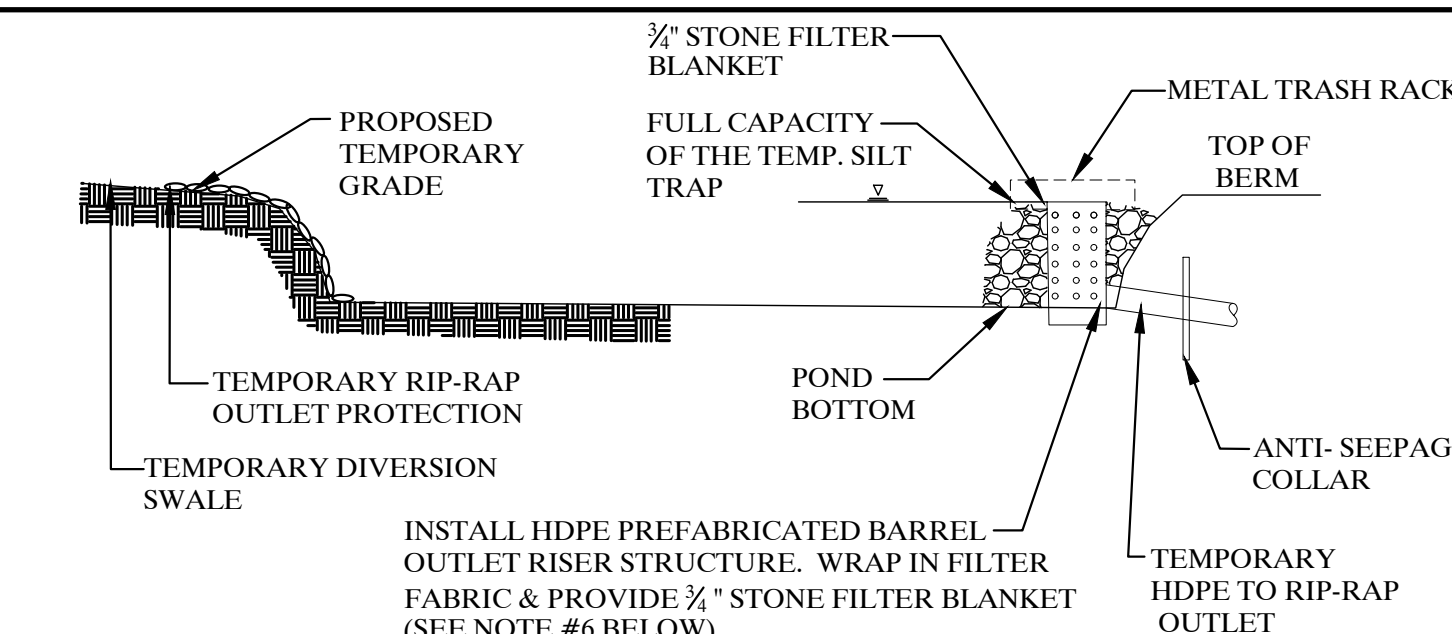
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH THIS SPACING EVERY 24" AT TOP OF MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

TREE PROTECTION DETAIL (N.T.S.)



TEMPORARY SEDIMENT TRAP DETAIL (N.T.S.)

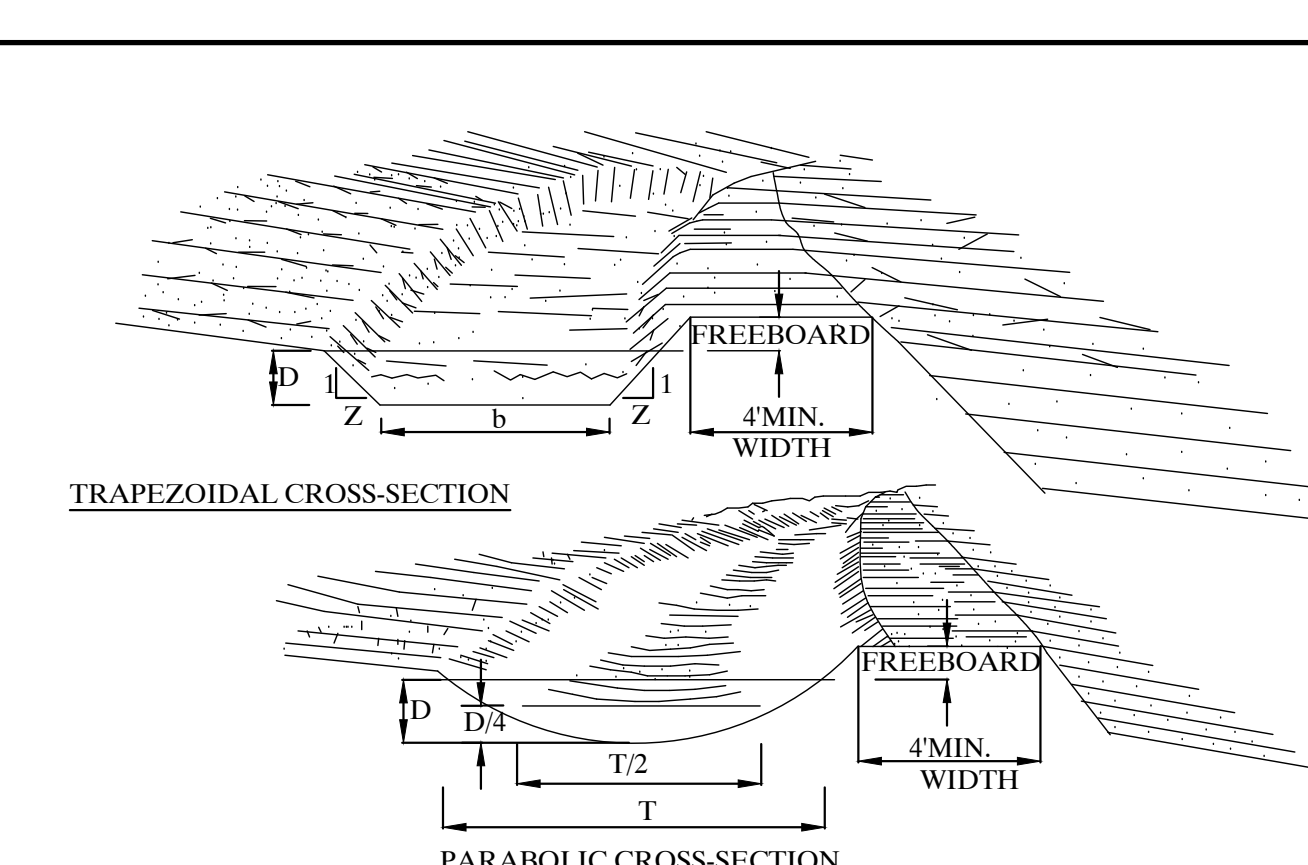


- NOTES:**
1. TEMPORARY SEDIMENT TRAP WILL BE INSPECTED AFTER EACH STORM OF 1/2" RAINFALL OR GREATER AND RISER WILL BE CLEARED OF ANY DEBRIS OR EXCESSIVE SILT.
 2. TEMPORARY SEDIMENT TRAP SHALL BE CLEANED OUT WHEN 1/2 OF CAPACITY HAS BEEN ACCUMULATED WITH SEDIMENT. ONCE SEDIMENT HAS REACHED THIS MARK, CONTRACTOR WILL IMMEDIATELY CLEAN OUT SEDIMENT TO ORIGINAL SEDIMENT TRAP GRADE.
 3. BERM TO BE MECHANICALLY COMPACTED EACH FILL, 8" LIFTS TO (95% PROCTOR DENSITY). BERM FILL SHALL BE FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES AND RELATIVELY PERVIOUS MATERIALS SUCH AS SAND OR GRAVEL.
 4. TEMPORARY SEDIMENT TRAP WILL BE STABILIZED WITH JUTE MESH DURING THE NON GROWING SEASON. DURING THE GROWING SEASON HYDROMULCH AND/OR SEED AND STRAW MULCH.
 5. THE TOP 23" OF THE RISER SHALL BE PERFORATED WITH ONE (1) INCH DIAMETER HOLES OR SLITS SPACED SIX (6) INCHES VERTICALLY AND HORIZONTALLY AND PLACED IN THE CONCAVE PORTION OF PIPE. NO HOLES WILL BE ALLOWED WITHIN SIX (6) INCHES OF THE HORIZONTAL BARREL.
 6. THE RISER SHALL BE WRAPPED WITH 1/4 TO 1/2 INCH HARDWARE CLOTH WIRE THEN WRAPPED WITH FILTER CLOTH (HAVING AN EQUIVALENT SIEVE SIZE OF 40-80). THE FILTER CLOTH SHALL EXTEND SIX (6) INCHES ABOVE THE HIGHEST HOLE AND SIX (6) INCHES BELOW THE LOWEST HOLE. WHERE ENDS OF THE FILTER CLOTH COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT BYPASS. PROVIDE 3/4" STONE FILTER BLANKET AROUND FILTER CLOTH.
 7. STRAPS OR CONNECTION BANDS SHALL BE USED TO HOLD THE FILTER CLOTH AND WIRE FABRIC IN PLACE. THEY SHALL BE PLACED AT THE TOP AND BOTTOM OF THE CLOTH.
 8. FILL MATERIAL AROUND THE PIPE SPILLWAY SHALL BE HAND COMPACTED IN FOUR (4) INCH LAYERS. A MINIMUM OF TWO (2) FEET OF HAND COMPACTED BACKFILL SHALL BE PLACED OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.
 9. THE RISER PIPE SHALL BE ANCHORED WITH EITHER A CONCRETE BASE OR STEEL PLATE BASE TO PREVENT FLOTATION AND/OR WATER FROM LEAVING THE BASIN BENEATH THE RISER. FOR CONCRETE BASED THE DEPTH SHALL BE TWELVE (12) INCHES WITH THE RISER EMBEDDED NINE (9) INCHES. A 1/8 INCH MINIMUM THICKNESS STEEL PLATE SHALL BE ATTACHED TO THE RISER BY CONTINUOUS WELD AROUND THE BOTTOM TO FORM A WATERTIGHT CONNECTION AND THEN PLACE TWO (2) FEET OF STONE, GRAVEL OR TAMPED EARTH ON THE PLATE.
 10. ALL PIPE CONNECTIONS SHALL BE WATERTIGHT, (SEE NOTE #9).
 11. ALL SLOPES SHALL BE 2:1 OR FLATTER.
 12. THE STRUCTURE SHALL BE REMOVED AND AREA STABILIZED WHEN THE DISTURBED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
 13. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.

TEMPORARY SEDIMENT TRAP	DRAINAGE AREA (ACRES)	VOLUME REQUIRED (CUBIC FEET)	VOLUME PROVIDED (CUBIC FEET)	RISER PIPE DIA. (INCHES)	OUTLET PIPE DIA. (INCHES)
1	0.6	2,160	7,430	15	12
2	0.5	1,500	1,940	15	12
3	0.8	2,880	3,658	15	12

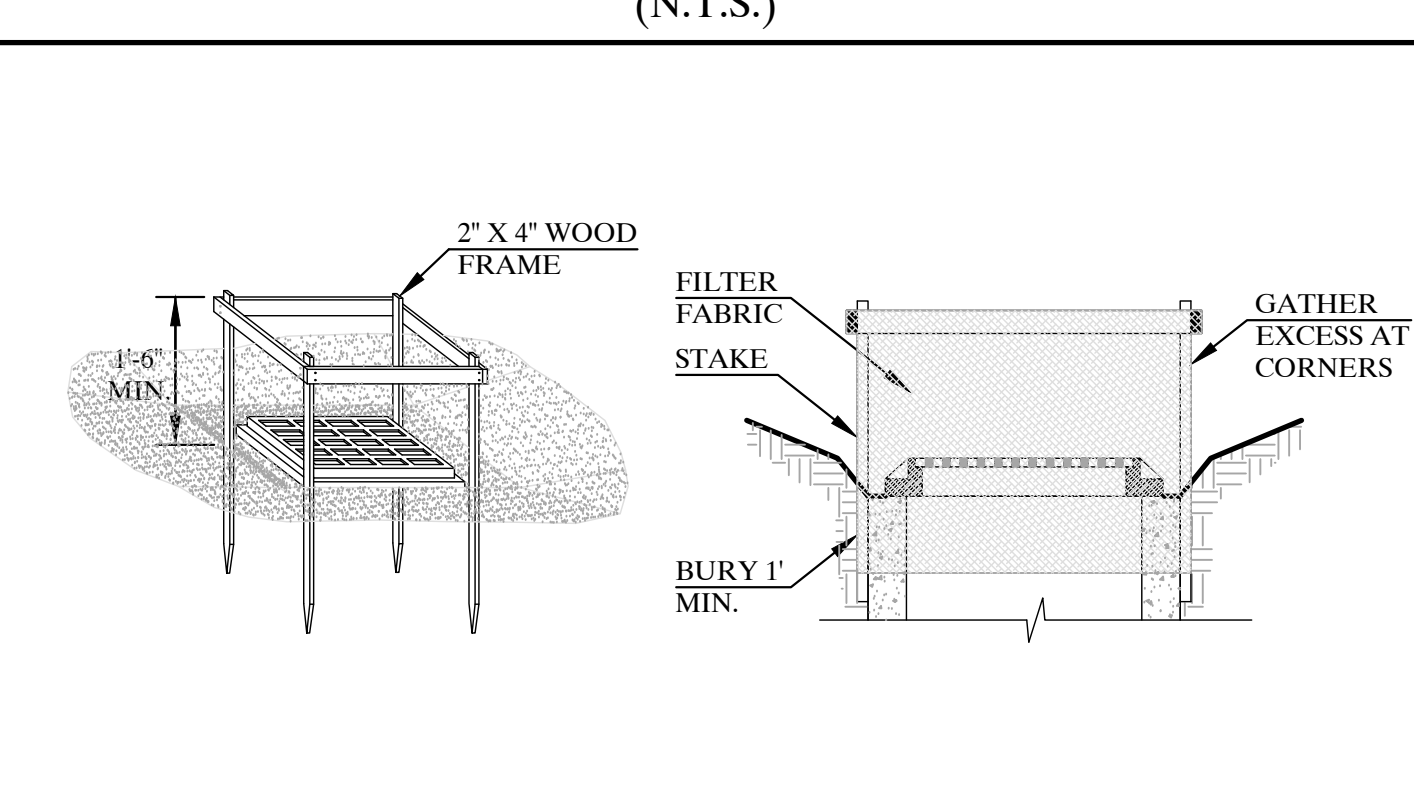
*VOLUME REQUIRED = 3600 CF x DRAINAGE AREA(AC)

DIVERSION SWALE DETAIL (N.T.S.)



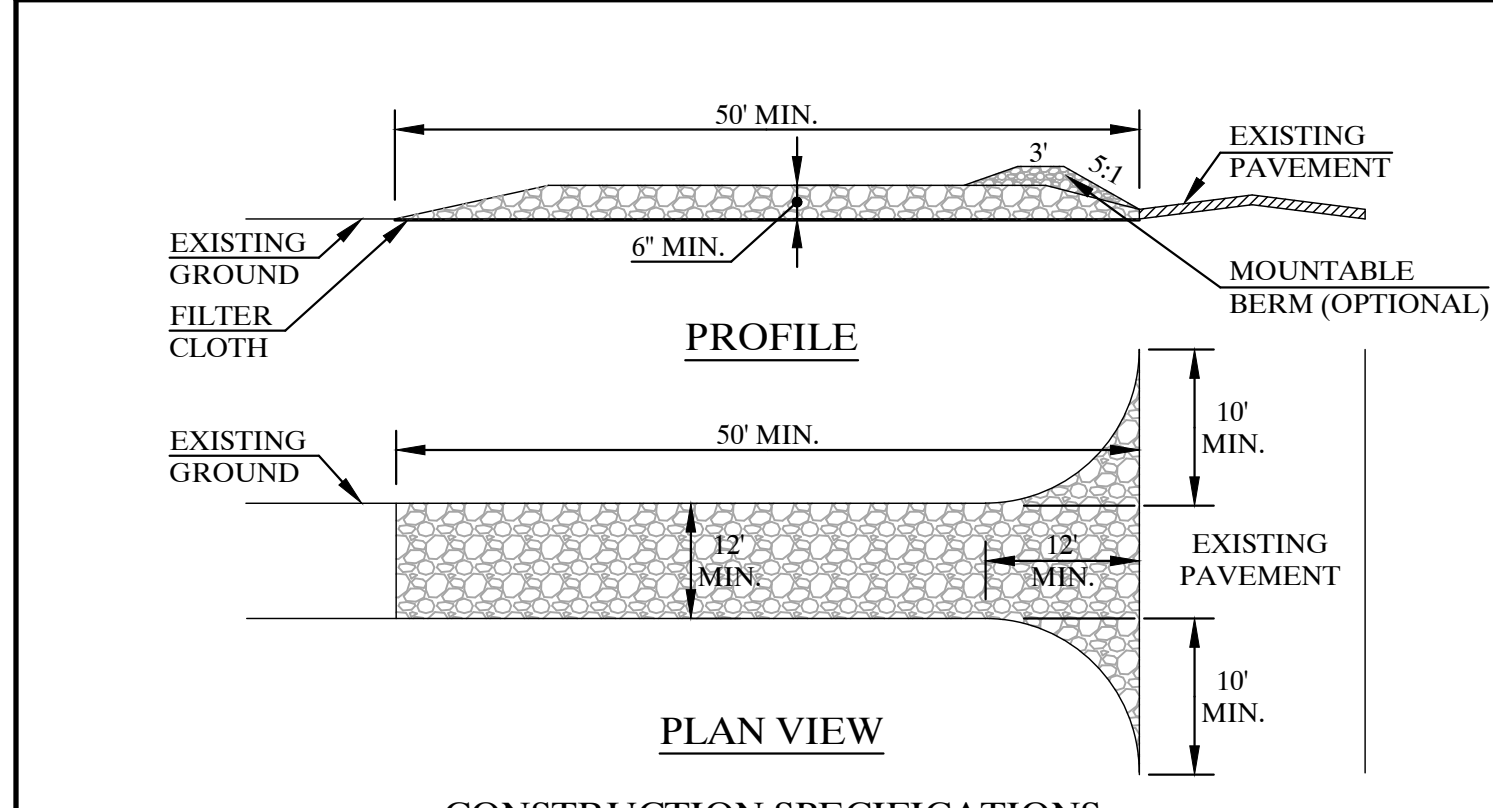
- CONSTRUCTION SPECIFICATIONS**
1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIVERSION.
 2. THE DIVERSION SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPED E NORMAL FLOW.
 3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE DIVERSION.
 4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIVERSION.
 5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
 - A. FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER. SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY DIVERSIONS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE DIVERSION DURING THE ESTABLISHMENT OF THE VEGETATION.
 - B. FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER. SEC., THE DIVERSION SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY JUTE OR EXCELSIOR MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.

FILTER FABRIC DROP INLET PROTECTION DETAIL (N.T.S.)



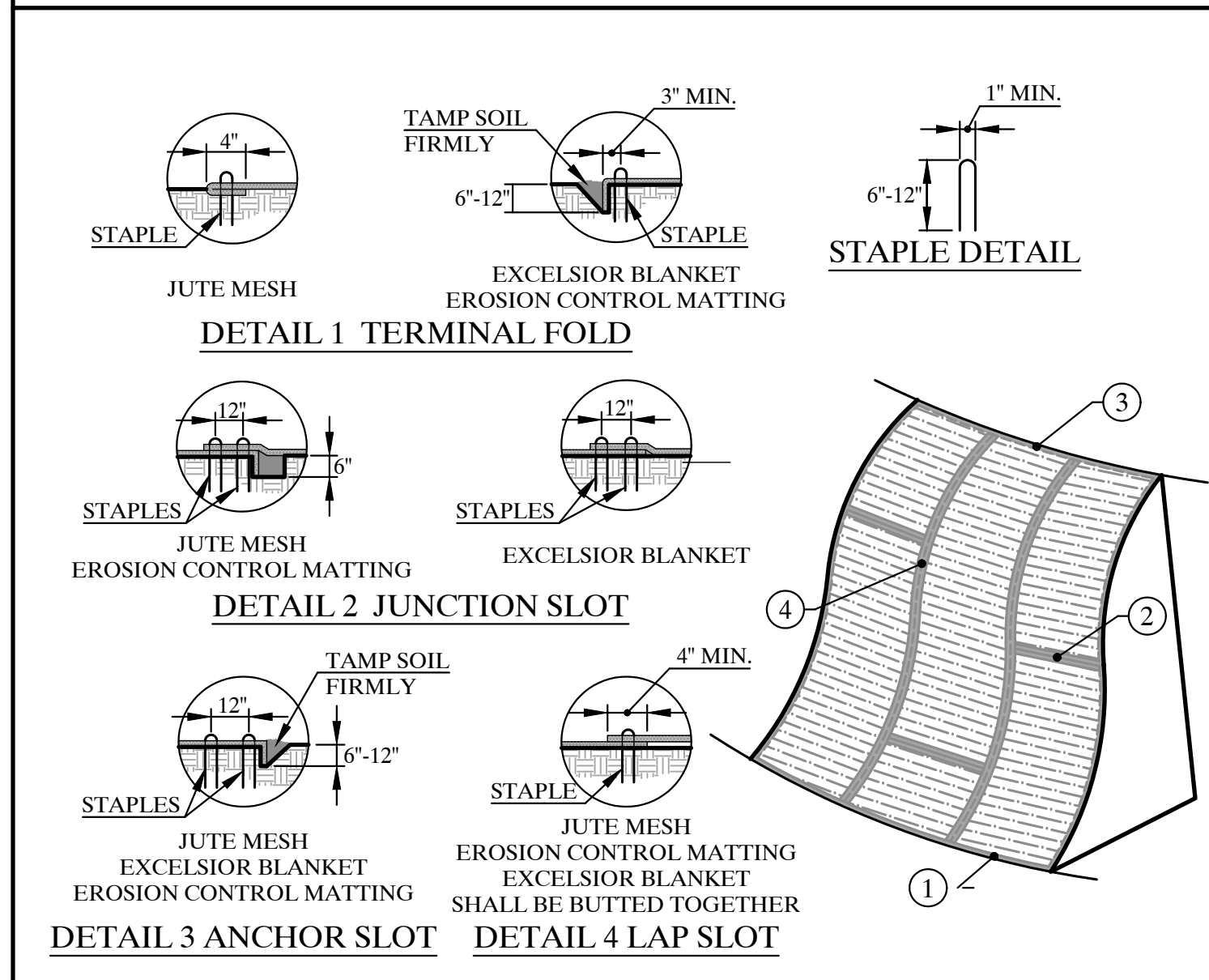
- CONSTRUCTION SPECIFICATIONS**
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
 2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
 4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
 5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
 6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
- MAXIMUM DRAINAGE AREA = 1 ACRE

STABILIZED CONSTRUCTION ENTRANCE DETAIL (N.T.S.)



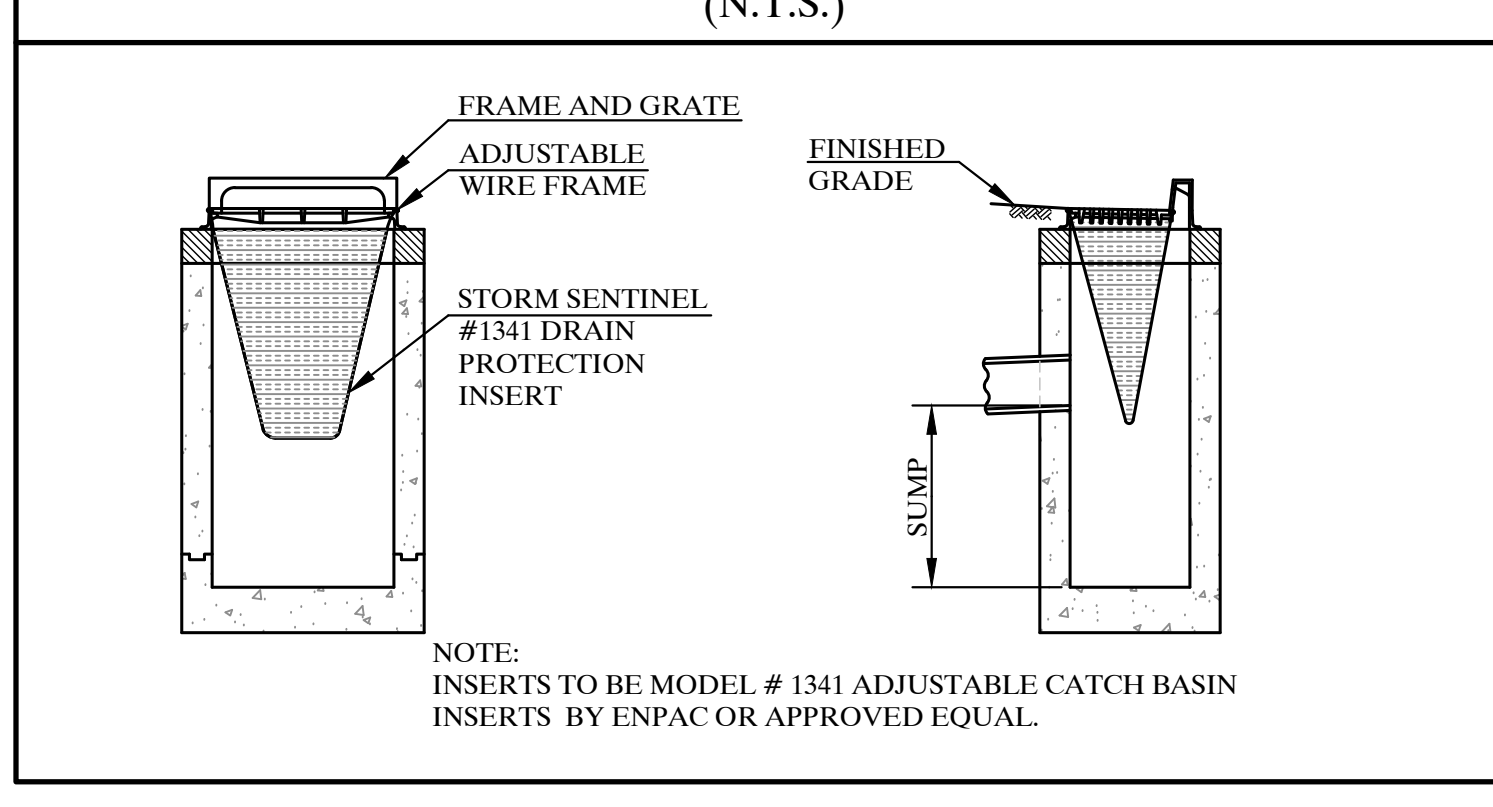
- CONSTRUCTION SPECIFICATIONS**
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - TWELVE (12) FOOT MINIMUM, 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 TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A 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.

EROSION CONTROL BLANKET DETAIL (N.T.S.)



- CONSTRUCTION SPECIFICATIONS**
1. APPLY TO SLOPES GREATER THAN 3H:1V OR WHERE NECESSARY TO AID IN ESTABLISHING VEGETATION.
 2. APPLY FERTILIZER, LIME AND SEED PRIOR TO PLACING MATTING.
 3. STAPLES ARE TO BE PLACED ALTERNATELY, IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4' X 225' ROLL OF MATERIAL AND 125 STAPLES ARE REQUIRED PER 4' X 150' ROLL OF MATERIAL.
 4. DISTURBED AREAS SHALL BE SMOOTHLY GRADED. EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
 5. ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

CATCH BASIN FILTERS - INLET PROTECTION DETAIL (N.T.S.)



NOTE: INSERTS TO BE MODEL # 1341 ADJUSTABLE CATCH BASIN INSERTS BY ENPAC OR APPROVED EQUAL.

KELLARS SESSIONS
CONSULTING

ENGINEERING, LANDSCAPE ARCHITECTURE & PLANNING, P.C.

500 MAIN STREET
ARMONK, N.Y. 10504
P: (914) 273-2323
F: (914) 273-2329
WWW.KELLARS.COM

SEDIMENT & EROSION CONTROL DETAILS & NOTES

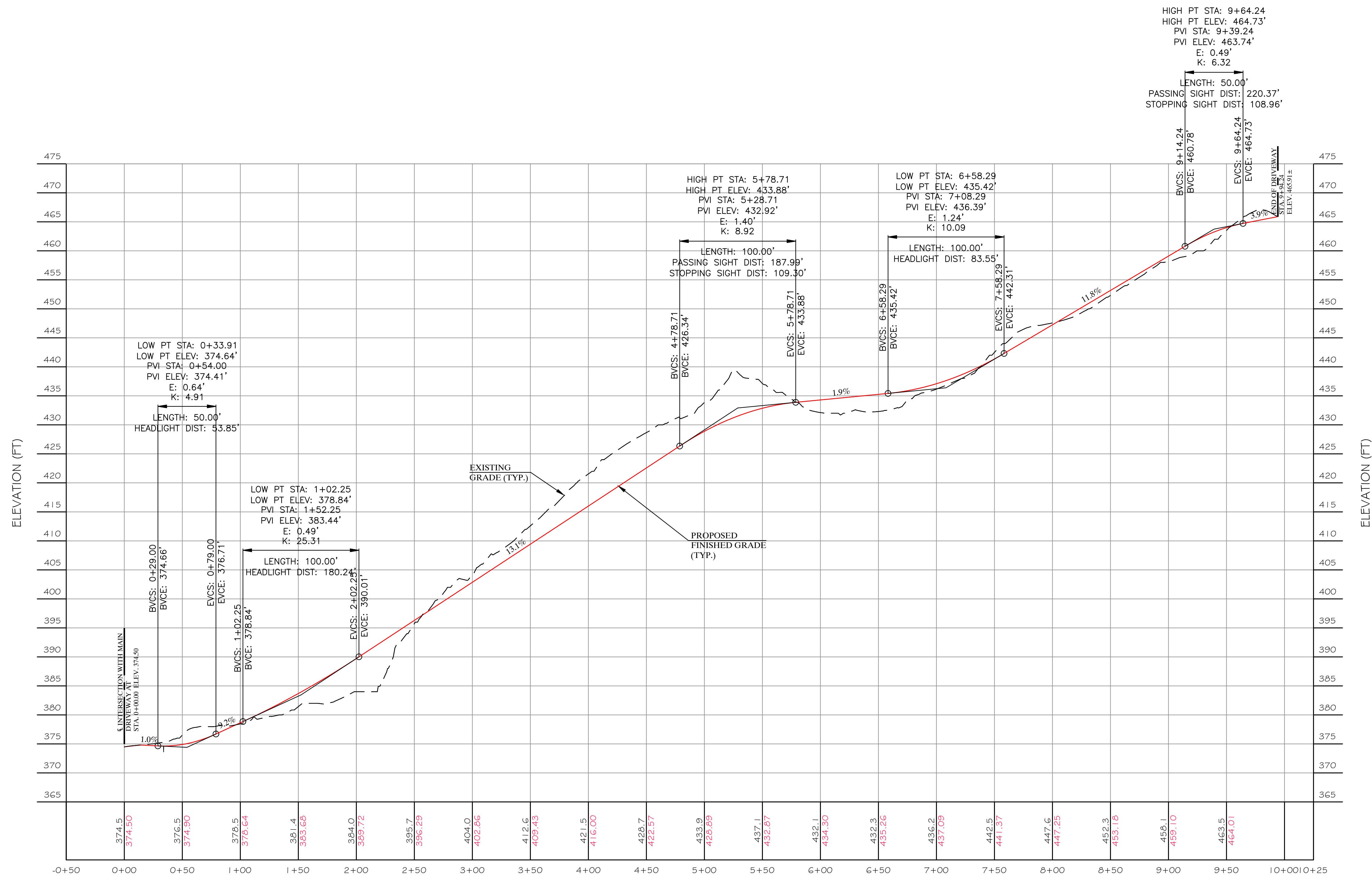
WESTERN BLUFF SUBDIVISION

TOWN OF CARMEL PUTNAM COUNTY, NEW YORK

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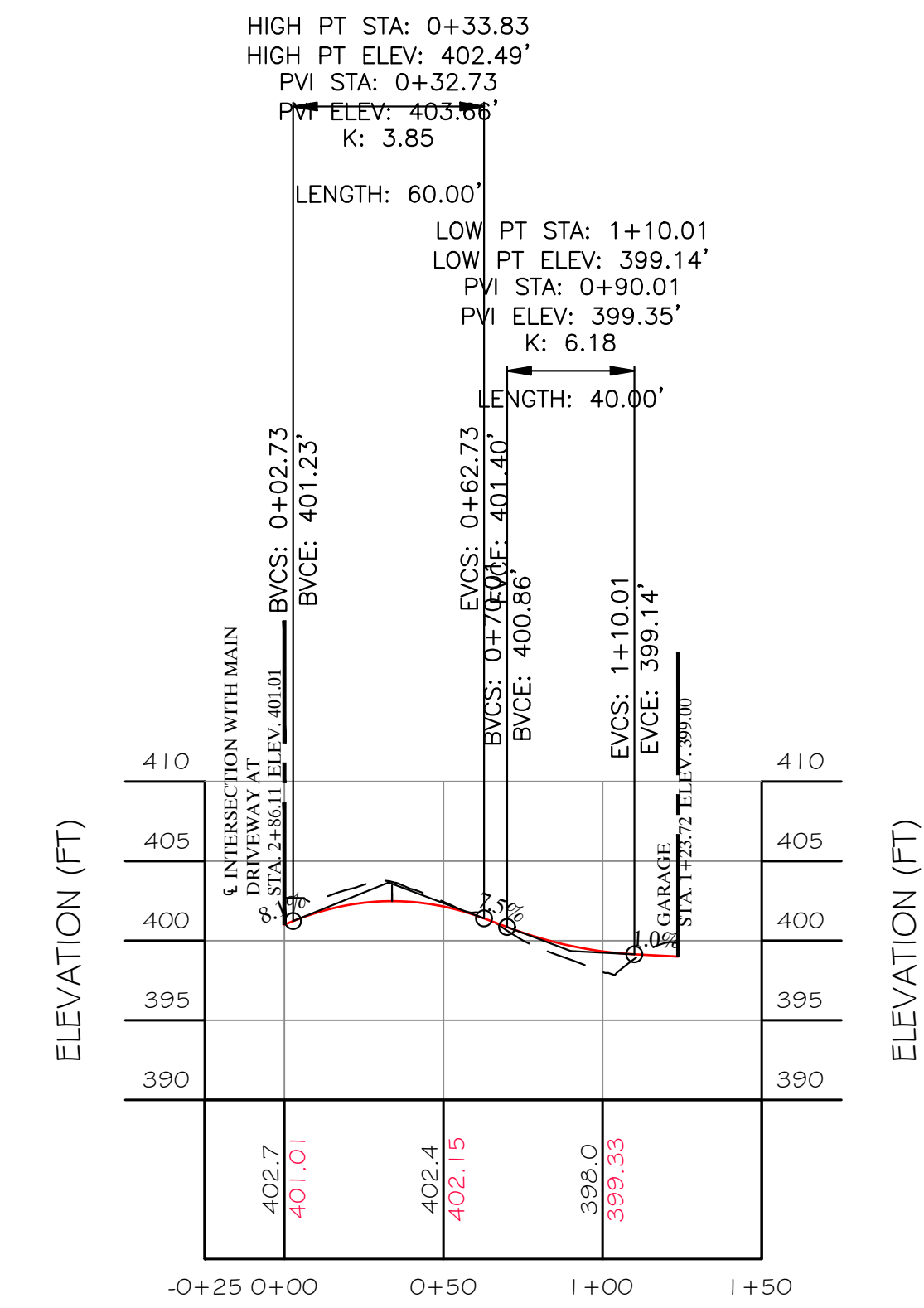
PROJECT I.D.: STCH00
DATE: JANUARY 13, 2017

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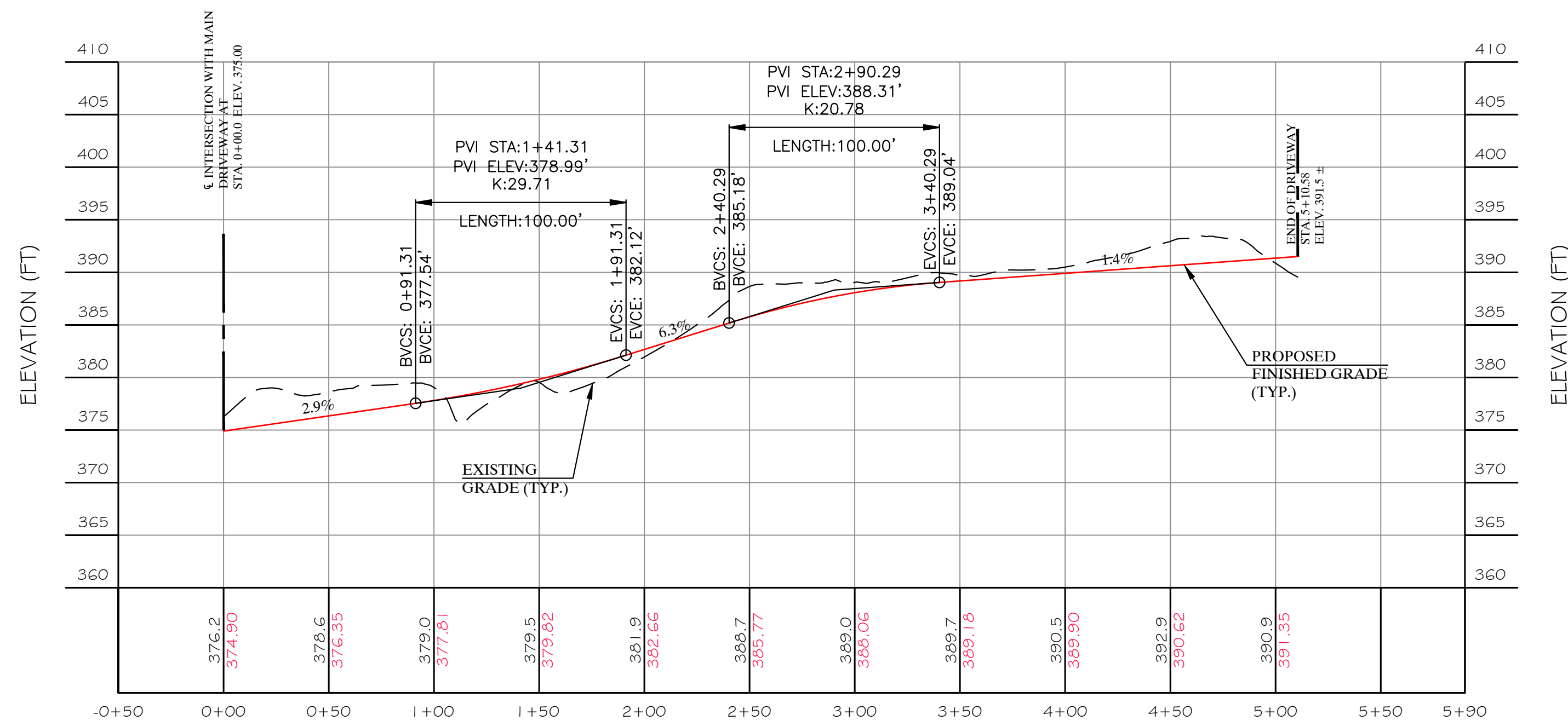
LOT #2 DRIVEWAY

PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=10'



LOT 1-REV ALGN

PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=10'

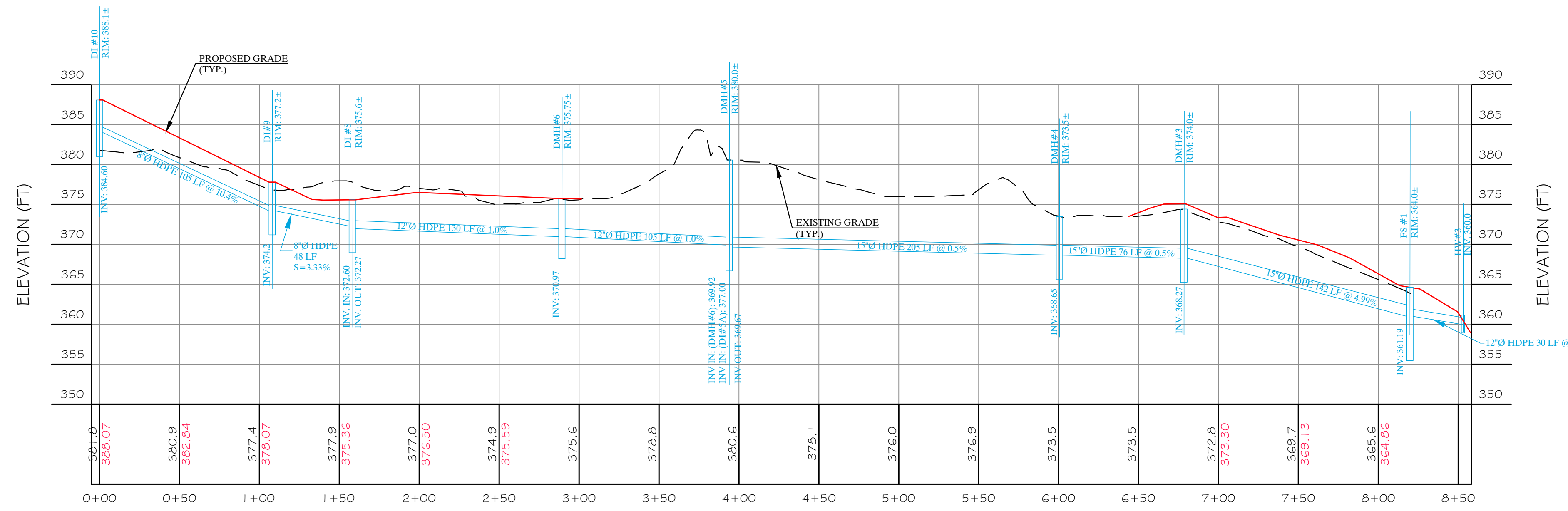


PROPOSED LOT 3 COMMON DRIVEWAY

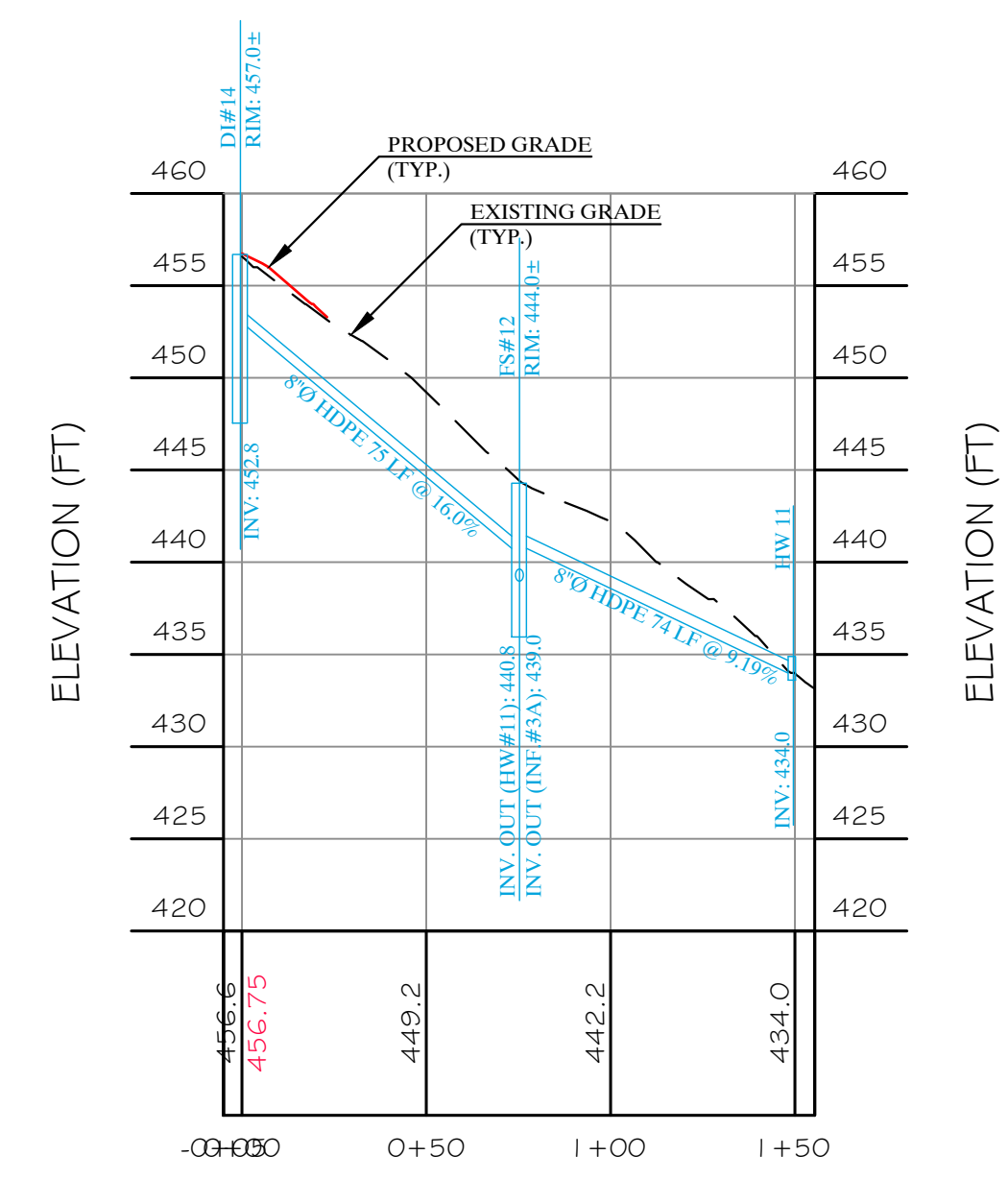
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VERT: 1"=10'

KELLARD SESSIONS CONSULTING ENGINEERING, LANDSCAPE ARCHITECTURE & PLANNING, P.C. 500 MAIN STREET ARMONK, N.Y. 10504 P: (914) 273-2323 F: (914) 273-2329 WWW.KELLARDS.COM	DRIVEWAY PROFILES WESTERN BLUFF SUBDIVISION TOWN OF CARMEL PUTNAM COUNTY, NEW YORK																				
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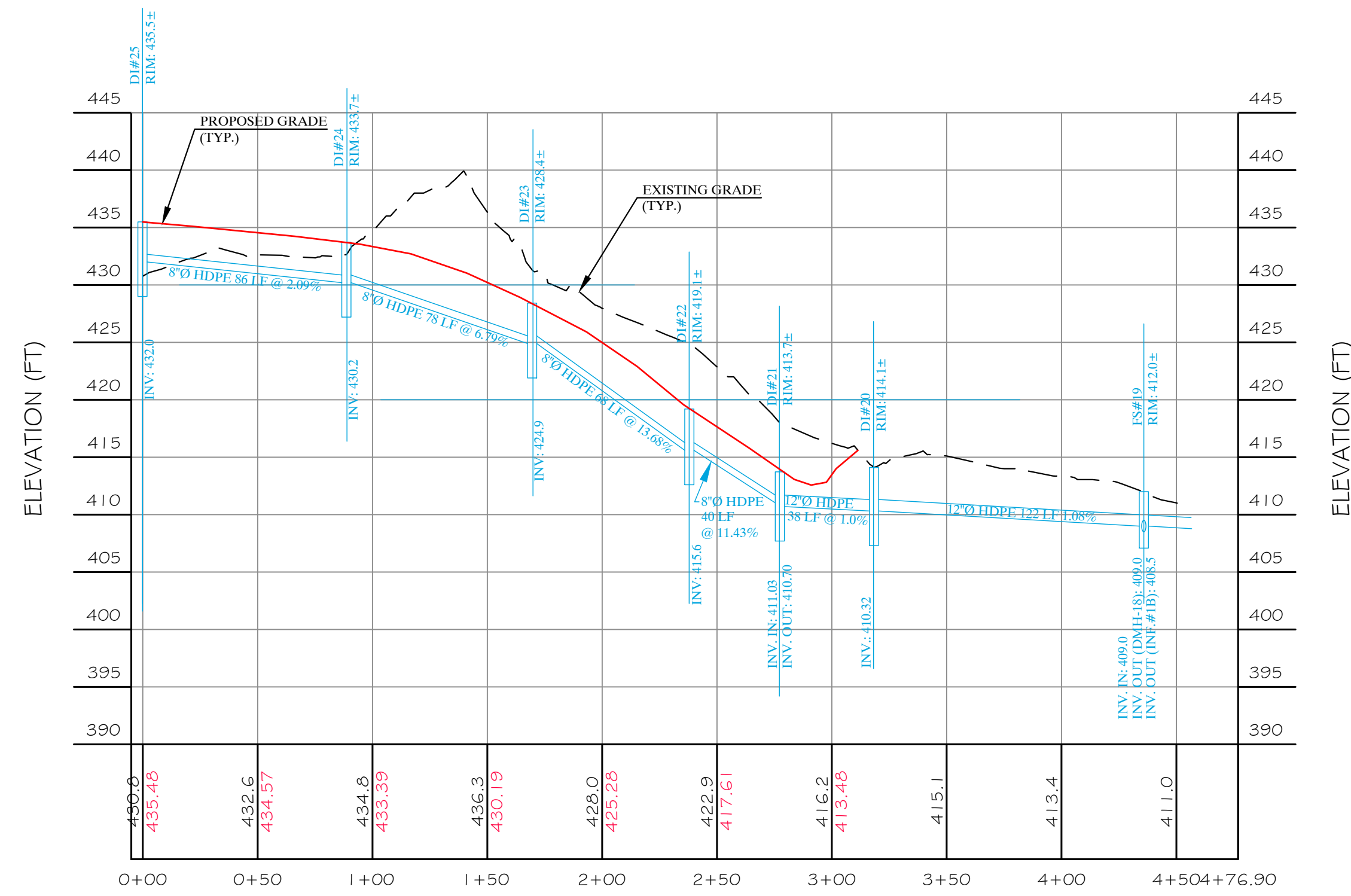
UNAUTHORIZED ADDITION, MODIFICATION AND/OR ALTERATIONS TO THESE PLANS IS A VIOLATION OF SECTION 200(2) OF THE NEW YORK STATE EDUCATION LAW



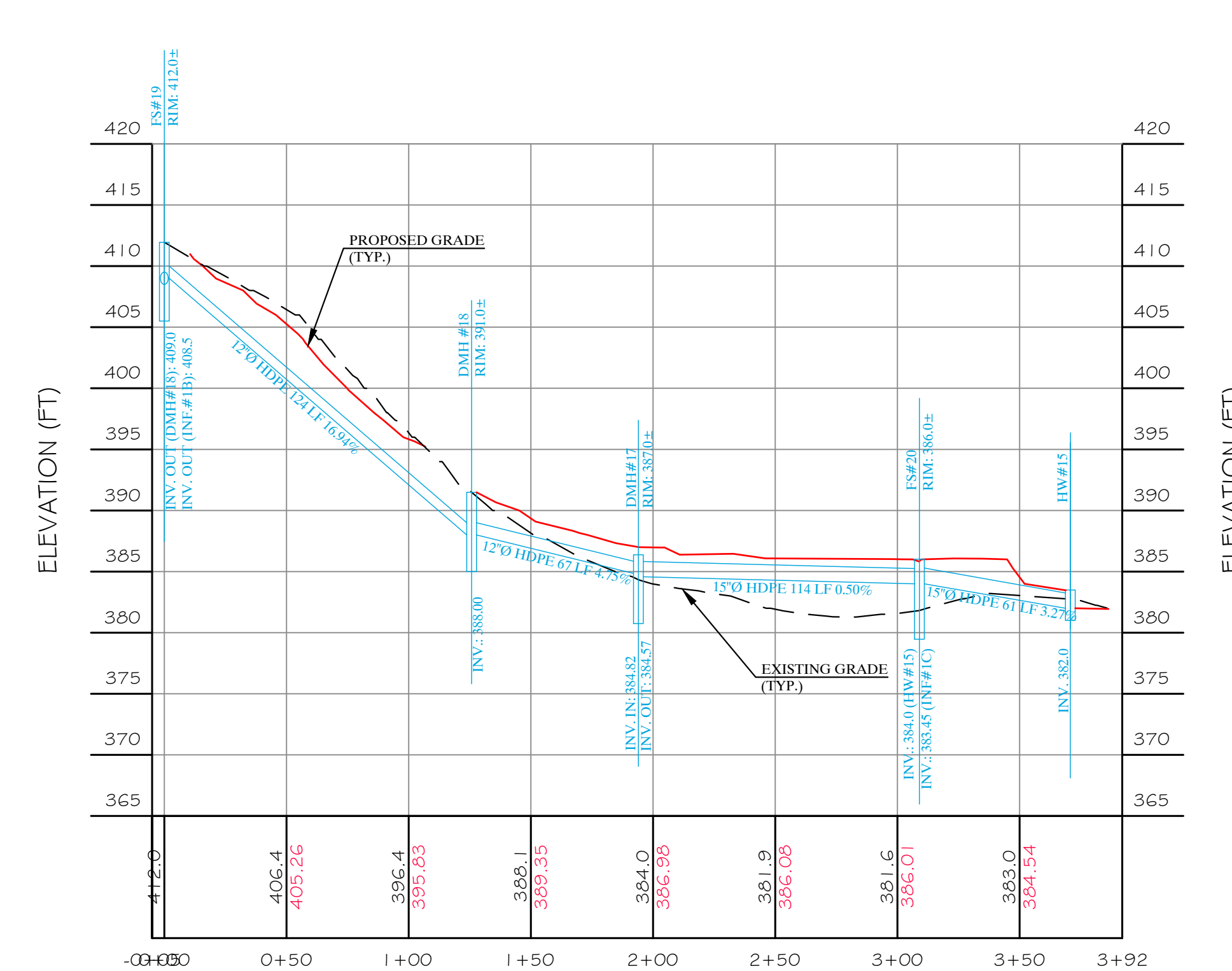
DI10-HW3
 PROFILE SCALE:
 HORIZ: 1"=50'
 VERT: 1"=10'



DI14-HW11
 PROFILE SCALE:
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DI25-FS19
 PROFILE SCALE:
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FS19-HW15
 PROFILE SCALE:
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 VERT: 1"=10'

KELLARD SESSIONS CONSULTING ENGINEERING, LANDSCAPE ARCHITECTURE PLANNING, P.C. 500 MAIN STREET ARMONK, N.Y. 10504 P: (914) 273-2323 F: (914) 273-2329 WWW.KELLARDS.COM	DRAINAGE PROFILES WESTERN BLUFF SUBDIVISION																													
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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
- N/A* 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*.

Rae Yonkita 7/12/21

 Planning Board Secretary; Date

[Signature] 7/12/21

 Town Engineer; Date



TOWN OF CARMEL
SUBDIVISION APPLICATION

Town of Carmel



JUL - 2021

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

SITE IDENTIFICATION INFORMATION		
Application Name: FANTE 2 LOT SUBDIVISION	Application # 21-0007	Date Submitted: 6/20/2021
Site Address: No. 419 Street: UNION VALLEY RD Hamlet: CARMEL		
Property Location: (Identify landmarks, distance from intersections, etc.) 419 UNION VALLEY ROAD, MAHOPAC, NY, 10541		
Town of Carmel Tax Map Designation: Section 87.7 Block 1 Lot(s) 22	Zoning Designation of Site: R	
Property Deed Recorded in County Clerk's Office Date 10/21/93 Liber 1216 Page 139	Liens, Mortgages or other Encumbrances Yes No	
Existing Easements Relating to the Site No Yes Describe and attach copies:	Are Easements Proposed? No Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes <input checked="" type="checkbox"/> No Attached List to this Application Form YES		
APPLICANT/OWNER INFORMATION		
Property Owner: FRANK & ANTONIETTA FANTE	Phone #: Fax#: 845 216 2348	Email: CFANTE@COMCAST.NET
Owners Address: No. 419 Street: UNION VALLEY RD Town: CARMEL State: NY Zip: 10541		
Applicant (If different than owner): SAME AS OWNER	Phone #: Fax#:	Email:
Applicant Address (If different than owner): No. Street: Town: State: Zip:		
Individual/ Firm Responsible for Preparing Site Plan: JOHN KARELL, JR., P.E.	Phone #: Fax#: 845 721 0455	Email: JACK4911@YAHOO.COM
Address: No. 171 Street: CUSHMAN ROAD Town: PATERSON State: NY Zip: 12563		
Other Representatives: N/A	Phone #: Fax#:	Email:
Owners Address: No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: 2 LOT SUBDIVISION OF A 12 ACRE PARCEL OF LAND, ONE LOT VACANT WITH PROPOSED HOUSE LOT#1 AND ONE LOT CONTAINING A SINGLE FAMILY HOUSE, LOT#2		

[Handwritten signature]

TOWN OF CARMEL SUBDIVISION APPLICATION

PROJECT INFORMATION		
Size of existing parcel to be subdivided: Acres: <u>12.15</u> Square Feet: <u>526,322</u>		
Major Subdivision <input type="checkbox"/>	Minor Subdivision <input checked="" type="checkbox"/>	
Number of proposed lots: <u>2</u>	Size of proposed lots: <u>LOT #1 4 AC ; LOT #2 8 AC</u>	
Conventional Subdivision <input checked="" type="checkbox"/>	Cluster Subdivision <input type="checkbox"/>	
Will a 10% open space set aside be provided? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	If no, will a payment in-lieu be provided? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Will all new lots have frontage on a mapped street? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	If not, how will this deficiency be addressed? <u>ZONING OR 280A VARIANCE</u>	
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"/> <ul style="list-style-type: none"> 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 _____ ▪ Water Supply Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <ul style="list-style-type: none"> If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> ▶ What is the total water capacity at time of application? _____ ▶ What is your anticipated average and maximum daily demand _____ ▪ Storm Sewer Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▪ Gas Service Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> 		
Will any common areas be created outside of individual lots (road rights-of-way, recreation areas, stormwater management areas, etc.)? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		
Is a homeowners association proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		
What is the predominant soil type(s) on the site? <u>CHARLTON CHATFIELD COMPLEX (CSD)</u>	What is the approximate depth to water table? <u>> 7 FT</u>	
Site slope categories:	15-25% <input type="checkbox"/> %	25-35% <input type="checkbox"/> % >35% <input type="checkbox"/> %
Estimated quantity of excavation:	Cut (C.Y.) <u>100</u>	Fill (C.Y.) <u>100</u>
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>		
Is the site located ion a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	What is the sight distance? <u>EXISTING</u> Left <u>7200 FT</u> Right <u>7200 FT</u>
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 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.	N/A <input type="checkbox"/>	<input type="checkbox"/>



TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



Requirement Data		To Be Completed by the Applicant	Waived by the Town
Preliminary Plat Requirements			
1	All General and Sketch Plan Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	The area included in the subdivision, by area of lots, roads, reservations if any, and total acreage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	The existing and proposed contours (at an interval of not more than two feet), suitably designated to differentiate, with proposed first-floor elevations of the buildings.	<input 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.	N/A <input type="checkbox"/>	<input type="checkbox"/>
6	Location, type and size of curbs, sidewalks and bikeways.	N/A <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.	N/A <input type="checkbox"/>	<input type="checkbox"/>
8	Plans of proposed utility layouts and all facilities, unsized.	<input checked="" 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 checked="" 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.	N/A <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 type="checkbox"/>	<input type="checkbox"/>
Final Plat Requirements			
1	All General, Sketch and Preliminary Plat Requirements.	<input type="checkbox"/>	<input 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:
 NYCDEC: Town of Carmel:

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

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

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

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

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

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

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

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

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

*Yes
 NINE
 FT
 ROAD

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area	SF 120,000		174,669	351,651			
Lot Coverage	% 15		10	5			
Lot Width	FT 200		299.8	832.1			
Front Yard	FT 40		230.4	252.7			
Side Yard (minimum of 1)	FT 25		113.7	68.5			
Side Yard (total of both)	FT						
Rear Yard	FT 40		104.9	387.8			
Habitable Floor Area	SF						
Height	FT 35		235	235			

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

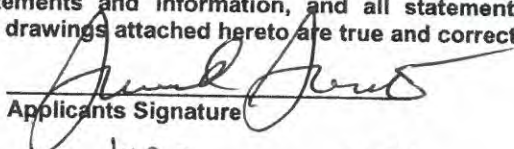
Will variances be required? If yes, identify variances required for each lot:
 Yes: No:

DEPTH LINE LEAVES PROPERTY - LOT #1
 NO FRONTAGE ON TOWN ROAD - LOT #1

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.

FRANCIS FAHTE
 Applicants Name


 Applicants Signature

Sworn before me this 29th day of JUNE 2021


 Notary Public

KELLY DISCIORIO
 Notary Public, State of New York
 Reg. No. 01D16398055
 Qualified in Dutchess County
 Commission Expires 09-23-2023



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



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

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

I John Karell, Jr. P.E. 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:

John Karell, Jr.
 Signature - Applicant

6/29/2021
 Date



 Signature - Owner

 Date



TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Rose Lombetta
Signature - Planning Board Secretary

7/12/21
Date

[Signature]
Signature - Town Engineer

7/12/2021
Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: FANTE 2 LOT REALTY SUBDIVISION			
Project Location (describe, and attach a location map): 419 UNION VALLEY ROAD, CARMEL, NY			
Brief Description of Proposed Action: 2 Lot subdivision of a 12 acres parcel of land, one lot vacant with proposed house, Lot # 1 and one lot containing a single family house, Lot # 2			
Name of Applicant or Sponsor: Fran & Antonietta Fante		Telephone: 845 216 2348 E-Mail: cfante@comcast.net	
Address: 419 Union Valley 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 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: SUBDIVISION, PUTNAM COUNTY HEALTH DEPARTMENT			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		12.1 acres	
b. Total acreage to be physically disturbed?		0.55 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		12.1 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

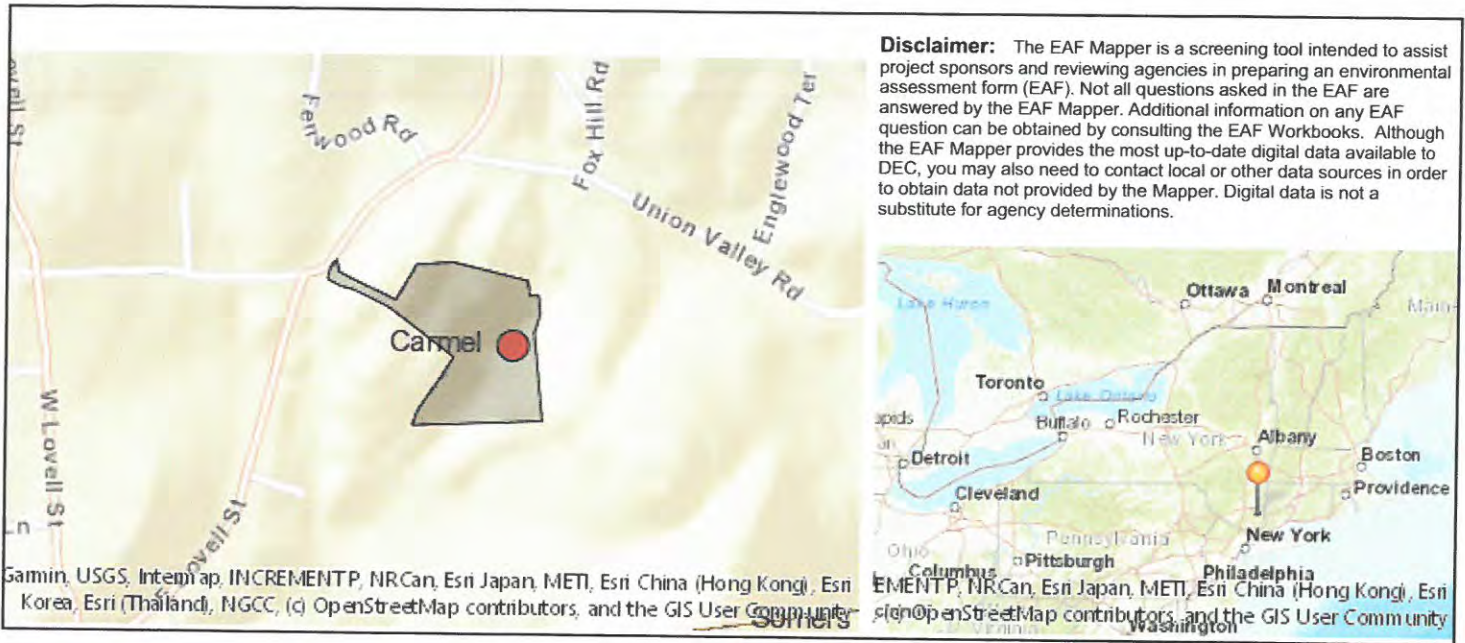
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Northern Long-eared Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" 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>FRANK FANTE</u> Date: <u>MAY 10, 2021</u>		
Signature: <u><i>Frank Fante</i></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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



"SUBDIVISION PLAT PREPARED FOR ISADORE ROSEN"
(filed January 30, 1984 as Map No. 1951)

LOT 3
now or formerly
MEJIA PAINTING CORP.
(Liber 2142, Page 53)

now or formerly ~ TIMOTHY J. EGAN
(Liber 2140, Page 161)

EAST LOVELL STREET
southerly line of East Lovell Street as per Filed Map No. 1951

now or formerly ~ EMILY & MICHAEL RITELL
LOT 5
(Liber 2094, Page 339)

"SUBDIVISION PLAT KNOWN AS CORTINA PROPERTIES"
(filed January 30, 1984 as Map No. 1951)

now or formerly ~ GARY & SARA BROWN
LOT 1
(Liber 2178, Page 349)

LOT 1
now or formerly
GARY & SARA BROWN
(Liber 2178, Page 349)

LOT 3
now or formerly
JOHN FARRISE
(Liber 1314, Page 121)

LOT 4
now or formerly
WELLS FARGO BANK, NA
(Liber 2113, Page 284)

now or formerly
JAMES & MIRIAM ZAMBARDINO
(Liber 2052, Page 110)

now or formerly ~ WILLOW WOOD RIFLE & PISTOL CLUB, INC.
(Liber 787, Page 27)

now or formerly ~ KELSUL CORP.
(Liber 2068, Page 78)

SURVEY OF PROPERTY
AND
PARTIAL TOPOGRAPHIC SURVEY
PREPARED FOR
FRANK FANTE
&
ANTONIETTA FANTE
PROPERTY SITUATE IN
TOWN OF CARMEL
COUNTY OF PUTNAM
STATE OF NEW YORK

SCALE: 1" = 50'

DATE: JANUARY 29, 2021

AREA = 12.0827 ACRES
(526,322 SQ. FT.)
(USING DIMENSIONS ON F.M. NO. 1951 ALONG SOUTH & WEST LINES)
(12,147 ACRES AS BOUNDED BY DIMENSIONS ON F.M. NO. 1910)

The premises shown hereon being lands described in Liber 1216, Page 139 of Deeds, identified therein as being lands designated as Lot 5 on a certain map entitled "SUBDIVISION PLAT PREPARED FOR ISADORE ROSEN," filed in the Putnam County Clerk's Office on March 28, 1983 as Map No. 1910.

It is noted that the southerly and westerly boundaries of Lot 6 as dimensioned on Filed Map No. 1910 are in conflict with the lines shown on the adjoining "Cortina Properties" subdivision, filed as Map No. 1951. Since the lines shown on said Filed Map No. 1951 generally conform to the long-standing stone walls (or the remains thereof) that appear to have been accepted by the respective parties as the parcel boundaries, these lines were held for this survey. It is suggested that boundary agreements be recorded to clarify title to the small gores and overlaps that result from the conflicting dimensions on Maps No. 1910 & 1951.

Alteration of this map by anyone other than the surveyor whose signature and embossed seal appears hereon, including any erasures, notations, additions or changes for building department or survey inspection/affidavit purposes, is an unauthorized and unintended use of this surveyor's work. The use of any such altered map, particularly for purposes of obtaining building permits, variances, certificates of occupancy, or for any use related to purchasing property and obtaining title insurance, is at the user's own risk and is not covered under any certification appearing hereon.

Certified, as noted and limited below, only to:
- FRANK FANTE & ANTONIETTA FANTE

The surveyor's seal, signature and any certification appearing hereon signify that, to the best of his knowledge and belief, this survey was prepared in accordance with the minimum standards for land surveys as set forth in the Code of Practice 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 company, lending institution and governmental agency listed hereon; said certifications are not intended to run to additional title companies, lending institutions, subsequent owners or future contract vendees.

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The elevations set forth hereon approximately conform to the vertical datum of the topographic data on Filed Map No. 1910, based on an averaged fit to ground elevations in undisturbed areas.

Only copies of the original of this survey map marked with both this surveyor's embossed seal and his signature in red ink shall be considered as valid true copies.

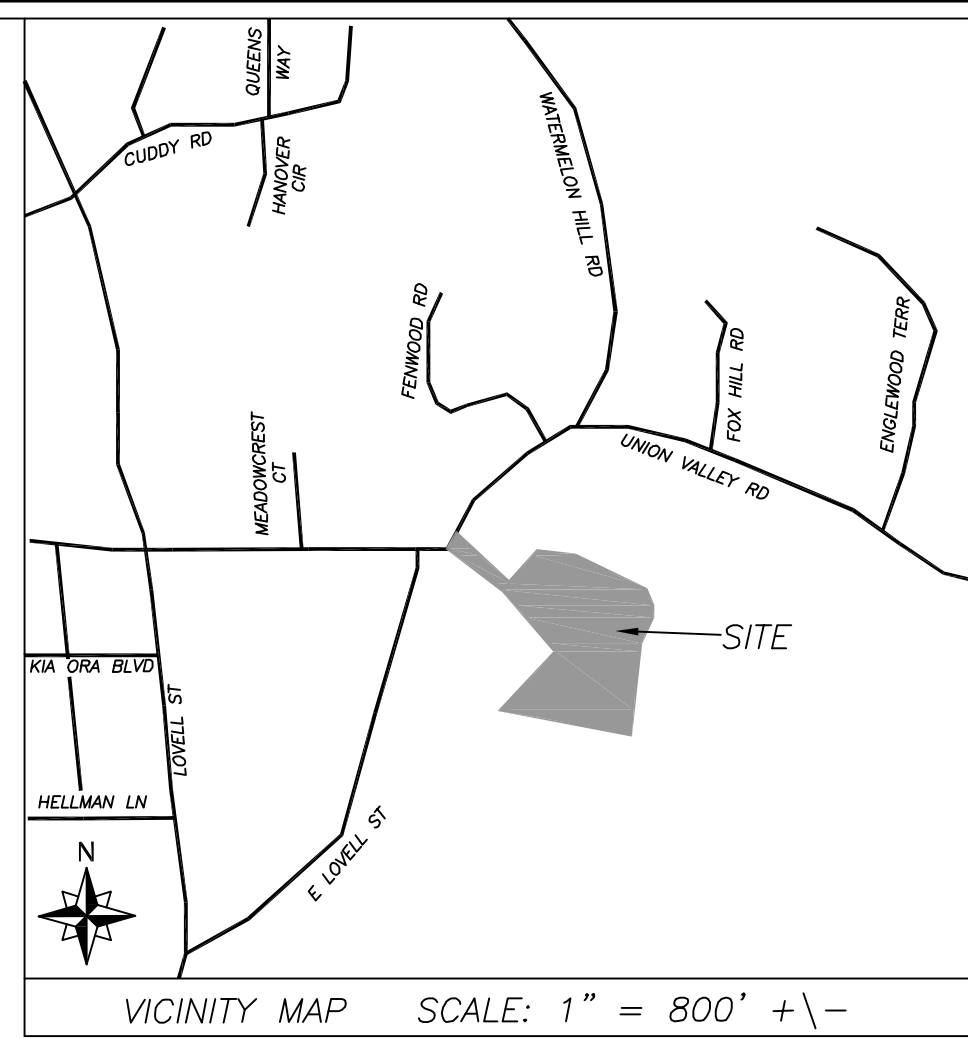
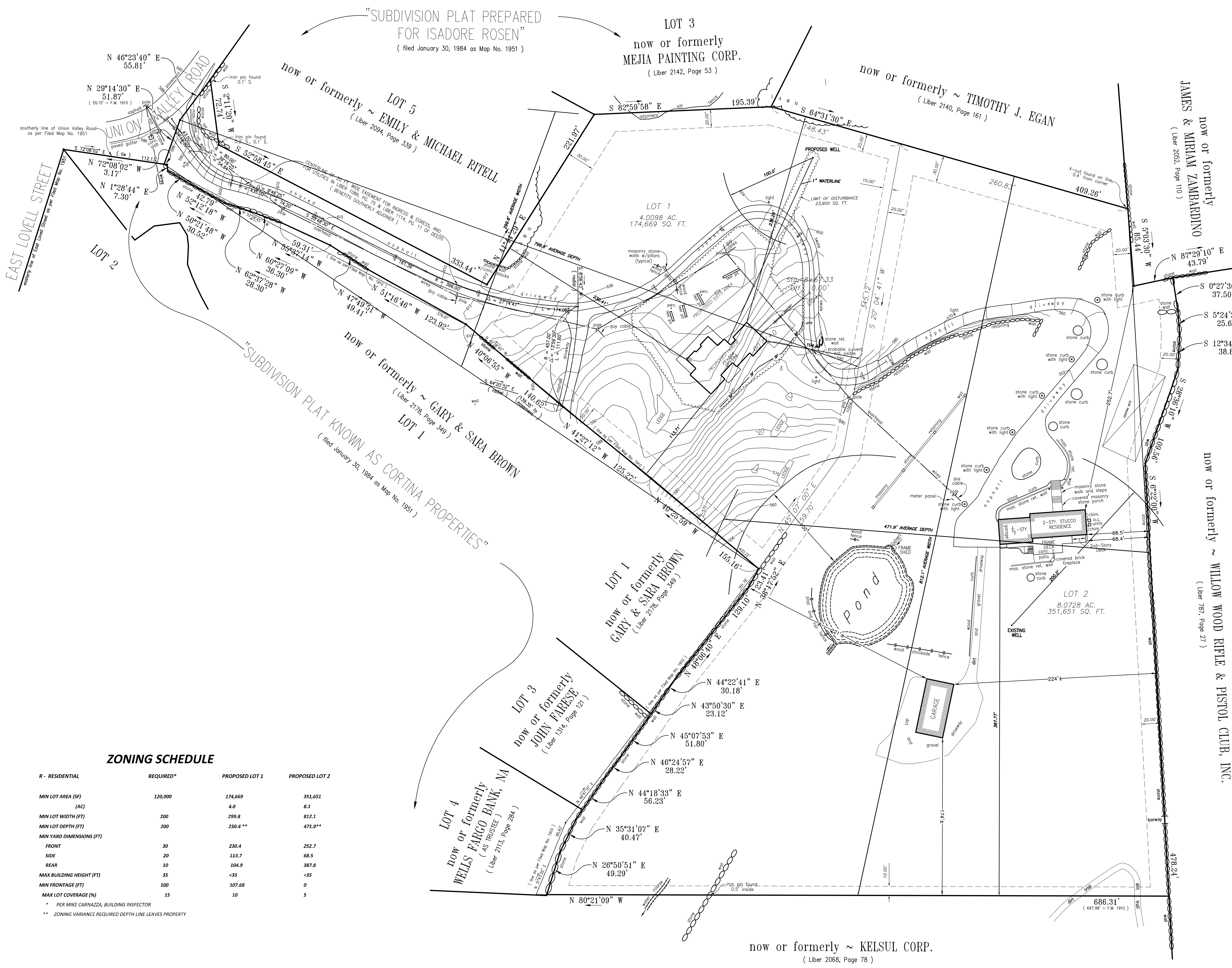
Underground improvements, structures, utilities or encroachments, and any easements related thereto, are not shown hereon unless otherwise noted.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.

Prepared by:
Baxter Land Surveying, P.C.
855 Peekskill Hollow Road
Putnam Valley, New York 10579

Phone: (845) 621-8562 / (914) 962-2689

ROBERT E. BAXTER, P.L.S.
N.Y.S. Lic. No. 49434



ADJOINING OWNERS WITHIN 500'

87.6-2-44 George P Heinz 15 East Lovell St Mahopac, NY 10541	87.6-2-27 John Farnese 16 East Lovell St Mahopac, NY 10541	76.18-2-47 Steven Donatone 17 Fenwood Rd Mahopac, NY 10541
87.6-2-28 Wells Fargo Bank Nat'l Assoc 1661 Worthington Rd Ste 100 West Palm Beach, FL 33409	76.18-2-48 Elvis Aponte 23 Fenwood Rd Mahopac, NY 10541	87.6-2-39 Justin Kehoe 26 E. Lovell St Mahopac, NY 10541
76.18-2-49 Micha Sprague 29 Fenwood Rd Mahopac, NY 10541	87.6-2-30 Muriel Wines 30 East Lovell St Mahopac, NY 10541	87.6-2-31 Carlos Rondón 36 East Lovell St Mahopac, NY 10541
87.6-2-26 James T Coyle 4 East Lovell St Mahopac, NY 10512	87.6-2-46 Filomena Martin 401 Union Valley Rd Mahopac, NY 10541	87.6-2-22 Lisa K Rapunzo 402 Union Valley Rd Mahopac, NY 10541
87.6-2-45 Joseph N Bilotta 407 Union Valley Rd Mahopac, NY 10541	87.6-2-23 James Meyer 24 Highland View Rd Mahopac, NY 10541	87.7-1-23 Gary Brown 417 Union Valley Rd Mahopac, NY 10541
87.7-1-22 Frank Fante PO BOX 102 Mahopac, NY 10541	87.6-2-32 Alberto Sosa 42 East Lovell St Mahopac, NY 10541	87.6-2-24 Camillo Zicca 422 Union Valley Rd Mahopac, NY 10541
87.7-1-21 Michael S Ritell 425 Union Valley Rd Mahopac, NY 10541	87.6-2-25 Debra Houck 431 Union Valley Rd Mahopac, NY 10541	87.7-1-20 Eileen A DeMayo 431 Union Valley Rd Mahopac, NY 10541
76.18-2-45 Daniel McGinn 432 Union Valley Rd Mahopac, NY 10541	87.7-1-19 Mejia Painting Corp. 11 Ridgeway Ave North Salem, NY 10560	76.18-2-46 Joseph Torino 440 Union Valley Rd Mahopac, NY 10541
76.19-1-76 Gary M Grazer 445 Union Valley Rd Mahopac, NY 10541	87.7-1-24 Ketail Corp 1524 Broad St North Bellmore, NY 11710	76.19-1-75 William Weaver 459 Union Valley Rd Mahopac, NY 10541
87.7-1-18 Timothy J Egan 463 Union Valley Rd Mahopac, NY 10541	87.7-1-17 Robert P J Barry II 465 Union Valley Rd Mahopac, NY 10541	76.19-1-74 James Talbert 473 Union Valley Rd Mahopac, NY 10541
87.7-1-16 James Zambardino 481 Union Valley Rd Mahopac, NY 10541	87.7-1-15 Tamika W Ruffin 485 Union Valley Rd Mahopac, NY 10541	87.7-1-14 Ernest Martindell 491 Union Valley Rd Mahopac, NY 10541
76.19-1-1 John L Cipollone 5 Fenwood Rd Mahopac, NY 10541	87.7-1-12 Patricia Perez 507 Union Valley Rd Mahopac, NY 10541	87.7-1-7 Willow Wood Rifle & Pistol Club PO BOX 181 Lincolndale, NY 105400181

ZONING SCHEDULE

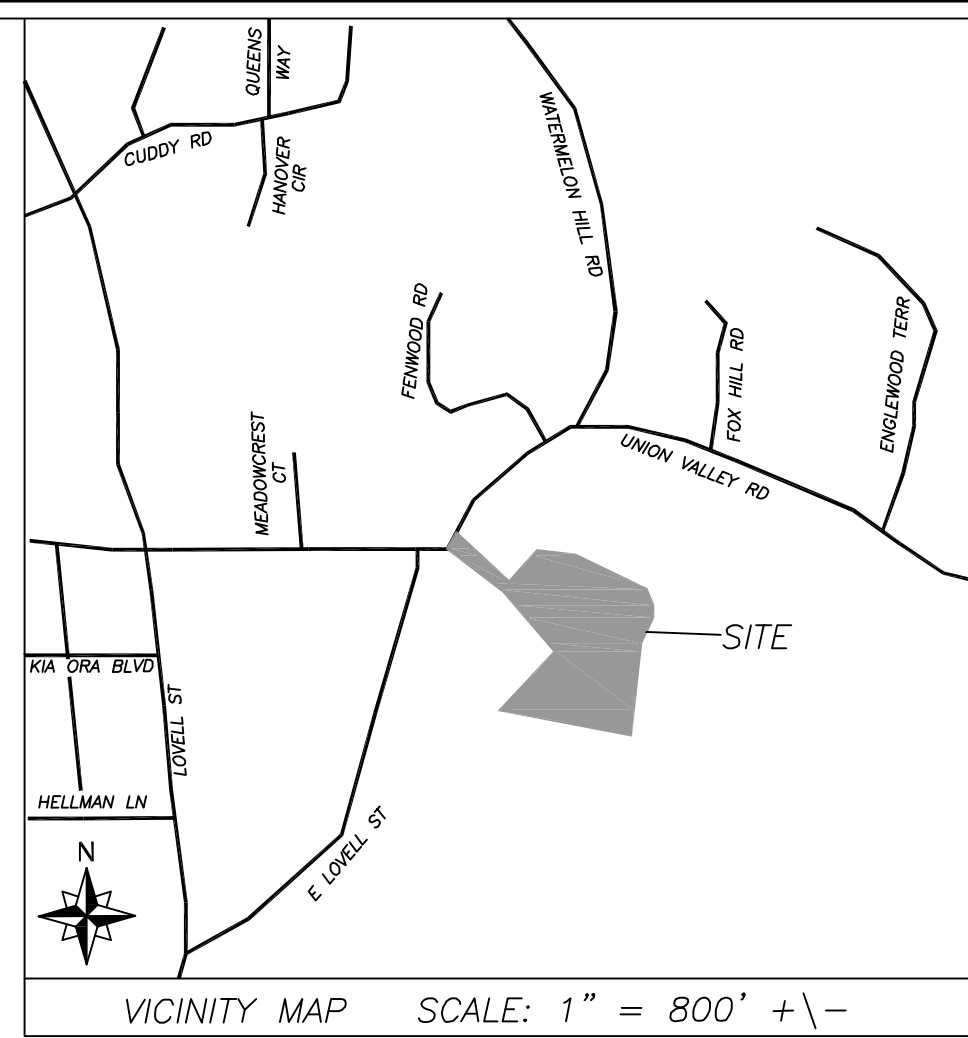
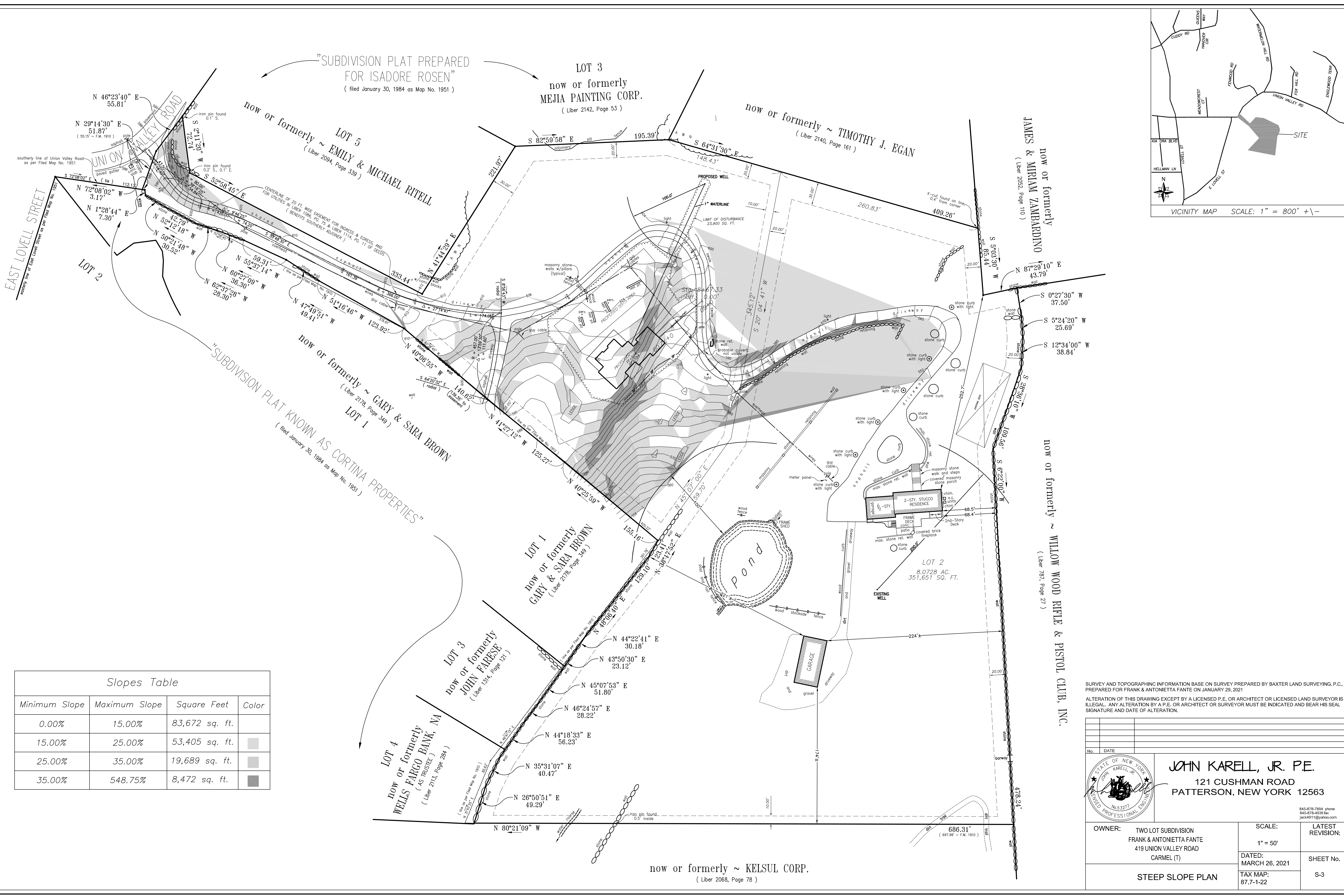
R - RESIDENTIAL	REQUIRED*	PROPOSED LOT 1	PROPOSED LOT 2
MIN LOT AREA (SF)	120,000	174,669	351,651
(AC)		4.0	8.1
MIN LOT WIDTH (FT)	200	299.8	812.1
MIN LOT DEPTH (FT)	200	230.4**	471.9**
MIN YARD DIMENSIONS (FT)			
FRONT	30	230.4	252.7
SIDE	20	113.7	68.5
REAR	10	104.9	387.8
MAX BUILDING HEIGHT (FT)	35	<35	<35
MIN FRONTAGE (FT)	100	107.68	0
MAX LOT COVERAGE (%)	15	10	5

* PER MIKE CARNAZZA, BUILDING INSPECTOR
** ZONING VARIANCE REQUIRED DEPTH LINE LEAVES PROPERTY

SURVEY AND TOPOGRAPHIC INFORMATION BASE ON SURVEY PREPARED BY BAXTER LAND SURVEYING, P.C., PREPARED FOR FRANK & ANTONIETTA FANTE ON JANUARY 29, 2021.
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.

	<p>JOHN KARELL, JR. P.E. 121 CUSHMAN ROAD PATTERSON, NEW YORK 12563</p>	
	OWNER:	TWO LOT SUBDIVISION FRANK & ANTONIETTA FANTE 419 UNION VALLEY ROAD CARMEL (T)
	SCALE:	LATEST REVISION:
	1" = 50'	
	DATED:	SHEET No.
	MARCH 26, 2021	
OVERALL SITE	TAX MAP:	S-1
	87.7-1-22	

845-878-7804 phone
845-878-4939 fax
jack@kaj11@yahoo.com



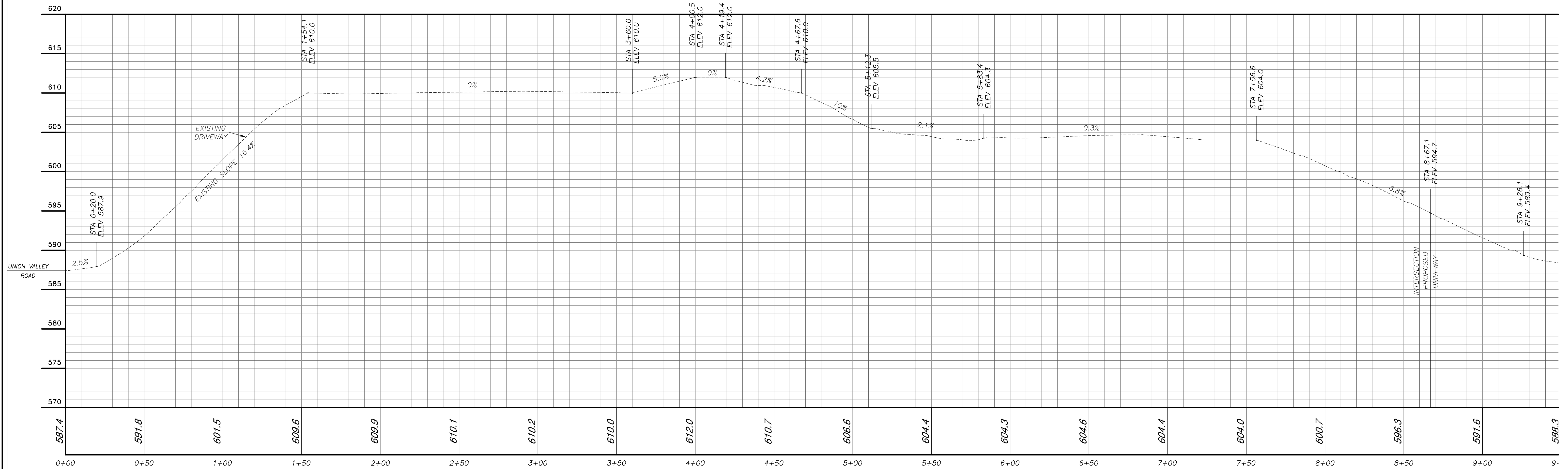
Slopes Table

Minimum Slope	Maximum Slope	Square Feet	Color
0.00%	15.00%	83,672 sq. ft.	
15.00%	25.00%	53,405 sq. ft.	
25.00%	35.00%	19,689 sq. ft.	
35.00%	548.75%	8,472 sq. ft.	

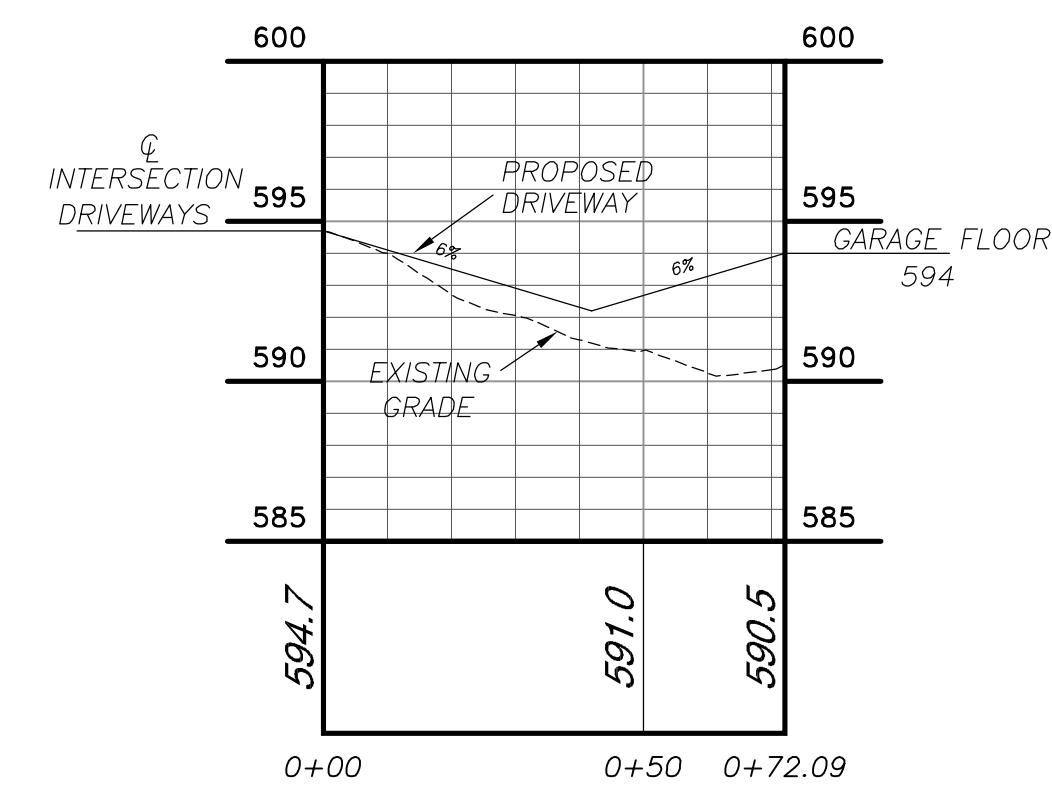
SURVEY AND TOPOGRAPHIC INFORMATION BASE ON SURVEY PREPARED BY BAXTER LAND SURVEYING, P.C., PREPARED FOR FRANK & ANTONIETTA FANTE ON JANUARY 29, 2021.
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	<p>JOHN KARELL, JR. P.E. 121 CUSHMAN ROAD PATTERSON, NEW YORK 12563</p>						
OWNER: TWO LOT SUBDIVISION FRANK & ANTONIETTA FANTE 419 UNION VALLEY ROAD CARMEL (T)	<table border="1" style="width: 100%;"> <tr> <td style="width: 33%;">SCALE: 1" = 50'</td> <td style="width: 33%;">LATEST REVISION:</td> </tr> <tr> <td>DATED: MARCH 26, 2021</td> <td>SHEET No.</td> </tr> <tr> <td>TAX MAP: 87.7-1-22</td> <td>S-3</td> </tr> </table>	SCALE: 1" = 50'	LATEST REVISION:	DATED: MARCH 26, 2021	SHEET No.	TAX MAP: 87.7-1-22	S-3
SCALE: 1" = 50'	LATEST REVISION:						
DATED: MARCH 26, 2021	SHEET No.						
TAX MAP: 87.7-1-22	S-3						

now or formerly ~ KELSUL CORP.
(Liber 2068, Page 78)



PROFILE SCALE:
 HORIZ: 1"=30'
 VERT: 1"=6'



PROFILE SCALE:
 HORIZ: 1"=30'
 VERT: 1"=6'

SURVEY AND TOPOGRAPHIC INFORMATION BASE ON SURVEY PREPARED BY BAXTER LAND SURVEYING, P.C., PREPARED FOR FRANK & ANTONIETTA FANTE ON JANUARY 29, 2021
 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.

		JOHN KARELL, JR. P.E. 121 CUSHMAN ROAD PATTERSON, NEW YORK 12563	
OWNER: TWO LOT SUBDIVISION FRANK & ANTONIETTA FANTE 419 UNION VALLEY ROAD CARMEL (T)		SCALE: 1" = 30' DATED: MARCH 26, 2021 TAX MAP: 87.7-1-22	LATEST REVISION: SHEET No. P-1
PROFILES			

845-878-7894 phone
 845-876-4939 fax
 jk@k9118@yahoo.com

NY Fuel Distributors, LLC
235 Mamaroneck ave Suite LL
White Plains, NY 10605

6-23-2021

Re: Shell Gas Station / COCO FARMS
1923 Rte 6
Carmel, NY 10512

Dear Mr Chairman,

Hope this letter finds you well.

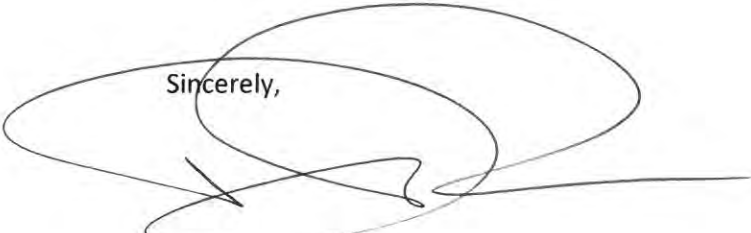
This letter is in request to close out the existing Bond that was posted for the construction of an approved one story commercial retail building with gas service and canopy.

The Bond was posted on May 14, 2018 for the sole use has a Construction and Completion of Improvements for the subject property with a Tax Map # 55.11-1-40 in the amount of \$163,000.00 check # 0042541.

We ask to have the Bond closed and released in the full amount.

Any questions I can be reached either by phone 914-653-6288 or email Danny.Porco@nyfueldistributors.com.

Sincerely,



Danny Porco

NY Fuel Distributors, LLC