Compton Donohue

From: Anna Loss <aloss@vhb.com>
Sent: Monday, March 14, 2022 10:41 AM
To: Compton Donohue
Cc: Scott Connuck; Pat Mitchell
Subject: RE: [External] RE: USACE Jurisdictional Determination Request - BPUS Generation Development, NAN-2021-01392-WOR
Attachments: Executed Contract_CarmelNY_CCF04282021.pdf

Hi Compton,

To follow-up from our call, the initial scope included a Contingency task for NYSDEC Site Permitting Support. As part of this Task, VHB would complete a site walk with NYSDEC to field-verify the delineation line, and coordinate to have NYSDEC sign and stamp a Validation Plan that would denote state-jurisdiction. The Contingency fee was for $4,500. No USACE scope is included in that Contingency task.

As of today, NYSDEC has not scheduled a site visit to field-verify the delineation. VHB will continue to attempt to get this on the calendar so we can receive a NYSDEC-signed Validation Plan.

Please let me know if the Contingency scope is acceptable, I included a copy of the executed contract for convenience. If East Point would like to authorize VHB to continue coordinating with NYSDEC under this contingency task please let us know.

Thanks,
Anna

Anna R. Loss
Senior Environmental Scientist

M 860.634.1878
www.vhb.com

From: Compton Donohue <cdonohue@eastpointenergy.com>
Sent: Tuesday, March 8, 2022 8:51 AM
To: Anna Loss <aloss@vhb.com>
Cc: Scott Connuck <sconnuck@eastpointenergy.com>; Pat Mitchell <PMitchell@vhb.com>
Subject: RE: [External] RE: USACE Jurisdictional Determination Request - BPUS Generation Development, NAN-2021-01392-WOR

Hi Anna,

Thank you for the update, I just sent you a meeting invite for Wednesday, if this time doesn't work for you, please suggest a different time.

Best regards,

Compton Donohue (He/Him), Development Engineer
East Point Energy
200 Garrett Street, Suite J, Charlottesville, VA 22902
W: (434) 260-8337 Ext. 108

cdonohue@eastpointenergy.com | www.eastpointenergy.com

From: Anna Loss <aloss@vhb.com>
Sent: Monday, March 7, 2022 5:08 PM
To: Compton Donohue <cdonohue@eastpointenergy.com>
Cc: Scott Connuck <sconnuck@eastpointenergy.com>; Pat Mitchell <PMitchell@vhb.com>
Subject: RE: [External] RE: USACE Jurisdictional Determination Request - BPUS Generation Development, NAN-2021-01392-WOR

Hi Compton,

We just heard back from our USACE regulator and his response is similar to what we were seeing with the CT USACE Approved JDs. Per his email attached, USACE pushes Approved JD review to the back of the line in preference of their backlog of permit applications and any incoming new applications. Meaning, our Approved JD will likely not be approved within the near future.

If you're available, would you be able to join a Teams meeting to discuss this? I am available anytime on Wednesday or can take a call while in the field tomorrow.

If available, is there a preliminary site plan or design we can review? We can evaluate the design and provide recommendations from a wetland permitting perspective and determine next steps.

Feel free to reach out at my cell phone number below, or I can jump on a Teams call to discuss!

Thanks,
Anna

Anna R. Loss
Senior Environmental Scientist

M 860.634.1878
www.vhb.com

From: Compton Donohue <cdonohue@eastpointenergy.com>
Sent: Monday, March 7, 2022 3:59 PM
To: Anna Loss <aloss@vhb.com>
Cc: Scott Connuck <sconnuck@eastpointenergy.com>; Pat Mitchell <PMitchell@vhb.com>
Subject: RE: [External] RE: USACE Jurisdictional Determination Request - BPUS Generation Development, NAN-2021-01392-WOR

Hi Anna,

Thank you for the update.

Best regards,

Compton Donohue (He/Him), Development Engineer

East Point Energy
200 Garrett Street, Suite J, Charlottesville, VA 22902
W: (434) 260-8337 Ext. 108
cdonohue@eastpointenergy.com | www.eastpointenergy.com

From: Anna Loss <aloss@vhb.com>
Sent: Monday, March 7, 2022 3:49 PM
To: Compton Donohue <cdonohue@eastpointenergy.com>
Cc: Scott Connuck <sconnuck@eastpointenergy.com>; Pat Mitchell <PMitchell@vhb.com>
Subject: RE: [External] RE: USACE Jurisdictional Determination Request - BPUS Generation Development, NAN-2021-01392-WOR

Hi Compton,

I reached out to our USACE reviewer last Monday and haven't heard back yet. I will try again this week but I'm unsure if the reviewer will approve our JD without a site visit, especially since spring is right around the corner. Even still, since we're well into this review process I will try discussing this with the regulator and circle back once I get in touch with him.

Thank You,
Anna

Anna R. Loss
Senior Environmental Scientist

M 860.634.1878
www.vhb.com

From: Compton Donohue <cdonohue@eastpointenergy.com>
Sent: Monday, March 7, 2022 3:43 PM
To: Anna Loss <aloss@vhb.com>
Cc: Scott Connuck <sconnuck@eastpointenergy.com>; Pat Mitchell <PMitchell@vhb.com>
Subject: RE: [External] RE: USACE Jurisdictional Determination Request - BPUS Generation Development, NAN-2021-01392-WOR

Hi Anna,

Is there an update on the USACE JD process for BPUS Generation Development and were you able to find a work around for the site visit?

Thank you,

Compton Donohue (He/Him), Development Engineer
East Point Energy
200 Garrett Street, Suite J, Charlottesville, VA 22902
W: (434) 260-8337 Ext. 108
cdonohue@eastpointenergy.com | www.eastpointenergy.com

From: Anna Loss <aloss@vhb.com>
Sent: Monday, February 14, 2022 10:58 AM
To: Compton Donohue <cdonohue@eastpointenergy.com>
Cc: Scott Connuck <sconnuck@eastpointenergy.com>; Pat Mitchell <PMitchell@vhb.com>
Subject: RE: [External] RE: USACE Jurisdictional Determination Request - BPUS Generation Development, NAN-2021-01392-WOR

Hi Compton,

The JD is currently in review, the emails below discuss a December 2021 Request for Additional Information in which USACE had a few minor questions I responded to in January. Brian with the USACE has yet to review our response, but he will also need to perform a site walk to confirm the wetland limits and extents we presented in our application.

I have a regulatory meeting this morning with the USACE for our Oxford CT site to discuss an alternate way to receive an approved JD as an alternative workaround to the site visit aspect that seems to be holding up that JD review process as well. Pending that discussion, I am planning on presenting a similar alternative to Brian in hopes of expediting his approval as well. Both project site applications have been in USACE's hands for quite a while now and I'm researching/coordinating avenues to push along their reviews so we aren't held up any longer.

Feel free to reach out with any more questions, I'd be happy to jump on a Teams call if you'd like to discuss as well!

Thanks,
Anna

Anna R. Loss
Senior Environmental Scientist

M 860.634.1878
www.vhb.com

From: Compton Donohue <cdonohue@eastpointenergy.com>
Sent: Monday, February 14, 2022 10:33 AM
To: Pat Mitchell <PMitchell@vhb.com>; Anna Loss <aloss@vhb.com>
Cc: Scott Connuck <sconnuck@eastpointenergy.com>
Subject: RE: [External] RE: USACE Jurisdictional Determination Request - BPUS Generation Development, NAN-2021-01392-WOR

Hi Anna,

Can you provide an update on the status of the USACE/NYDEC JD process, has the site visit occurred, and what additional work is needed to obtain the USACE or NYDEC JDs for the project?

Thank you,

Compton Donohue, Development Engineer
East Point Energy

200 Garrett Street, Suite J, Charlottesville, VA 22902
W: (434) 260-8337 Ext. 108
cdonohue@eastpointenergy.com | www.eastpointenergy.com

From: Compton Donohue
Sent: Wednesday, February 9, 2022 5:35 PM
To: Pat Mitchell <PMitchell@vhb.com>
Cc: Scott Connuck <sconnuck@eastpointenergy.com>; Anna Loss <aloss@vhb.com>
Subject: RE: [External] RE: USACE Jurisdictional Determination Request - BPUS Generation Development, NAN-2021-01392-WOR

Hi Pat

Thank you for sharing the below correspondence with USACE, however can you provide a more holistic update on the status of the USACE/NYDEC JD process, has the site visit occurred, and what additional work is needed to obtain the USACE or NYDEC JDs for the project?

Thank you,

Compton Donohue, Development Engineer
East Point Energy
200 Garrett Street, Suite J, Charlottesville, VA 22902
W: (434) 260-8337 Ext. 108
cdonohue@eastpointenergy.com | www.eastpointenergy.com

From: Pat Mitchell <PMitchell@vhb.com>
Sent: Wednesday, February 9, 2022 1:15 PM
To: Compton Donohue <cdonohue@eastpointenergy.com>
Cc: Scott Connuck <sconnuck@eastpointenergy.com>
Subject: FW: [External] RE: USACE Jurisdictional Determination Request - BPUS Generation Development, NAN-2021-01392-WOR

Compton,

Below is the response from ACOE from just an hour ago. The delineation documents are still under review by the Corps.

Pat

Pat Mitchell
Project Manager

P 518.389.3653 | **M** 518.937.5187
www.vhb.com

From: Orzel, Brian A CIV USARMY CENAN (USA) <Brian.A.Orzel@usace.army.mil>
Sent: Wednesday, February 9, 2022 11:57 AM
To: Anna Loss <aloss@vhb.com>
Cc: Pat Mitchell <PMitchell@vhb.com>
Subject: RE: [External] RE: USACE Jurisdictional Determination Request - BPUS Generation Development, NAN-2021-01392-WOR

Anna,

I retrieved the files that you placed on the link. I just haven't had a chance to review them yet.

I'll let you know as soon as I am able.

Brian

Brian A. Orzel
Project Manager, Civil Engineer
NY District US Army Corps of Engineers
Regulatory Branch
26 Federal Plaza, Room 16-406
New York, New York 10278-0090

Please note in order to ensure our continuity of operations and improve the timeliness of permit application reviews due to the current COVID-19 virus, effective immediately, the New York District, U.S. Army Corps of Engineers is requiring that all new permit applications be submitted to the New York District electronically. Until further notice, the New York District will no longer process any paper permit applications. This electronic processing procedure will increase the efficiency of correspondence, furthering the goal of providing timely decisions. Please see the link below to the Regulatory Branch Operational Modification Special Public Notice describing the instructions for electronic application submittals:

https://www.nan.usace.army.mil/Portals/37/docs/regulatory/publicnotices/Non%20Project%20Specific/2020/CENAN-OP-R%20PN%20Electronic%20Submission%20of%20Permit%20Applications%2027MAR2020.pdf?ver=2020-03-31-163215-913.

From: Anna Loss <aloss@vhb.com>
Sent: Wednesday, February 9, 2022 11:19 AM
To: Orzel, Brian A CIV USARMY CENAN (USA) <Brian.A.Orzel@usace.army.mil>
Cc: Pat Mitchell <PMitchell@vhb.com>
Subject: [URL Verdict: Neutral][Non-DoD Source] RE: [External] RE: USACE Jurisdictional Determination Request - BPUS Generation Development, NAN-2021-01392-WOR

Good Morning Brian,

Please let us know if you need anything additional from your December 2021 comments or for your approval of this JD request? The link with VHB's response to your comments is provided below but will expire on February 14th. Let me know if you need it extended and I'll circle back with a new link.

Thank You,

Anna

Anna R. Loss
Senior Environmental Scientist

M 860.634.1878
www.vhb.com

From: Anna Loss
Sent: Monday, January 24, 2022 11:59 AM
To: 'Orzel, Brian A CIV USARMY CENAN (USA)' <Brian.A.Orzel@usace.army.mil>
Cc: Pat Mitchell <PMitchell@vhb.com>
Subject: RE: [External] RE: USACE Jurisdictional Determination Request - BPUS Generation Development, NAN-2021-01392-WOR

Good Morning Brian,

Please see our responses to your December 2021 comments. Should you require any additional information please feel free to reach out and I'll compile anything you're looking for.

JanuaryResponseToComments
This OneDrive link will expire on February 14, 2022. Should you require longer access, please reach out and we will extend the expiration date.

Thank You,

Anna R. Loss
Senior Environmental Scientist

M 860.634.1878
www.vhb.com

From: Anna Loss
Sent: Wednesday, January 19, 2022 10:00 AM
To: Orzel, Brian A CIV USARMY CENAN (USA) <Brian.A.Orzel@usace.army.mil>
Cc: Pat Mitchell <PMitchell@vhb.com>
Subject: RE: [External] RE: USACE Jurisdictional Determination Request - BPUS Generation Development, NAN-2021-01392-WOR

Thank you, Brian, I'll send over our response to comments in the coming days. Please feel free to reach out with any questions you may have.

Anna

Anna R. Loss
Senior Environmental Scientist

M 860.634.1878
www.vhb.com

From: Orzel, Brian A CIV USARMY CENAN (USA) <Brian.A.Orzel@usace.army.mil>
Sent: Wednesday, January 19, 2022 9:55 AM
To: Anna Loss <aloss@vhb.com>

Cc: Pat Mitchell <PMitchell@vhb.com>
Subject: RE: [External] RE: USACE Jurisdictional Determination Request - BPUS Generation Development, NAN-2021-01392-WOR

Anna,

I don't know when I'm going to have a chance to review your recent submission. It is possible that I did not see the JD Checklist information in your previous submittal or that it wasn't included. Just in case, please include the JD Checklist information in your next submittal, even if you are sure that you sent it before.

Brian

Brian A. Orzel
Project Manager, Civil Engineer
NY District US Army Corps of Engineers
Regulatory Branch
26 Federal Plaza, Room 16-406
New York, New York 10278-0090

Please note in order to ensure our continuity of operations and improve the timeliness of permit application reviews due to the current COVID-19 virus, effective immediately, the New York District, U.S. Army Corps of Engineers is requiring that all new permit applications be submitted to the New York District electronically. Until further notice, the New York District will no longer process any paper permit applications. This electronic processing procedure will increase the efficiency of correspondence, furthering the goal of providing timely decisions. Please see the link below to the Regulatory Branch Operational Modification Special Public Notice describing the instructions for electronic application submittals:

https://www.nan.usace.army.mil/Portals/37/docs/regulatory/publicnotices/Non%20Project%20Specific/2020/CENAN-OP-R%20PN%20Electronic%20Submission%20of%20Permit%20Applications%2027MAR2020.pdf?ver=2020-03-31-163215-913.

From: Anna Loss <aloss@vhb.com>
Sent: Wednesday, January 19, 2022 9:44 AM
To: Orzel, Brian A CIV USARMY CENAN (USA) <Brian.A.Orzel@usace.army.mil>
Cc: Pat Mitchell <PMitchell@vhb.com>
Subject: [URL Verdict: Neutral][Non-DoD Source] RE: [External] RE: USACE Jurisdictional Determination Request - BPUS Generation Development, NAN-2021-01392-WOR

Good Morning Brian,

If you could, any input on your comment regarding the JD Checklist would be appreciated. I'll go ahead and finalize/send VHB's response to comments, but please note the JD Checklist was provided in the initial permit application. If there is something specific you're looking for, please let us know and we'll ensure it's included in our response.

Thank You,

Anna R. Loss
Senior Environmental Scientist

M 860.634.1878
www.vhb.com

From: Anna Loss
Sent: Thursday, January 13, 2022 12:07 PM
To: Orzel, Brian A CIV USARMY CENAN (USA) <Brian.A.Orzel@usace.army.mil>
Cc: Pat Mitchell <PMitchell@vhb.com>
Subject: RE: [External] RE: USACE Jurisdictional Determination Request - BPUS Generation Development, NAN-2021-01392-WOR

Good Morning Brian,

Your December 10, 2021 comment letter asks that the JD Checklist be reviewed and completed. However, the initial August 2021 application includes the JD Checklist and information requested as part of the checklist. Was there any specific information you were looking for as part of this comment? If needed, I can re-send the application for review and reference.

Thank You,
Anna

Anna R. Loss
Senior Environmental Scientist

M 860.634.1878
www.vhb.com

From: Orzel, Brian A CIV USARMY CENAN (USA) <Brian.A.Orzel@usace.army.mil>
Sent: Friday, December 10, 2021 10:45 AM
To: Anna Loss <aloss@vhb.com>
Subject: [External] RE: USACE Jurisdictional Determination Request - BPUS Generation Development, NAN-2021-01392-WOR

Ms. Loss,

Attached is a letter requesting more information. No paper copy will be sent.

Let me know if you have any questions.

Brian

Brian A. Orzel
Project Manager, Civil Engineer
NY District US Army Corps of Engineers
Regulatory Branch
26 Federal Plaza, Room 16-406
New York, New York 10278-0090

Please note in order to ensure our continuity of operations and improve the timeliness of permit application reviews due to the current COVID-19 virus, effective immediately, the New York District, U.S. Army Corps of Engineers is requiring that all new permit applications be submitted to the New York District electronically. Until further notice, the New York District will no longer process any paper permit applications. This electronic processing procedure will increase the efficiency of correspondence, furthering the goal of providing timely decisions. Please see the link below to the

Regulatory Branch Operational Modification Special Public Notice describing the instructions for electronic application submittals:

https://www.nan.usace.army.mil/Portals/37/docs/regulatory/publicnotices/Non%20Project%20Specific/2020/CENAN-OP-R%20PN%20Electronic%20Submission%20of%20Permit%20Applications%2027MAR2020.pdf?ver=2020-03-31-163215-913.

From: Anna Loss
Sent: Tuesday, August 10, 2021 1:59 PM
To: cenan.rfo@usace.army.mil
Cc: Jeffrey Shamas <jshamas@vhb.com>
Subject: USACE Jurisdictional Determination Request - BPUS Generation Development

Good Afternoon,

VHB is submitting this NYSDEC Jurisdictional Determination for a 93.60 acre property in Mahopac, New York. Wetlands and watercourses were field verified to be onsite, as VHB is requesting NYSDEC confirm jurisdiction over the identified wetlands. At the link below, please find an electronic PDF version of the application, which includes maps depicting the location of field verified wetlands, supplementary maps, current site photograph documentation and USACE wetland determination data sheets. Please note, the USACE is also receiving the same application request at this time as well.

Should you require anything additional to assist in your review of this application request, please do not hesitate to reach out. Please advise if USACE would prefer a hardcopy be submitted, or if there is a specific regulator to send this application to as well.

USACE-JD-BPUS_08102021.pdf

Thank You,

Anna R. Loss
Senior Environmental Scientist

100 Great Meadow Road
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Wethersfield, CT 06109-2377
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aloss@vhb.com

Engineers | Scientists | Planners | Designers
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WETLAND AND WATERCOURSE DELINEATION REPORT

24 Miller Road

Mahopac, New York

PREPARED FOR

Mr. Tom DeAngelis
Development Engineer
BPUS Generation
Development, LLC
200 Garrett Street, Suite J
Charlottesville,
Virginia 22902

PREPARED BY

100 Great Oaks Boulevard,
Suite 118
Albany,
New York 12203
518.389.3600

July 12, 2021

Table of Contents

Appendices

1 Introduction

1.1 Proposed Project

BPUS Generation Development, LLC ("the Client) proposes to develop an approximate 93.60-acre parcel located on Miller Road and Union Valley Road in the Town of Carmel, Putnam County, New York (the Project Site). A Site Location Map has been prepared (Appendix A, Figure A.1).

Proposed structure configurations and/or site design details are not currently available. BPUS Generation Development, LLC is a battery energy storage system (BESS) project intended to improve the resiliency, reliability, and affordability of New York's electrical grid. The project area will consist of battery enclosures, inverters, transformers, a security fence, and vegetative screening. The batteries themselves are housed in enclosures, that will be supported by concrete pads or piers. Similarly, the inverters and transformers will also be supported by concrete pads or piers. The rest of the site's ground cover will most likely be gravel or a similar substance. The project will interconnect to the existing NYSEG transmission system near the property. There will exist space between the enclosures and the security fence to allow access to vehicles for routine maintenance.

1.2. Existing Conditions

VHB conducted a desktop review prior to visiting the Project Site. This review included the National Resource Conservation Service (NRCS) Web Soil Survey (NRCS, 2019), United States Geological Survey (USGS) National Hydrologic Database (NHD), United

States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI), New York State Department of Conservation (NYSDEC) Environmental Resource Mapper (NYSDEC, 2021), New York State Historic Preservation Office (NYSHPO), as well as orthoimagery and topography of the proposed Project Site (see Appendix A, Figures A.1-A.8).

1.3 Land Cover

Based on desktop review of the USFWS NWI maps (USFWS, 2021) and NYSDEC ERM (NYSDEC, 2021), both NYSDEC-regulated wetlands and federally mapped wetlands are present within the Project Site. A map of federal and state wetland and surface water boundaries are provided in Appendix A, Figure A.2.

Through desktop review and field survey, VHB identified five (5) land cover types present within the Project Site, including: palustrine forested wetland, composed of green ash (*Fraxinus nigra*), American beech (*Fagus grandifolia*), and Red maple (*Acer rubrum*), palustrine emergent and forested wetland, composed of American elm (*Ulnus americana*) and green ash, unpaved roads and paths, upland forest, and intermittent stream (Edinger, G. J. et al, 2014). A map illustrating the land cover areas has been provided (Appendix A, Figure A.3). As shown in Figure 3, upland forest dominated the Site, with a total of approximately 69.70 acres; followed by 11.15 acres of sucessional shrubland. The areas proposed for development are primarily located within upland forested and forested/scrub shrub wetlands.

The Project Site is bounded by residential properties and sporadic areas of undeveloped mixed deciduous-coniferous forest to the south, west, east, and north. A transmission line right-of-way (ROW) transects the center of the property. According to the Town of Carmel Zoning Map (dated 08/29/19), the Project Site lies entirely within the Commercial/Business Park District.

The topography of the Project Site is generally undulating, with elevation ranging between approximately 560 feet and 680 feet above mean sea level (AMSL). The highest point, 679 feet AMSL, is located toward the north western portion of the parcel while the lowest point, 566 feet AMSL, is located along the southeastern boundary (Appendix A, Figure A.4).

The Project Site is not located within any Federal Emergency Management Agency (FEMA) designated flood zones according to the National Flood Hazard Layer (NFHL)

panel numbers 36079C0226E and 36079C0207E (effective dates 03/04/2013) (Appendix A, Figure A.5).

According to the NRCS, Project Site falls within the Lower Hudson HUC 12 Watershed and both the Muscoot River and Plum River-Croton River HUC 8 Watershed (Appendix A, Figure A.6). The closest traditional navigable water (TNW) is approximately 1.57 river miles and 0.84 aerial miles from the Project Site (see Appendix A, Figure A.7).

Additionally, the Project Site is located within an archaeological sensitive area. Consultation with SHPO will be performed at a later date in compliance with the State Environmental Quality Review Act (SEQRA).

1.4 Soils

According to the NRCS, the Project Site is comprised of 13 soil types, six (6) of which are hydric soils. Hydric soils present include: Fluvaquents-Udifluvents complex, frequently flooded (Ff), Natchaug muck, 0 yo 2 percent slopes (NcA), Ridgebury complex, 0 to 3 percent slopes, very stony (RdA), Ridegebury complex, 3 to 8 percent slopes (RdB), Ridegebury complex, 0 to 8 pecent slopes, very stony (RgB), and Sun Loam (Sh). A map depicting the soil units has been provided (Appendix A, Figure A.8).

2

Wetland & Water Assessment

VHB has performed desktop analyses, field inspections, and wetland/waterbody delineations on behalf of the Client for the 93.60-acre parcel, as illustrated by the "Project Site" within the Site Location Map (Appendix A, Figure A.1). Delineations occurred at the Project Site on May 14, 17 and 18 of 2021, identifying fie (5) palustrine wetlands and six (6) stream features.

Wetland boundaries have not been reviewed with NYSDEC or the United States Army Corp of Engineers (USACE). A Site Visit will be scheduled at a later date to confirm the delineation boundaries.

2.1 Wetlands and Waters

2.1.1 Background

Waters of the United States (WOTUS) are defined as: "*waters traditionally (currently or in the past) used for interstate or foreign commerce; as well as, a tributary of, or a feature*

containing a "significant nexus" or connection to a traditional navigable waterway (TNW)" (USACE, 2012).

Wetlands are a subset of the WOTUS that may be subject to regulation under Section 404 of the Clean Water Act (CWA) (33 U.S.C. 1344). Wetlands are defined by key indicators, that under normal circumstances, support a "*prevalence of vegetation typically adapted for life in saturated soil conditions*." Wetland impacts are regulated by the CWA of 1972 (USACE, 2012). For most land uses and activities, including development, in New York State (NYS), the USACE and NYSDEC are both responsible for protecting wetlands from pollutants or activities that may result in the discharge of dredged or fill material into WOTUS. Not all regulated wetlands are mapped, and any mapped wetlands are subject to field verification.

Generally, a stream with at least intermittent flow is considered jurisdictional under the CWA. Similar to wetlands, WOTUS are regulated under CWA Section 404; navigable waterways are also regulated under Section 10 of the Rivers and Harbors act of 1899.

2.1.2 Methods

VHB Wetland Scientists conducted delineations for the Project Site on May 14, 18 and 19, 2021. Wetland delineations were conducted in accordance with the methodologies detailed in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0)* ("Regional Supplement") (USACE, 2012) and the *New York State Freshwater Wetlands Delineation Manual* (Browne, S. et al, 1995). These methodologies require the evidence of three (3) criteria: a dominance of hydrophytic vegetation, the existence of hydric soils, and the presence of wetland hydrology.

Vegetation present was identified to species level using several regional references, with nomenclature following the 2016 USACE National Wetland Plant List (Lichvar, R.W. et. al., 2016). Observations were also recorded during the delineation to describe general wetland characteristics, determine potential functions and values, and classify wetlands in accordance with the Classification of Wetlands and Deepwater Habitats of the United States (Cowardin, L.M. et. al., 1979). Wetlands are demarcated in the field with pink "Wetland Delineation" flagging, labeled with unique flag identification (ID) codes, which include the wetland number and flag number (i.e., W1-1).

Once boundaries were located, soil profiles were documented in both wetlands and uplands using a hand-held, 2-inch Dutch soil auger to extract soil samples to a depth of approximately 20 inches unless a restrictive layer was encountered. Soils were examined for color using the Munsell Soil Color Chart, texture, and depth of any

redoximorphic features to determine if any hydric soil indicators were present. Redoximorphic features were recorded by color and type (concentrations, depletions, oxidized root channels, etc.).

USACE Wetland Determination Forms were completed for each wetland and upland area delineated (Appendix C).

Waters were field-delineated in accordance with guidance provided in the "*Regulatory Guidance Letter: Subject – Ordinary High Water ("OHW") Identification*" (USACE, 2005). During field work, flow regimes are preliminarily classified as perennial, seasonal, intermittent, or ephemeral based on qualitative observations of in-stream hydrology and existing geomorphic characteristics. Additional observations made during the delineation include channel substrate, surrounding land use, and OHW measurements, to complete an overall assessment of physical and habitat characteristics (Appendix C.2).

Narrow streams (generally defined as ephemeral or small intermittent streams with channel widths of less than 4 feet) were delineated along the centerline. Larger streams (large intermittent to perennial streams) were surveyed with two lines, each at the top of bank (TOB). Streams were demarcated in the field using blue survey tape, labeled with unique flag ID codes which includes the stream number and flag number (i.e., "S1-1"). Tributaries to streams are designated by adding a letter to the parent stream (i.e., A tributary to Stream S1 would be designated "S1A").

Wetland and stream flags were located in the field using the Collector and global navigation satellite systems (GNSS) status applications on Trimble R1 units capable of sub-meter accuracy. Weather data was compiled for the days of delineation to determine if the soil and vegetation were inspected under normal circumstances for that time of the year (National Oceanic Atmospheric Administration (NOAA), 2021).

2.1.3 Results

Please find a summary of wetlands identified onsite in Appendix B. Two (2) palustrine forested wetlands, one (1) palustrine forested/scrub-shrub wetland, one (1) palustrine emergent/forested wetland, and one (1) palustrine scrub-shrub/forested wetland cover types were delineated within the Project Site, encompassing a total of approximately 43.33 acres. Five (5) water features were also delineated within the Project Site. A Natural Resource Map (Appendix A, A.4) has been prepared to illustrate flagging details of each wetland area and stream identified.

Wetlands W1 and W3 are palustrine forested wetlands. W1 is anticipated to be sourced by surface runoff waters, and W3 is sourced by tributaries to Muscoot River onsite. Wetlands W2 and W5 are both palustrine forested and scrub-shrub; however, W2 is primarily forested with scrub-shrub fringe wetlands, and W5 is primarily scrub-shrub within minor forested areas dispersed throughout. W2 is sourced by surface runoff waters, and both W2 and W5 are sourced by delineated tributaries to Muscoot River onsite.

Wetland W4 is primarily emergent, with at least 8-11in of standing water at the time of delineation. The wetland is also partially forested with multiple mature canopy trees present. This wetland is anticipated to be sourced by surface runoff waters and a high-water table. Wetland W4, W1, W2 and W3 are all anticipated to by hydrologically connected either by surface water connectivity or groundwater connection.

Please find a summary of waters delineated onsite in Appendix B. Streams S1, S3, S4, S5 and S6 are all unnamed tributaries to Muscoot River and flow to either the south or southwest. Each stream is under four feet in width, and S1 and S3 are under two feet in width. S4, S5 and S6 are all culverted from adjacent tributaries, and converge into a single stream channel which flows offsite via another culvert along the southern border.

Throughout the wetlands within the Project Site, the forest stratum was primarily composed of black ash, green ash, and American elm. When shrub stratum was present, Spicebush (*Lindera benzoin*) was most common. The herbaceous stratum was generally composed of siltgrass, sensitive fern and fringed loosestrife.

Hydric soil indicators were predominately histosols (A1), depleted below the dark surface (A11), dark surface (S7) and depleted matrix (F3) within the Project Site wetlands. The A horizon was very dark within the wetland areas, with a lighter depleted matrix horizon below as documented by the wetland data forms (Appendix C.1). Upland soils were characterized by a dark surface layer but without a depleted matrix, with distinct A and B horizons as documented in the upland data forms (Appendix C.1).

Complete USACE wetland determination data forms were provided for wetlands and uplands; and VHB stream data was collected (Appendix C.2). Photographs of the individual plots are included with the data forms; additional photos of general wetland and upland views are provided in the Photograph Log (Appendix D).

2.1.4 Conclusions

As described in Section 2.1.3, VHB identified and delineated five (5) wetlands and six (6) streams at the Project Site. Based on field observations, Wetlands W1, W2, W3 and

W4 are hydrologically connected wetlands. W5 is anticipated to be solely under the jurisdiction of the USACE, as it remains outside of the NYDEC's 100ft review area buffer and is smaller in size. However, it is anticipated that NYSEDC may include their wetland under their jurisdiction as well for site conformity. Therefore, jurisdictional under both the NYSDEC and USACE is anticipated for the entire site. Additionally, these wetlands have a 100-foot upland adjacent area regulated by NYSDEC. None of the wetlands identified onsite are isolated. A jurisdictional determination from both the NYSDEC and the USACE would be required to confirm jurisdiction of wetlands onsite.

Based on preliminary field observations, all streams onsite appear to be jurisdictional under the CWA. A preliminary jurisdictional determination from the USACE would be necessary to determine the jurisdictional status of this stream.

3

Project Summary

On behalf of the Client, VHB conducted delineations of wetland and water features during spring of 2021.

The likely jurisdictional status of each feature is summarized, along with the approximate feature size, in the table below.

Jurisdiction Determination of Wetland and Stream Features

Feature ID	Type	Acres	Potential Jurisdiction
Wetland W1	PFO	3.46	Jurisdiction determination necessary with NYSDEC/USACE
Wetland W2	PFO/SS	30.29	Jurisdiction determination necessary with NYSDEC/USACE
Wetland W3	PFO	3.48	Jurisdiction determination necessary with NYSDEC/USACE
Wetland W4	PEM/FO	2.28	Jurisdiction determination necessary with NYSDEC/USACE
Wetland W5	PSS/FO	3.81	Jurisdiction determination necessary with USACE
Feature ID	**Type**	**Linear Feet**	**Potential Jurisdiction**
Stream S1	Perennial	504	Hydrologically Connected to Muscoot River – USACE
Stream S3	Perennial	203	Hydrologically Connected to Muscoot River – USACE
Stream S4	Intermittent	1,313	Hydrologically Connected to Muscoot River – USACE

Stream S5	Perennial	206	Hydrologically Connected to Muscoot River – USACE
Stream S6	Perennial	350	Hydrologically Connected to Muscoot River – USACE

Direct impacts to jurisdictional wetland or water features within the Project Site would require federal approvals from USACE. A jurisdictional determination with USACE is necessary if any direct impacts are anticipated.

4

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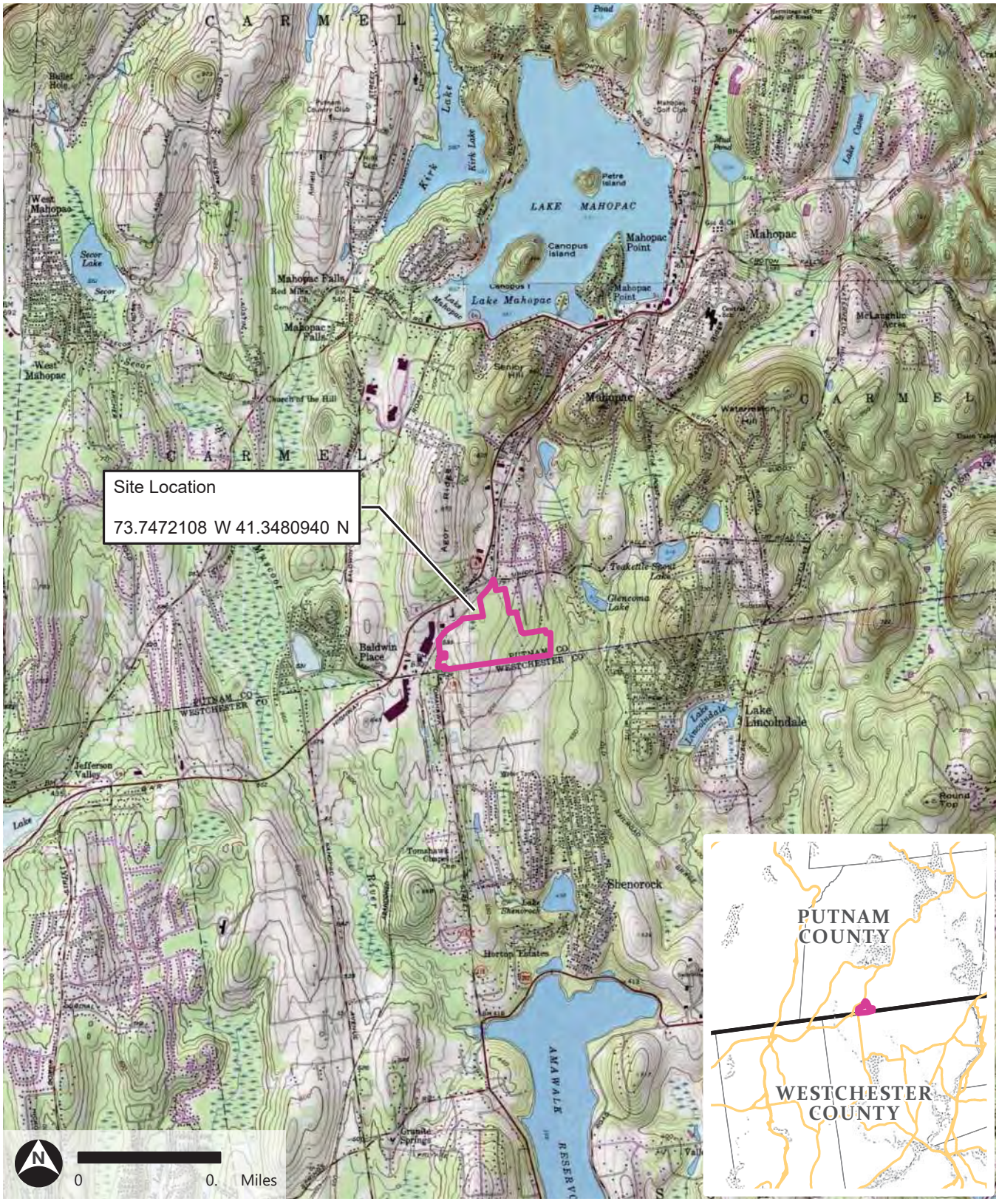
Appendix A

Figures

Figure A.1: Site Location

BPUS Generation Development, LLC | Town of Carmel, Putnam County, New York *July 01, 2021*



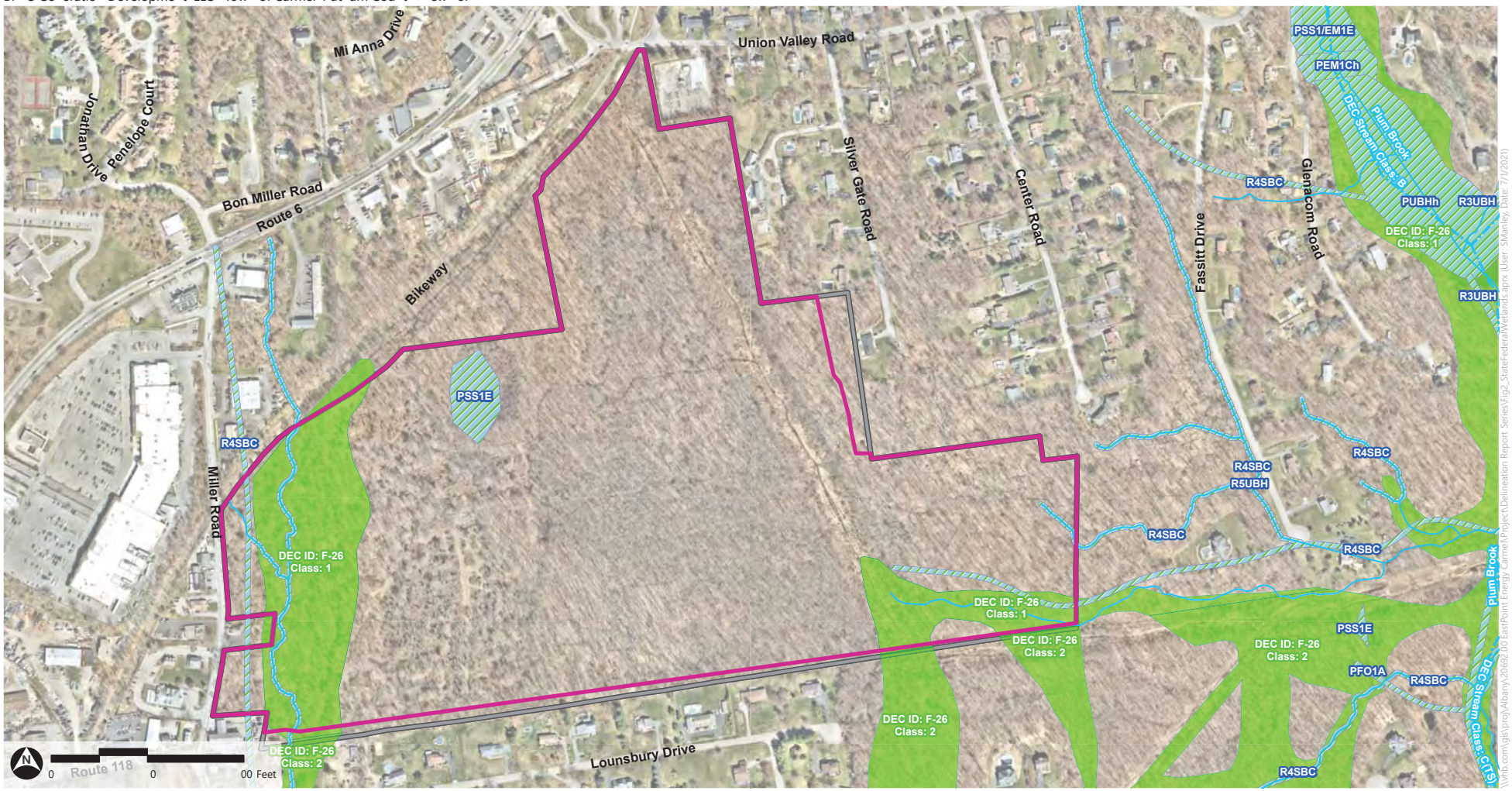
Service Layer Credits: Copyright:© 2013 National Geographic Society, i-cubed.

Path: \\vhb.com\gis\proj\Albany\20692.00 EastPoint Energy Carmel\Project\Delineation Report Series\Fig1_SiteLocation.aprx (SManley, 7/1/2021)

Figure A.2: Federal and State Mapped Wetlands

BP S Ge eratio Developme t LLC Tow of Carmel Put am Cou t ew or

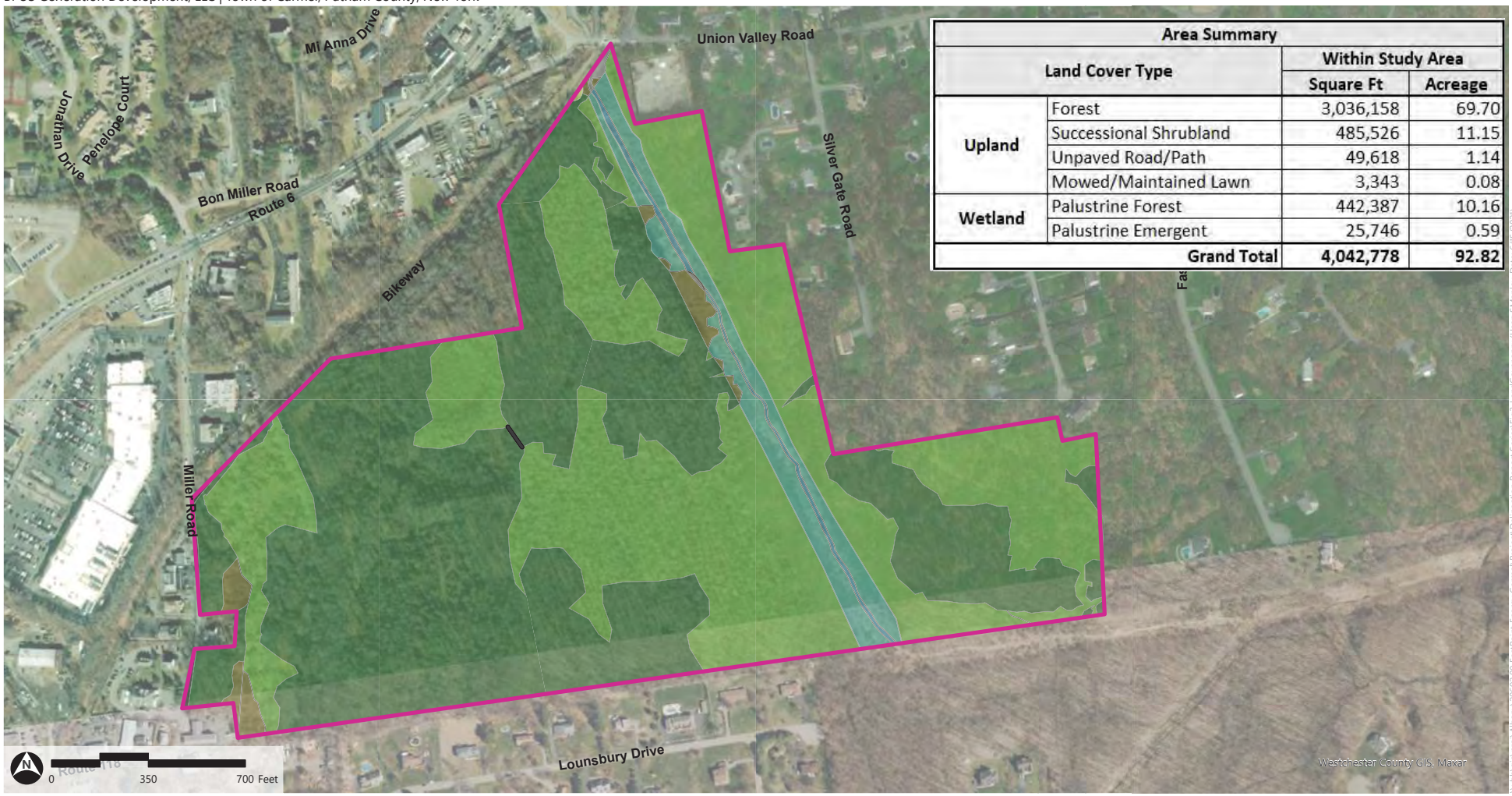
DRAFT: July 01, 2021



Sources: Background imagery from NearMap (2021); Wetlands (NYSDEC) from NYSDEC (2021); Wetlands (NWI) from US Wildlife Service (2021); Streams (NHD) from USGS (2019); Streams (NYSDEC) from NYSDEC (2019).

Figure A.3: Land Cover
BPUS Generation Development, LLC | Town of Carmel, Putnam County, New York

DRAFT: June 15, 2021



Area Summary			
Land Cover Type		Within Study Area	
		Square Ft	Acreage
Upland	Forest	3,036,158	69.70
	Successional Shrubland	485,526	11.15
	Unpaved Road/Path	49,618	1.14
	Mowed/Maintained Lawn	3,343	0.08
Wetland	Palustrine Forest	442,387	10.16
	Palustrine Emergent	25,746	0.59
Grand Total		4,042,778	92.82

Study Area
Culvert

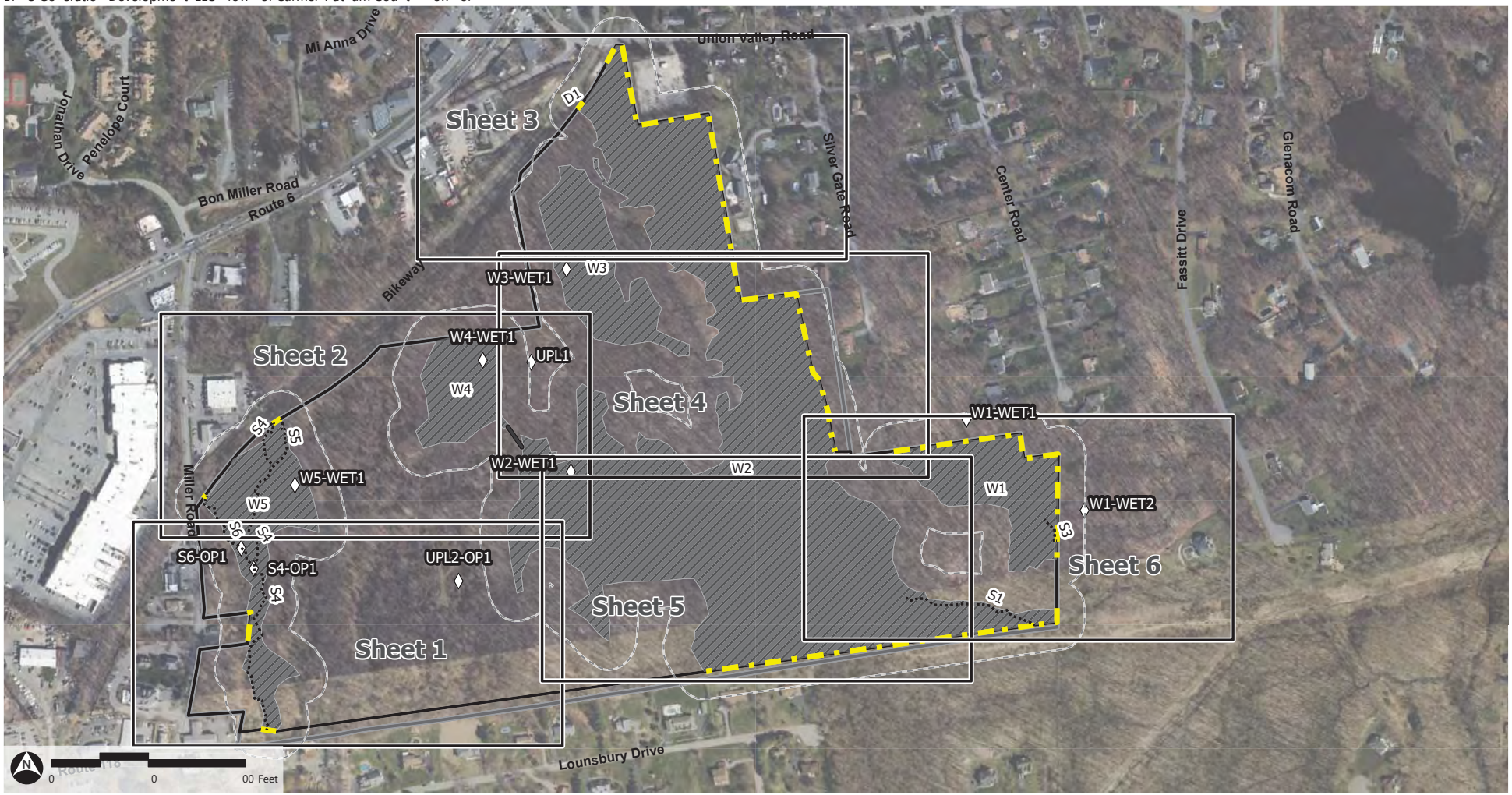
Land Cover
Upland Forest
Successional Shrubland
Mowed/Maintained Lawn
Unpaved Road/Path
Paved road/path
Palustrine Forested Wetland
Palustrine Scrub-Shrub Wetland
Palustrine Emergent Wetland

Sources: Background imagery from NYS GIS Program (2018/2016); Land cover by VHB (2021) determined during field assessment and Edinger's Ecological Communities of New York State.

Figure A.4: Natural Resources Index Map

BP S Ge eratio Developme t LLC Tow of Carmel Put am Cou t ew or

DRAFT: July 01, 2021



Stud Area

Parcel Bou dar

Culvert

Deli eated Stream VHB

Deli eated etla ds VHB

Regulated Ad ace t Area

Data Plot

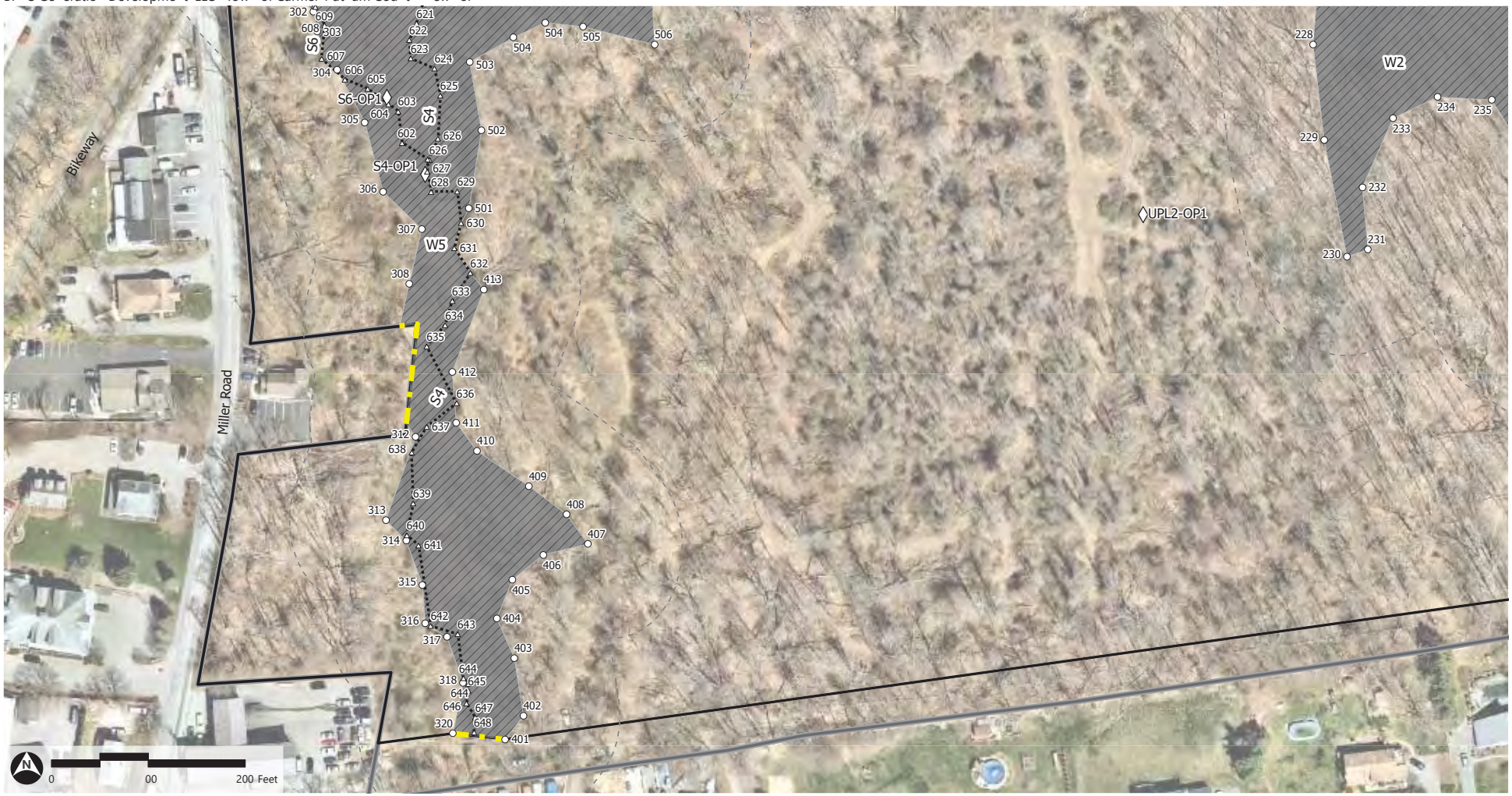
etla d Co ti ues

Sources: Background imagery from NYS GIS Program (2018/2016).

Figure A.4: Natural Resources Map Series [Sheet 1 of 6]

BP S Ge eratio Developme t LLC Tow of Carmel Put am Cou t ew or

DRAFT: June 26, 2021



Sources: Background imagery from NearMap (April 2021).

Figure A.4: Natural Resources Map Series [Sheet 2 of 6]

BP S Ge eratio Developme t LLC Tow of Carmel Put am Cou t ew or

DRAFT: June 26, 2021

Sources: Background imagery from NearMap (April 2021).

Figure A.4: Natural Resources Map Series [Sheet 3 of 6]

BP S Ge eratio Developme t LLC Tow of Carmel Put am Cou t ew or

DRAFT: June 26, 2021

Sources: Background imagery from NearMap (April 2021).

Figure A.4: Natural Resources Map Series [Sheet 4 of 6]

BP S Ge eratio Developme t LLC Tow of Carmel Put am Cou t ew or

DRAFT: June 26, 2021

Sources: Background imagery from NearMap (April 2021).

Figure A.4: Natural Resources Map Series [Sheet 5 of 6]

BP S Ge eratio Developme t LLC Tow of Carmel Put am Cou t ew or

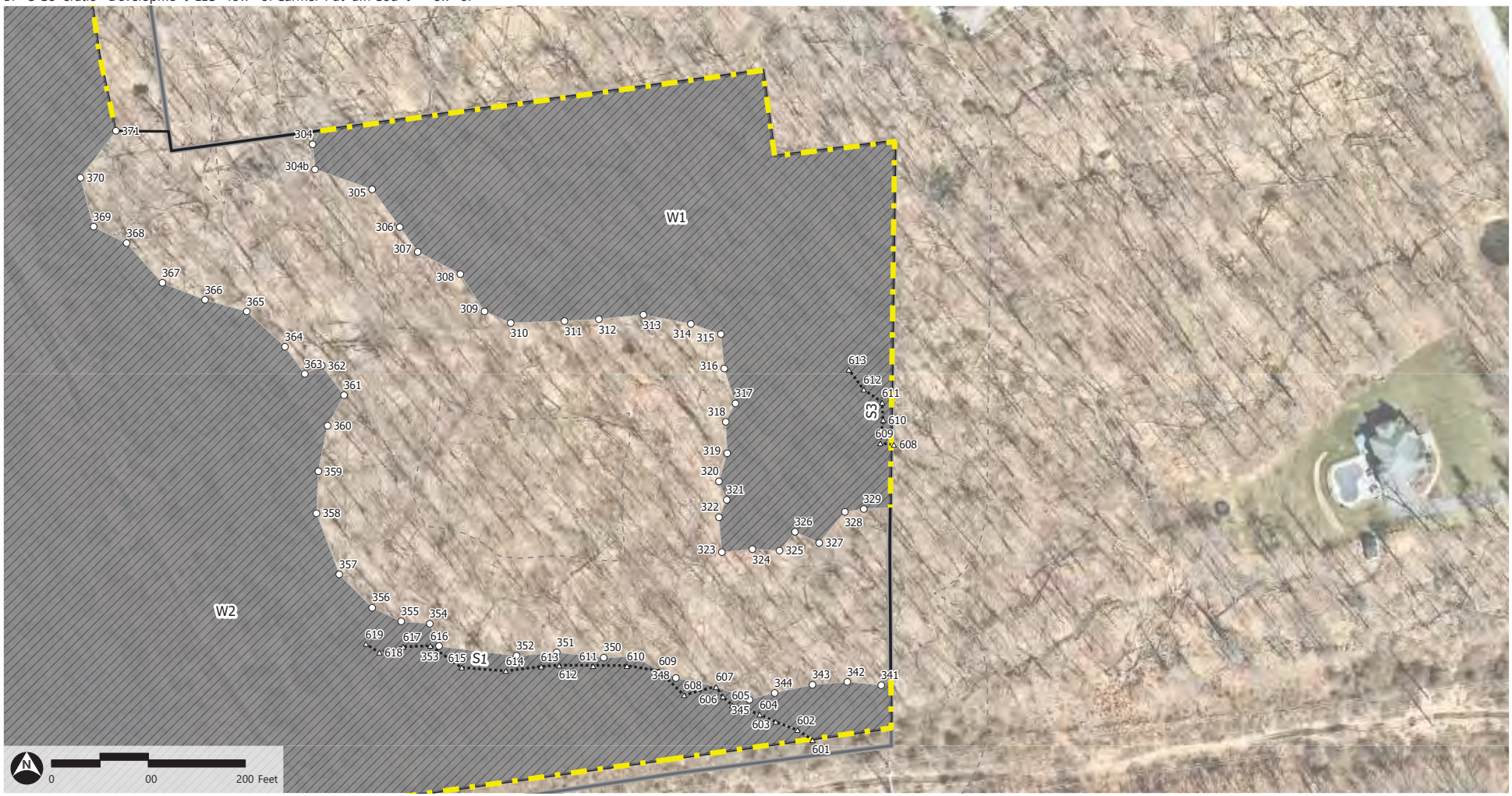
DRAFT: June 26, 2021

Sources: Background imagery from NearMap (April 2021).

Figure A.4: Natural Resources Map Series [Sheet 6 of 6]

BP S Ge eratio Developme t LLC Tow of Carmel Put am Cou t ew or

DRAFT: June 26, 2021

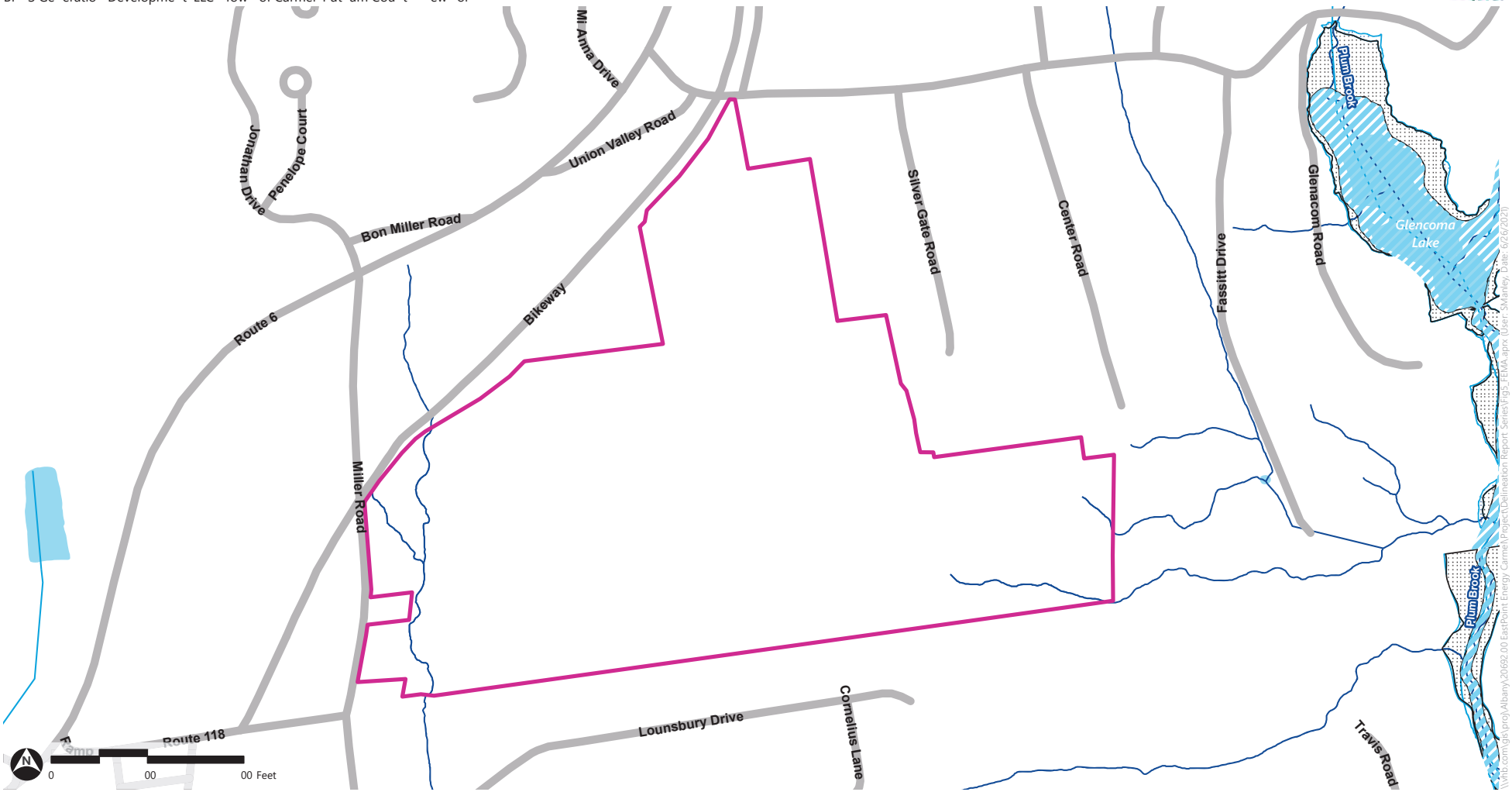


Sources: Background imagery from NearMap (April 2021).

Figure A.5: FEMA Flood Map

BP S Ge eratio Developme t LLC Tow of Carmel Put am Cou t ew or

DRAFT: June 26, 2021

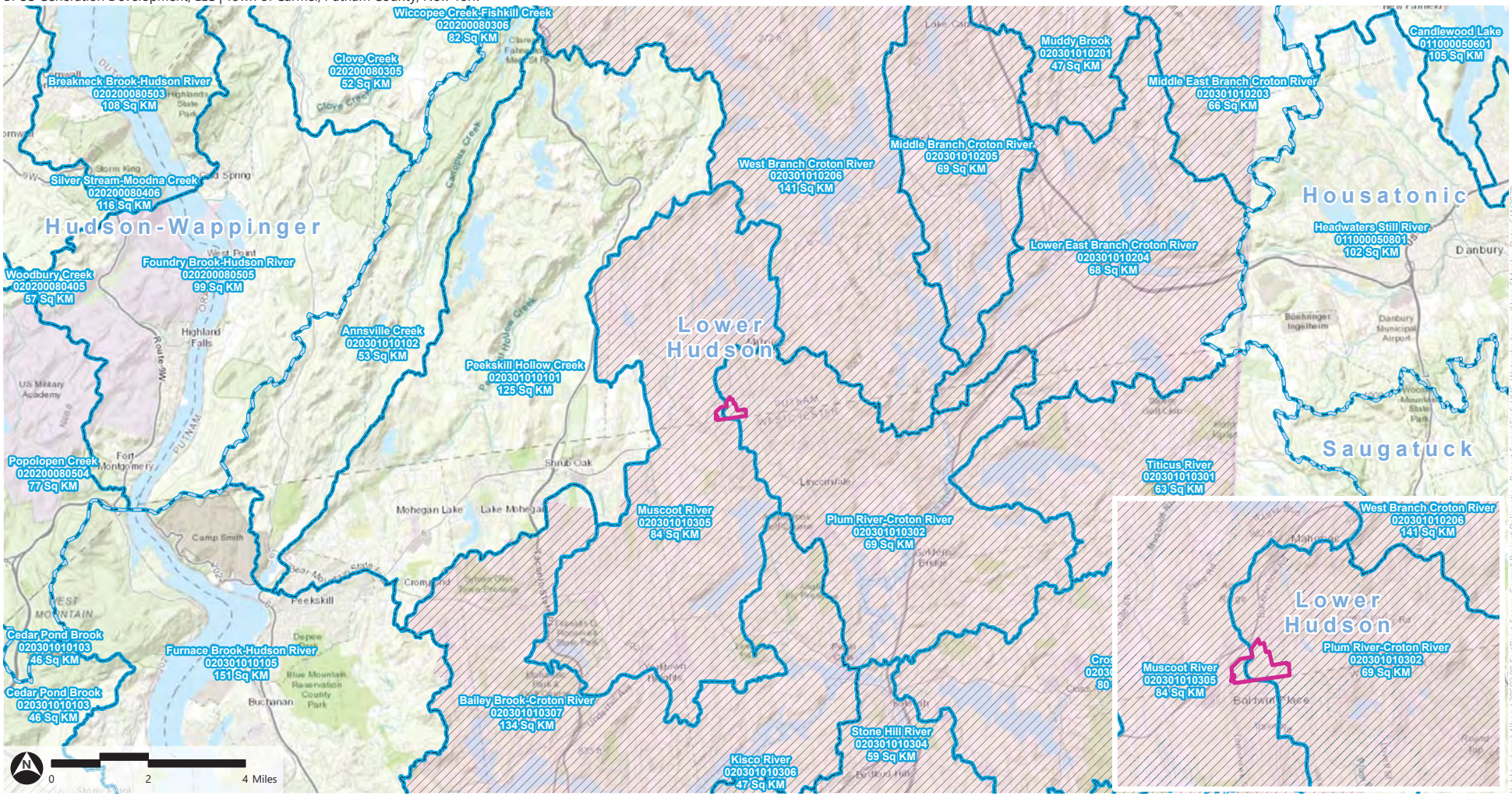


Sources: Stream (NHD) from USGS (2019); Streams (NYSDEC) from NYSDEC (2019); Flood Zones from FEMA Flood Map Service Center online portal (DFIRM 36079C0207E and 36079C0226E).

Figure A.6: USGS 8 & 12 Digit HUC Map

BPUS Generation Development, LLC | Town of Carmel, Putnam County, New York

DRAFT: June 04, 2021



Study Area

HUC 8 Watershed Boundary

HUC 12 Watershed Boundary

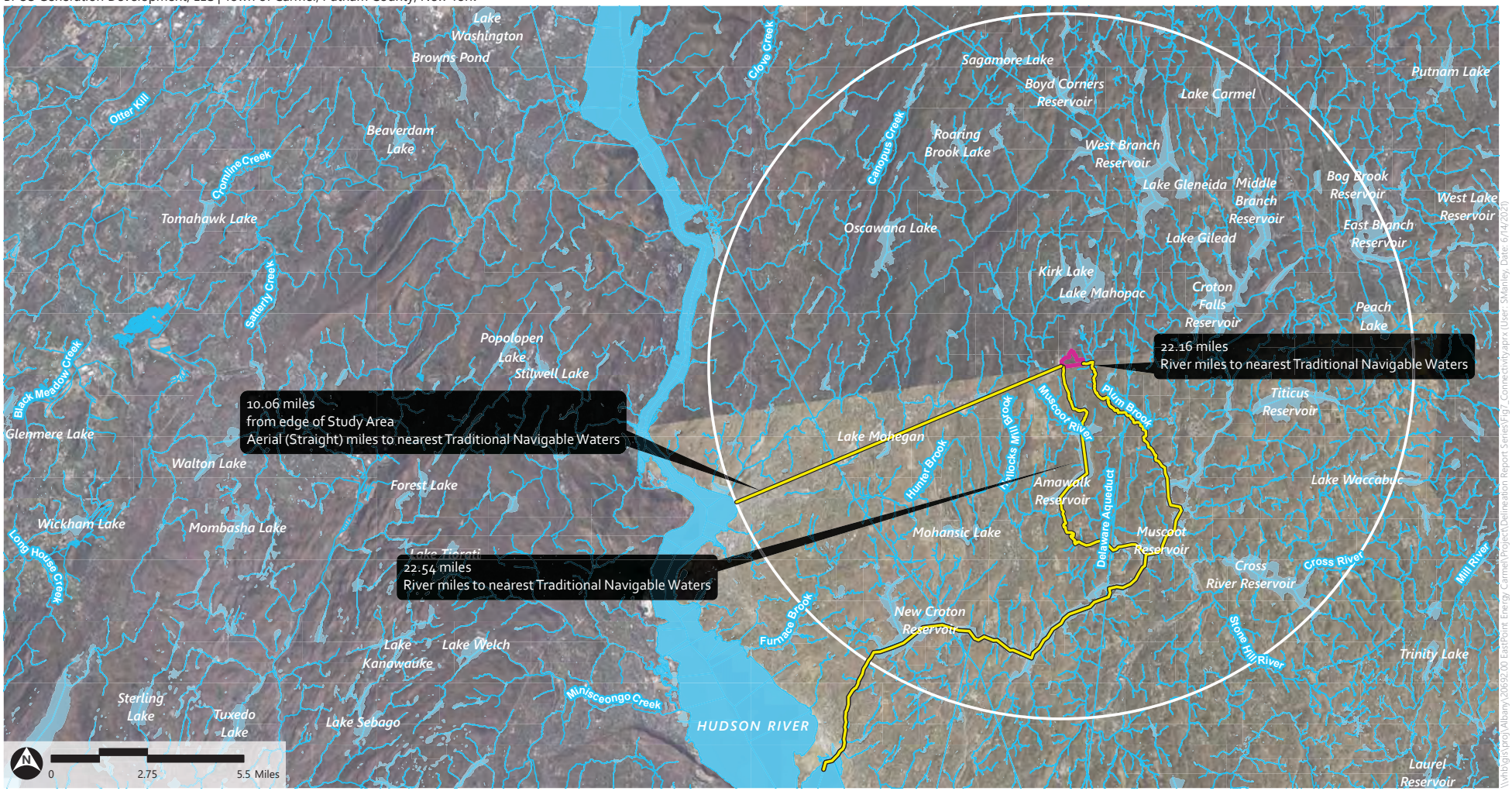
AA and AAs Watersheds

Sources: Watershed boundaries from USDA NRCS; AA and AAs Watersheds from NYSDEC (2008).

Figure A.7: Stream Flow Connectivity Map

BPUS Generation Development, LLC | Town of Carmel, Putnam County, New York

DRAFT: June 14, 2021



Sources: Background imagery from NYS GIS Program (2018/2016); Streams and Waterbodies (NHD) from USGS (2019).

Figure A.8: NRCS Soils

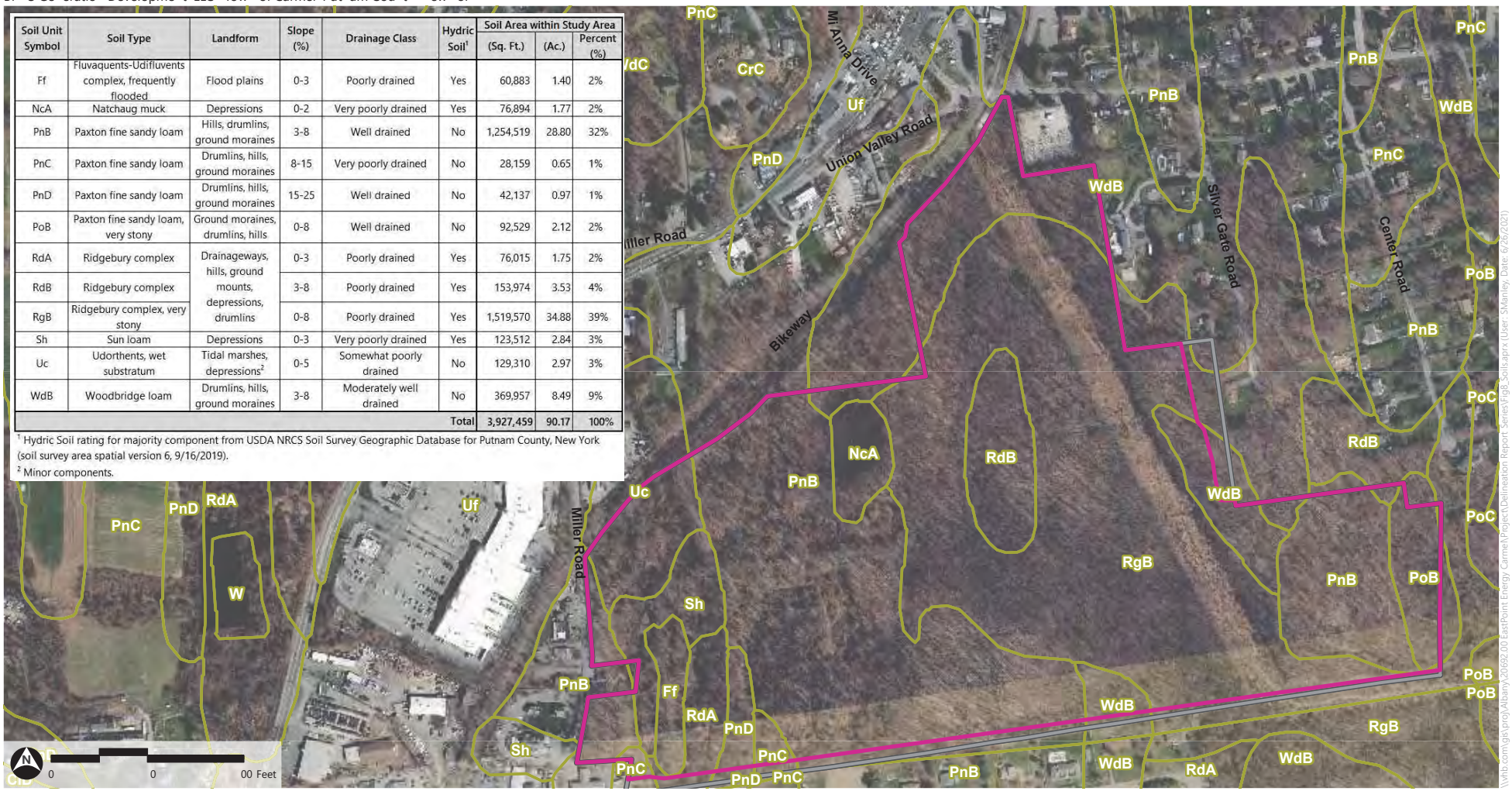
BP S Ge eratio Developme t LLC Tow of Carmel Put am Cou t ew or

DRAFT: June 26, 2021

Soil Unit Symbol	Soil Type	Landform	Slope (%)	Drainage Class	Hydric Soil[1]	Soil Area within Study Area (Sq. Ft.)	(Ac.)	Percent (%)
Ff	Fluvaquents-Udifluvents complex, frequently flooded	Flood plains	0-3	Poorly drained	Yes	60,883	1.40	2%
NcA	Natchaug muck	Depressions	0-2	Very poorly drained	Yes	76,894	1.77	2%
PnB	Paxton fine sandy loam	Hills, drumlins, ground moraines	3-8	Well drained	No	1,254,519	28.80	32%
PnC	Paxton fine sandy loam	Drumlins, hills, ground moraines	8-15	Very poorly drained	No	28,159	0.65	1%
PnD	Paxton fine sandy loam	Drumlins, hills, ground moraines	15-25	Well drained	No	42,137	0.97	1%
PoB	Paxton fine sandy loam, very stony	Ground moraines, drumlins, hills	0-8	Well drained	No	92,529	2.12	2%
RdA	Ridgebury complex	Drainageways, hills, ground mounts, depressions, drumlins	0-3	Poorly drained	Yes	76,015	1.75	2%
RdB	Ridgebury complex		3-8	Poorly drained	Yes	153,974	3.53	4%
RgB	Ridgebury complex, very stony		0-8	Poorly drained	Yes	1,519,570	34.88	39%
Sh	Sun loam	Depressions	0-3	Very poorly drained	Yes	123,512	2.84	3%
Uc	Udorthents, wet substratum	Tidal marshes, depressions[2]	0-5	Somewhat poorly drained	No	129,310	2.97	3%
WdB	Woodbridge loam	Drumlins, hills, ground moraines	3-8	Moderately well drained	No	369,957	8.49	9%
					Total	3,927,459	90.17	100%

[1] Hydric Soil rating for majority component from USDA NRCS Soil Survey Geographic Database for Putnam County, New York (soil survey area spatial version 6, 9/16/2019).

[2] Minor components.



Stud Area

Parcel Bou dar

RCS Soil Bou dar M S M

Sources: Background imagery from NYS GIS Program (2018/2016); Soils from NRCS (2019).

Appendix B

Supplemental Tables

BPUS Generation Development, LLC
Town of Carmel, Putnam County, New York
Table 1: Summary of Delineated Wetlands
Prepared by VHB
July 9, 2021

VHB Wetland ID	Delineated Area[1]		Field Designated Cowardin Classification[2]	NWI Classification	NYSDEC Classification	Potential Jurisdictional Status	Buffer/Setback Requirements	General Description
	(Sq. Ft.)	(Ac.)						
W1	**150,659**	**3.46**	PFO6	-	1	NYSDEC and USACE	100 ft.	Connected to Muscoot River via tributaries flowing to the southeast
W2	**1,319,479**	**30.29**	PFO6/PSS6	-	1	NYSDEC and USACE	100 ft.	Primarily forested, portion of wetland within utility right-of-way is maintained and has become scrub-shrub.
W3	151,415	3.48	PFO6	-	-	NYSDEC and USACE	100 ft.	Forested wetland within the northern portion of the Site.
W4	99,265	2.28	PEM1/PFO6	PSS1E	-	NYSDEC and USACE	100 ft.	Connected to W2 via HDPE culvert
W5	**165,817**	**3.81**	PSS6/PFO6	R4SBC	1	USACE	100 ft.	Sourced by a culverted tributary to Muscoot River, wetland is forested with scrub-shrub fringe.
Total Area of Wetlands within Jurisdictional Determination Area	**1,886,635**	**43.33**						

NOTES:

[1] VHB Study Area is located entirely within property boundary. Wetland and parcel bounaries surveyed by Insite June 2021. Individual wetland areas displayed in **bold** continue outside of the Study Area.

[2] Classification follows Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of Wetlands and Deepwater Habitat of the United States. U.S. Fish and Wildlife Service. FWS/OBD-79/31. 103pp.

BPUS Generation Development, LLC
Town of Carmel, Putnam County, New York
Table 2: Summary of Delineated Waters
Prepared by VHB
July 9, 2021

VHB Stream ID [1]	USGS Stream/ Water Name	Average Ordinary High Water (OHW-width)[2]	Length of Delineated Stream Channel Within Jurisdictional Determination Area	Approximate Area of Delineated Stream Within Jurisdictional Determination Area [3]		Flow Regime (Perennial, Intermittent, Ephemeral and Ditch)[4]	Potential Jurisdictional Status[5]	NYSDEC Surface Water Classification[6]	Buffer/Setback Requirements	General Description
		(Feet)	(Linear Feet)	(Square Feet)	(Acres)					
S1	Unnamed Tributary to Plum Brook	2	504	1,008	0.02	Perennial	NYSDEC/USACE Jurisdiction	B	100ft	Minor stream sourcing Wetland Area 1 onsite
S3	Unnamed Tributary to Plum Brook	2	103	206	0.00	Perennial	NYSDEC/USACE Jurisdiction	B	100ft	Minor stream sourcing Wetland Areas 1 and 2 onsite
S4	Unnamed Tributary to Muscoot River	4	1,313	5,252	0.12	Intermittent	NYSDEC/USACE Jurisdiction	B	100ft	Part of a culverted stream that flows through the site, sourcing Wetland Area 5
S5	Unnamed Tributary to Muscoot River	5	206	1,030	0.02	Perennial	NYSDEC/USACE Jurisdiction	B	100ft	Part of a culverted stream that flows through the site, sourcing Wetland Area 5
S6	Unnamed Tributary to Muscoot River	5	350	1,750	0.04	Perennial	NYSDEC/USACE Jurisdiction	B	100ft	Part of a culverted stream that flows through the site, sourcing Wetland Area 5
D1	Unnamed	1	12	12	0.00	Ephemeral	Non-Jurisdictional	-	-	Minor ditch that very breifly intersects the Site boundary
Total Length and Area of Stream Channel or Other Waters within Jurisdictional Determination Area			**2,488**	**9,258**	**0.213**					

NOTES:

[1] VHB's Stream ID refers to unique ID designated in the field.

[2] U.S. Army Corps of Engineers (USACE). 2005. "Regulatory Guidance Letter. Subject: Ordinary High Water Mark Identification." No. 05-05.

[3] Approximate area of delineated streams within the study area is calculated from the average OHW times the length of delineated stream channel within the study area.

[4] Stream flow regime determined based on qualitative observations of in stream hydrology indicators and geomorphic characteristic and are subject to professional judgment and confirmation by USACE and/or NYSDEC.

[5] Jurisdictional status as determined by VHB; subject to confirmation or field verification by NYSDEC and USACE.

[6] Surface waters classifications were made pursuant to 6NYCRR, Chapter X, Article 2, Parts 701 (classification and standards definitions).

Appendix C

Resource Data Forms

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

UPL1-OP1

Project Site: East Point | City/County: Carmel / Putnam | Samp. Date: 5/18/2021

Applicant/Owner: BPUS Generation Development, LLC | State: NY | Sampling Point: UPL1-OP1

Investigator(s): Jimmy Monfils and Anna Loss | Section, Township, Range:

Landform (hillslope, terrace, etc.): Undulating | Local relief (concave, convex, none): Convex | Slope (%): 1-2%

Subregion (LRR or MLRA): | Lat: 41.34978 | Long: -73.74760 | Datum:

Soil Map Unit: | NWI Class:

Are climatic/hydrologic conditions on the site typical for this time of year? Yes | Remarks:

Are Normal Circumstances present? Yes | If needed, explain any answers in Remarks:

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? | Remarks:

Are Vegetation No, Soil No, or Hydrology No naturally problematic? | Remarks:

SUMMARY OF FINDINGS - Attach site map showing sample point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	Is This Sample Area Within a Wetland? No
Hydric Soil Present?	No	
Wetland Hydrology Present?	No	

Remarks: One or more parameters lacking. Area is not a jurisdictional wetland.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? ___ Depth (inches): N/A

Water Table Present? ___ Depth (inches): N/A

Saturation Present? ___ Depth (inches): N/A

Wetland Hydrology Present? No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No primary or secondary indicators of wetland hydrology present; parameter is not met.

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(in)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	7.5YR_3/3	100		N/A	N/A	N/A	FINE_SANDY_LOAM	
10-21	10YR_4/6	100		N/A	N/A	N/A	SANDY_CLAY_LOAM	
4-10	10YR_4/4	100		N/A	N/A	N/A	FINE_SANDY_LOAM	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (LRR R, MLRA 149B)
- ___ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
- ___ Thin Dark Surface (S9) (LRR R, MLRA 149B)
- ___ Loamy Mucky Mineral (F1) (LRR K, L)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
- ___ Coast Prairie Redox (A16) (LRR K, L, R)
- ___ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
- ___ Dark Surface (S7) (LRR K, L, M)
- ___ Polyvalue Below Surface (S8) (LRR K, L)
- ___ Thin Dark Surface (S9) (LRR K, L)
- ___ Iron-Manganese Masses (F12) (LRR K, L, R)
- ___ Piedmont Floodplain Soils (F19) (MLRA 149B)
- ___ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? No

Remarks:

No hydric soil indicators present and soil does not meet NTCHS definition of hydric soil; parameter is not met.

VEGETATION - Use scientific names of plants.

Sampling Point: UPL1-OP1

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dom. Sp?	Indicator Status
1. *Fagus grandifolia*	20.5	X	FACU
2. *Quercus alba*	10.5	X	FACU
3. *Quercus rubra*	3		FACU
4. *Liriodendron tulipifera*	3		FACU
5.			
6.			
7.			
8.			
	37.0	= Total Cover	

Sapling Stratum (Plot size: 30 ft)	Absolute % Cover	Dom. Sp?	Indicator Status
1. Carpinus caroliniana	10.5	X	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	10.0	= Total Cover	

Shrub Stratum (Plot size: 15 ft)	Absolute % Cover	Dom. Sp?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	0.0	= Total Cover	

Herb Stratum (Plot size: 5 ft)	Absolute % Cover	Dom. Sp?	Indicator Status
1. *Carya ovata*	3	X	FACU
2. *Maianthemum canadense*	10.5	X	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	14.0	= Total Cover	

Woody Vines (Plot size: 30 ft)	Absolute % Cover	Dom. Sp?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0.0	= Total Cover	

Dominance Test Worksheet:

# Dominants OBL, FACW, FAC:	2	(A)
# Dominants across all strata:	5	(B)
% Dominants OBL, FACW, FAC:	40.00%	(A/B)

Prevalence Index Worksheet:

Total % Cover of:			Multiply By:
OBL	0.0	x 1 =	0.0
FACW	0.0	x 2 =	0.0
FAC	21.0	x 3 =	63.0
FACU	40.0	x 4 =	160.0
UPL	0.0	x 5 =	0.0
Sum:	61.0 (A)		223.0 (B)

Prevalence Index = B/A = 3.66

Hydrophytic Vegetation Indicators:

- ____ Dominance Test is > 50%
- X Prevalence Index is <= 3.0
- ____ Problematic Hydrophytic Vegetation[1] (explain)
- ____ Rapid Test for Hydrophytic Vegetation
- ____ Morphological Adaptations

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20ft (6m) or more in height and 3in (7.6cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20ft (6m) or more in height and less than 3in (7.6cm) DBH.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20ft (1 to 6m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3ft (1m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes

Remarks: (If observed, list morphological adaptations below).
No hydrophytic vegetation indicators present; parameter is not met.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

UPL2-OP1

Project Site: East Point | City/County: Carmel / Putnam | Samp. Date: 5/18/2021

Applicant/Owner: BPUS Generation Development, LLC | State: NY | Sampling Point: UPL2-OP1

Investigator(s): Jimmy Monfils and Anna Loss | Section, Township, Range:

Landform (hillslope, terrace, etc.): Flat | Local relief (concave, convex, none): Flat | Slope (%): <1%

Subregion (LRR or MLRA): | Lat: 41.34675 | Long: -73.75113 | Datum:

Soil Map Unit: | NWI Class: PFO

Are climatic/hydrologic conditions on the site typical for this time of year? Yes | Remarks:

Are Normal Circumstances present? Yes | If needed, explain any answers in Remarks:

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? | Remarks:

Are Vegetation No, Soil No, or Hydrology No naturally problematic? | Remarks:

SUMMARY OF FINDINGS - Attach site map showing sample point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	Is This Sample Area Within a Wetland? No
Hydric Soil Present?	No	
Wetland Hydrology Present?	-	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Depth (inches): N/A	
Water Table Present?	Depth (inches): N/A	Wetland Hydrology Present? -
Saturation Present?	Depth (inches): N/A	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No primary or secondary indicators of wetland hydrology present; parameter is not met.

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(in)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR_3/4	100		N/A	N/A	N/A	SANDY_LOAM	
14-19	10YR_4/6	100		N/A	N/A	N/A	COARSE_SANDY_LOAM	
7-14	10YR_4/3	100		N/A	N/A	N/A	SANDY_LOAM	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (LRR R, MLRA 149B)
- ___ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
- ___ Thin Dark Surface (S9) (LRR R, MLRA 149B)
- ___ Loamy Mucky Mineral (F1) (LRR K, L)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
- ___ Coast Prairie Redox (A16) (LRR K, L, R)
- ___ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
- ___ Dark Surface (S7) (LRR K, L, M)
- ___ Polyvalue Below Surface (S8) (LRR K, L)
- ___ Thin Dark Surface (S9) (LRR K, L)
- ___ Iron-Manganese Masses (F12) (LRR K, L, R)
- ___ Piedmont Floodplain Soils (F19) (MLRA 149B)
- ___ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? No

Remarks:
No hydric soil indicators present and soil does not meet NTCHS definition of hydric soil; parameter is not met.

VEGETATION - Use scientific names of plants.

Sampling Point: UPL2-OP1

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dom. Sp?	Indicator Status
1. *Acer saccharum*	10.5	X	FACU
2. *Carya ovata*	3		FACU
3. *Prunus serotina*	3		FACU
4.			
5.			
6.			
7.			
8.			
	16.0	= Total Cover	

Sapling Stratum (Plot size: 30 ft)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	0.0	= Total Cover	

Shrub Stratum (Plot size: 15 ft)			
1. *Lonicera japonica*	20.5	X	FACU
2. *Berberis thunbergii*	38	X	UPL
3. *Rosa multiflora*	10.5		FACU
4.			
5.			
6.			
7.			
8.			
	69.0	= Total Cover	

Herb Stratum (Plot size: 5 ft)			
1. *Artemisia vulgaris*	38	X	UPL
2. *Ranunculus repens*	3		FAC
3. *Alliaria petiolata*	3		FACU
4. *Asclepias syriaca*	3		UPL
5. *Phalaris arundinacea*	3		OBL
6. *Solidago rugosa*	3		FAC
7.			
8.			
9.			
10.			
11.			
12.			
	53.0	= Total Cover	

Woody Vines (Plot size: 30 ft)			
1. *Vitis aestivalis*	20.5		FACU
2. *Celastrus orbiculatus*	10.5		FACU
3.			
4.			
5.			
	31.0	= Total Cover	

Dominance Test Worksheet:

Dominants OBL, FACW, FAC: 0 (A)

Dominants across all strata: 7 (B)

% Dominants OBL, FACW, FAC: 0.00% (A/B)

Prevalence Index Worksheet:

Total % Cover of:			Multiply By:
OBL	3.0	x 1 =	3.0
FACW	0.0	x 2 =	0.0
FAC	6.0	x 3 =	18.0
FACU	81.5	x 4 =	326.0
UPL	79.0	x 5 =	395.0
Sum:	169.5 (A)		742.0 (B)

Prevalence Index = B/A = 4.38

Hydrophytic Vegetation Indicators:

- ___ Dominance Test is > 50%
- X Prevalence Index is <= 3.0
- ___ Problematic Hydrophytic Vegetation[1] (explain)
- ___ Rapid Test for Hydrophytic Vegetation
- ___ Morphological Adaptations

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20ft (6m) or more in height and 3in (7.6cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20ft (6m) or more in height and less than 3in (7.6cm) DBH.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20ft (1 to 6m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3ft (1m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes

Remarks: (If observed, list morphological adaptations below).
No hydrophytic vegetation indicators present; parameter is not met.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

W1-WET1

Project Site: East Point | City/County: Carmel / Putnam | Samp. Date: 5/14/2021

Applicant/Owner: BPUS Generation Development, LLC | State: NY | Sampling Point: W1-WET1

Investigator(s): Jimmy Monfils and Anna Loss | Section, Township, Range:

Landform (hillslope, terrace, etc.): Depression | Local relief (concave, convex, none): Concave | Slope (%): 1-2%

Subregion (LRR or MLRA): | Lat: 41.34866 | Long: -73.74253 | Datum:

Soil Map Unit: | NWI Classification: PFO

Are climatic/hydrologic conditions on the site typical for this time of year? - | Remarks:

Are Normal Circumstances present? - | If needed, explain any answers in Remarks:

Are Vegetation -, Soil -, or Hydrology - significantly disturbed? | Remarks:

Are Vegetation -, Soil -, or Hydrology - naturally problematic? | Remarks:

SUMMARY OF FINDINGS - Attach site map showing sample point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	Is This Sample Area Within a Wetland? No
Hydric Soil Present?	-	
Wetland Hydrology Present?	-	

Remarks: All parameters are met. Area is classified as a palustrine forested (PFO) wetland.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

X	Surface Water (A1)		Water-Stained Leaves (B9)
X	High Water Table (A2)		Aquatic Fauna (B13)
X	Saturation (A3)		Marl Deposits (B15)
X	Water Marks (B1)		Hydrogen Sulfide Odor (C1)
	Sediment Deposits (B2)		Oxidized Rhizospheres on Living Roots (C3)
	Drift Deposits (B3)		Presence of Reduced Iron (C4)
	Algal Mat or Crust (B4)		Recent Iron Reduction in Tilled Soils (C6)
	Iron Deposits (B5)		Thin Muck Surface (C7)
	Inundation Visible on Aerial (B7)		Other (Explain in Remarks)
	Sparsely Vegetated Concave Surface (B8)		

Secondary Indicators (minimum of two required)

	Surface Soil Cracks (B6)
X	Drainage Patterns (B10)
	Moss Trim Lines (B16)
	Dry-Season Water Table (C2)
	Crayfish Burrows (C8)
	Saturation Visible on Aerial (C9)
	Stunted or Stressed Plants (D1)
	Geomorphic Position (D2)
	Shallow Aquitard (D3)
X	Microtopographic Relief (D4)
	FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	X	Depth (inches):	1
Water Table Present?	X	Depth (inches):	Surface
Saturation Present?	X	Depth (inches):	Surface

Wetland Hydrology Present? -

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(in)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR_2/2	100		N/A	N/A	N/A	SILTY_CLAY_LOAM	
5-14	10YR_2/2	80	7.5YR_3/4	12	C	M	SILTY_CLAY_LOAM	
			7.5YR_5/8	8	C	M		
2-5	10YR_2/2	95	7.5YR_3/4	5	C	M	SILTY_CLAY_LOAM	
14-18	10YR_3/3	75	7.5YR_4/6	25	C	M	GRAVELLY_CLAY_LOAM	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

	Histosol (A1)		Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
	Histic Epipedon (A2)		Thin Dark Surface (S9) (LRR R, MLRA 149B)
	Black Histic (A3)		Loamy Mucky Mineral (F1) (LRR K, L)
	Hydrogen Sulfide (A4)		Loamy Gleyed Matrix (F2)
	Stratified Layers (A5)	X	Depleted Matrix (F3)
	Depleted Below Dark Surface (A11)		Redox Dark Surface (F6)
	Thick Dark Surface (A12)		Depleted Dark Surface (F7)
	Sandy Mucky Mineral (S1)		Redox Depressions (F8)
	Sandy Gleyed Matrix (S4)		
	Sandy Redox (S5)		
	Stripped Matrix (S6)		
X	Dark Surface (S7) (LRR R, MLRA 149B)		

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Indicators for Problematic Hydric Soils[3]:

	2 cm Muck (A10) (LRR K, L, MLRA 149B)
	Coast Prairie Redox (A16) (LRR K, L, R)
	5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
	Dark Surface (S7) (LRR K, L, M)
	Polyvalue Below Surface (S8) (LRR K, L)
	Thin Dark Surface (S9) (LRR K, L)
	Iron-Manganese Masses (F12) (LRR K, L, R)
	Piedmont Floodplain Soils (F19) (MLRA 149B)
	Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
	Red Parent Material (F21)
	Very Shallow Dark Surface (TF12)
	Other (Explain in Remarks)

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? -

Remarks:

VEGETATION - Use scientific names of plants.

Sampling Point: W1-WET1

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dom. Sp?	Indicator Status
1. *Fraxinus pennsylvanica*	10.5	X	FACW
2. *Fagus grandifolia*	10.5	X	FACU
3. *Acer rubrum*	10.5	X	FAC
4. *Ulmus americana*	3		FAC
5. *Tilia americana*	3		FACU
6.			
7.			
8.			
	38.0	= Total Cover	
Sapling Stratum (Plot size: 30 ft)			
1. Tilia americana	3	X	FACU
2. Fraxinus pennsylvanica	38	X	FACW
3.			
4.			
5.			
6.			
7.			
8.			
	41.0	= Total Cover	
Shrub Stratum (Plot size: 15 ft)			
1. *Nyssa sylvatica*	10.5	X	FAC
2. *Rosa multiflora*	3	X	FACU
3.			
4.			
5.			
6.			
7.			
8.			
	14.0	= Total Cover	
Herb Stratum (Plot size: 5 ft)			
1. *Onoclea sensibilis*	10.5	X	FACW
2. *Fraxinus pennsylvanica*	3	X	FACW
3. *Solidago rugosa*	3	X	FAC
4. *Microstegium vimineum*	63	X	FAC
5. *Osmunda claytoniana*	10.5		FAC
6. *Phalaris arundinacea*	3		OBL
7.			
8.			
9.			
10.			
11.			
12.			
	93.0	= Total Cover	
Woody Vines (Plot size: 30 ft)			
1. *Toxicodendron radicans*	10.5		FAC
2.			
3.			
4.			
5.			
	10.0	= Total Cover	

Dominance Test Worksheet:

Dominants OBL, FACW, FAC: 9 (A)

Dominants across all strata: 12 (B)

% Dominants OBL, FACW, FAC: 75.00% (A/B)

Prevalence Index Worksheet:

Total % Cover of:			Multiply By:
OBL	3.0	x 1 =	3.0
FACW	62.0	x 2 =	124.0
FAC	111.0	x 3 =	333.0
FACU	19.5	x 4 =	78.0
UPL	0.0	x 5 =	0.0
Sum:	195.5 (A)		538.0 (B)

Prevalence Index = B/A = 2.75

Hydrophytic Vegetation Indicators:

- ___ Dominance Test is > 50%
- X Prevalence Index is <= 3.0
- ___ Problematic Hydrophytic Vegetation[1] (explain)
- ___ Rapid Test for Hydrophytic Vegetation
- ___ Morphological Adaptations

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20ft (6m) or more in height and 3in (7.6cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20ft (6m) or more in height and less than 3in (7.6cm) DBH.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20ft (1 to 6m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3ft (1m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes

Remarks: (If observed, list morphological adaptations below).

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

W1-WET2

Project Site: East Point | City/County: Carmel / Putnam | Samp. Date: 5/14/2021

Applicant/Owner: BPUS Generation Development, LLC | State: NY | Sampling Point: W1-WET2

Investigator(s): Jimmy Monfils and Anna Loss | Section, Township, Range:

Landform (hillslope, terrace, etc.): Depression | Local relief (concave, convex, none): Concave | Slope (%): 3-5%

Subregion (LRR or MLRA): | Lat: 41.34774 | Long: -73.74098 | Datum:

Soil Map Unit: | NWI Classification: PFO

Are climatic/hydrologic conditions on the site typical for this time of year? - | Remarks:

Are Normal Circumstances present? - | If needed, explain any answers in Remarks:

Are Vegetation -, Soil -, or Hydrology - significantly disturbed? | Remarks:

Are Vegetation -, Soil -, or Hydrology - naturally problematic? | Remarks:

SUMMARY OF FINDINGS - Attach site map showing sample point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	Is This Sample Area Within a Wetland? No
Hydric Soil Present?	-	
Wetland Hydrology Present?	-	

Remarks: All parameters are met. Area is classified as a palustrine forested (PFO) wetland.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

X	Surface Water (A1)	X	Water-Stained Leaves (B9)
X	High Water Table (A2)		Aquatic Fauna (B13)
X	Saturation (A3)		Marl Deposits (B15)
X	Water Marks (B1)		Hydrogen Sulfide Odor (C1)
	Sediment Deposits (B2)		Oxidized Rhizospheres on Living Roots (C3)
	Drift Deposits (B3)		Presence of Reduced Iron (C4)
	Algal Mat or Crust (B4)		Recent Iron Reduction in Tilled Soils (C6)
	Iron Deposits (B5)		Thin Muck Surface (C7)
	Inundation Visible on Aerial (B7)		Other (Explain in Remarks)
	Sparsely Vegetated Concave Surface (B8)		

Secondary Indicators (minimum of two required)

	Surface Soil Cracks (B6)
X	Drainage Patterns (B10)
	Moss Trim Lines (B16)
	Dry-Season Water Table (C2)
	Crayfish Burrows (C8)
	Saturation Visible on Aerial (C9)
	Stunted or Stressed Plants (D1)
	Geomorphic Position (D2)
	Shallow Aquitard (D3)
X	Microtopographic Relief (D4)
	FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	X	Depth (inches):	1
Water Table Present?	X	Depth (inches):	Surface
Saturation Present?	X	Depth (inches):	Surface

Wetland Hydrology Present? -

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(in)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	7.5YR_3/1	100		N/A	N/A	N/A	SANDY_CLAY	Saturated
6-12	7.5YR_3/1	100		N/A	N/A	N/A	SANDY_CLAY	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

	Histosol (A1)		Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
	Histic Epipedon (A2)		Thin Dark Surface (S9) (LRR R, MLRA 149B)
	Black Histic (A3)		Loamy Mucky Mineral (F1) (LRR K, L)
	Hydrogen Sulfide (A4)		Loamy Gleyed Matrix (F2)
	Stratified Layers (A5)		Depleted Matrix (F3)
	Depleted Below Dark Surface (A11)		Redox Dark Surface (F6)
	Thick Dark Surface (A12)		Depleted Dark Surface (F7)
	Sandy Mucky Mineral (S1)		Redox Depressions (F8)
	Sandy Gleyed Matrix (S4)		
	Sandy Redox (S5)		
	Stripped Matrix (S6)		
X	Dark Surface (S7) (LRR R, MLRA 149B)		

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Indicators for Problematic Hydric Soils[3]:

	2 cm Muck (A10) (LRR K, L, MLRA 149B)
	Coast Prairie Redox (A16) (LRR K, L, R)
	5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
	Dark Surface (S7) (LRR K, L, M)
	Polyvalue Below Surface (S8) (LRR K, L)
	Thin Dark Surface (S9) (LRR K, L)
	Iron-Manganese Masses (F12) (LRR K, L, R)
	Piedmont Floodplain Soils (F19) (MLRA 149B)
	Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
	Red Parent Material (F21)
	Very Shallow Dark Surface (TF12)
	Other (Explain in Remarks)

Restrictive Layer (if observed):

Type: Rock refusal

Depth (inches): 12

Hydric Soil Present? -

Remarks:

VEGETATION - Use scientific names of plants.

Sampling Point: W1-WET2

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dom. Sp?	Indicator Status
1. *Acer rubrum*	38	X	FAC
2. *Carya ovata*	10.5		FACU
3. *Fagus grandifolia*	3		FACU
4. *Acer saccharinum*	3		FAC
5.			
6.			
7.			
8.			
	54.0	= Total Cover	

Sapling Stratum (Plot size: 30 ft)			
1. Acer rubrum	10.5	X	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	10.0	= Total Cover	

Shrub Stratum (Plot size: 15 ft)			
1. *Berberis thunbergii*	10.5	X	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	10.0	= Total Cover	

Herb Stratum (Plot size: 5 ft)			
1. *Onoclea sensibilis*	3	X	FACW
2. *Symplocarpus_SP*	10.5	X	
3. *Impatiens capensis*	10.5	X	FACW
4. *Arisaema triphyllum*	3		FACW
5. *Fraxinus pennsylvanica*	3		FACW
6. *Carex aquatilis*	10.5	X	OBL
7. *Alliaria petiolata*	3		FACU
8.			
9.			
10.			
11.			
12.			
	44.0	= Total Cover	

Woody Vines (Plot size: 30 ft)			
1.			
2.			
3.			
4.			
5.			
	0.0	= Total Cover	

Dominance Test Worksheet:

Dominants OBL, FACW, FAC: 5 (A)

Dominants across all strata: 6 (B)

% Dominants OBL, FACW, FAC: 83.33% (A/B)

Prevalence Index Worksheet:

Total % Cover of:			Multiply By:
OBL	10.5	x 1 =	10.5
FACW	19.5	x 2 =	39.0
FAC	51.5	x 3 =	154.5
FACU	16.5	x 4 =	66.0
UPL	10.5	x 5 =	52.5
Sum:	108.5 (A)		322.5 (B)

Prevalence Index = B/A = 2.97

Hydrophytic Vegetation Indicators:

- ___ Dominance Test is > 50%
- X Prevalence Index is <= 3.0
- ___ Problematic Hydrophytic Vegetation[1] (explain)
- ___ Rapid Test for Hydrophytic Vegetation
- ___ Morphological Adaptations

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20ft (6m) or more in height and 3in (7.6cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20ft (6m) or more in height and less than 3in (7.6cm) DBH.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20ft (1 to 6m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3ft (1m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes

Remarks: (If observed, list morphological adaptations below).

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

W2-WET1

Project Site: East Point | City/County: Carmel / Putnam | Samp. Date: 5/17/2021

Applicant/Owner: BPUS Generation Development, LLC | State: NY | Sampling Point: W2-WET1

Investigator(s): Jimmy Monfils and Anna Loss | Section, Township, Range:

Landform (hillslope, terrace, etc.): Depression | Local relief (concave, convex, none): Concave | Slope (%): 1-2%

Subregion (LRR or MLRA): | Lat: 41.34754 | Long: -73.74888 | Datum:

Soil Map Unit: | NWI Classification: PFO

Are climatic/hydrologic conditions on the site typical for this time of year? - | Remarks:

Are Normal Circumstances present? - | If needed, explain any answers in Remarks:

Are Vegetation -, Soil -, or Hydrology - significantly disturbed? | Remarks:

Are Vegetation -, Soil -, or Hydrology - naturally problematic? | Remarks:

SUMMARY OF FINDINGS - Attach site map showing sample point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	Is This Sample Area Within a Wetland? No
Hydric Soil Present?	-	
Wetland Hydrology Present?	-	

Remarks: All parameters are met. Area is classified as a palustrine forested (PFO) wetland.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

X	Surface Water (A1)	X	Water-Stained Leaves (B9)
X	High Water Table (A2)		Aquatic Fauna (B13)
X	Saturation (A3)		Marl Deposits (B15)
X	Water Marks (B1)		Hydrogen Sulfide Odor (C1)
	Sediment Deposits (B2)		Oxidized Rhizospheres on Living Roots (C3)
	Drift Deposits (B3)		Presence of Reduced Iron (C4)
	Algal Mat or Crust (B4)		Recent Iron Reduction in Tilled Soils (C6)
	Iron Deposits (B5)		Thin Muck Surface (C7)
	Inundation Visible on Aerial (B7)		Other (Explain in Remarks)
	Sparsely Vegetated Concave Surface (B8)		

Secondary Indicators (minimum of two required)

	Surface Soil Cracks (B6)
X	Drainage Patterns (B10)
X	Moss Trim Lines (B16)
	Dry-Season Water Table (C2)
	Crayfish Burrows (C8)
	Saturation Visible on Aerial (C9)
	Stunted or Stressed Plants (D1)
	Geomorphic Position (D2)
	Shallow Aquitard (D3)
X	Microtopographic Relief (D4)
	FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	X	Depth (inches):	1
Water Table Present?	X	Depth (inches):	Surface
Saturation Present?	X	Depth (inches):	Surface

Wetland Hydrology Present? -

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(in)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	7.5YR_3/2	100		N/A	N/A	N/A	SILTY_CLAY_LOAM	
11-17	10YR_3/1	90	7.5YR_5/3	10	D	M	GRAVELLY_SILTY_CLAY_LOAM	
6-11	10YR_2/2	80	7.5YR_4/4	20	C	M	SILTY_CLAY_LOAM	
17-22	10YR_6/2	95	10YR_3/2	5	D	M	GRAVELLY_SANDY_CLAY_LOAM	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

	Histosol (A1)		Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
	Histic Epipedon (A2)		Thin Dark Surface (S9) (LRR R, MLRA 149B)
	Black Histic (A3)		Loamy Mucky Mineral (F1) (LRR K, L)
	Hydrogen Sulfide (A4)		Loamy Gleyed Matrix (F2)
	Stratified Layers (A5)	X	Depleted Matrix (F3)
	Depleted Below Dark Surface (A11)		Redox Dark Surface (F6)
	Thick Dark Surface (A12)		Depleted Dark Surface (F7)
	Sandy Mucky Mineral (S1)		Redox Depressions (F8)
	Sandy Gleyed Matrix (S4)		
	Sandy Redox (S5)		
	Stripped Matrix (S6)		
	Dark Surface (S7) (LRR R, MLRA 149B)		

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Indicators for Problematic Hydric Soils[3]:

	2 cm Muck (A10) (LRR K, L, MLRA 149B)
	Coast Prairie Redox (A16) (LRR K, L, R)
	5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
	Dark Surface (S7) (LRR K, L, M)
	Polyvalue Below Surface (S8) (LRR K, L)
	Thin Dark Surface (S9) (LRR K, L)
	Iron-Manganese Masses (F12) (LRR K, L, R)
	Piedmont Floodplain Soils (F19) (MLRA 149B)
	Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
	Red Parent Material (F21)
	Very Shallow Dark Surface (TF12)
	Other (Explain in Remarks)

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? -

Remarks:

VEGETATION - Use scientific names of plants.

Sampling Point: W2-WET1

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dom. Sp?	Indicator Status
1. *Fraxinus pennsylvanica*	38	X	FACW
2. *Acer saccharinum*	20.5	X	FAC
3. *Acer rubrum*	10.5		FAC
4.			
5.			
6.			
7.			
8.			
	69.0	= Total Cover	

Sapling Stratum (Plot size: 30 ft)			
1. Fraxinus pennsylvanica	10.5	X	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	10.0	= Total Cover	

Shrub Stratum (Plot size: 15 ft)			
1. *Euonymus alatus*	10.5	X	
2. *Rosa multiflora*	10.5	X	FACU
3.			
4.			
5.			
6.			
7.			
8.			
	21.0	= Total Cover	

Herb Stratum (Plot size: 5 ft)			
1. *Onoclea sensibilis*	10.5	X	FACW
2. *Impatiens capensis*	10.5	X	FACW
3. *Carex aquatilis*	20.5	X	OBL
4. *Viburnum dentatum*	3		FAC
5. *Symplocarpus_SP*	3		
6. *Microstegium vimineum*	10.5		FAC
7. *Phalaris arundinacea*	10.5		OBL
8.			
9.			
10.			
11.			
12.			
	68.0	= Total Cover	

Woody Vines (Plot size: 30 ft)			
1. *Celastrus orbiculatus*	3		FACU
2.			
3.			
4.			
5.			
	3.0	= Total Cover	

Dominance Test Worksheet:

# Dominants OBL, FACW, FAC:	6	(A)
# Dominants across all strata:	8	(B)
% Dominants OBL, FACW, FAC:	75.00%	(A/B)

Prevalence Index Worksheet:

Total % Cover of:			Multiply By:
OBL	31.0	x 1 =	31.0
FACW	69.5	x 2 =	139.0
FAC	44.5	x 3 =	133.5
FACU	13.5	x 4 =	54.0
UPL	0.0	x 5 =	0.0
Sum:	158.5 (A)		357.5 (B)

Prevalence Index = B/A = 2.26

Hydrophytic Vegetation Indicators:

- X Dominance Test is > 50%
- X Prevalence Index is <= 3.0
- ___ Problematic Hydrophytic Vegetation[1] (explain)
- ___ Rapid Test for Hydrophytic Vegetation
- ___ Morphological Adaptations

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20ft (6m) or more in height and 3in (7.6cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20ft (6m) or more in height and less than 3in (7.6cm) DBH.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20ft (1 to 6m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3ft (1m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes

Remarks: (If observed, list morphological adaptations below).

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

W3-WET1

Project Site: East Point | City/County: Carmel / Putnam | Samp. Date: 5/18/2021

Applicant/Owner: BPUS Generation Development, LLC | State: NY | Sampling Point: W3-WET1

Investigator(s): Jimmy Monfils and Anna Loss | Section, Township, Range:

Landform (hillslope, terrace, etc.): Depression | Local relief (concave, convex, none): Concave | Slope (%): 1-2%

Subregion (LRR or MLRA): | Lat: 41.35103 | Long: -73.74742 | Datum:

Soil Map Unit: | NWI Classification: PFO

Are climatic/hydrologic conditions on the site typical for this time of year? Yes | Remarks:

Are Normal Circumstances present? Yes | If needed, explain any answers in Remarks:

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? | Remarks:

Are Vegetation No, Soil No, or Hydrology No naturally problematic? | Remarks:

SUMMARY OF FINDINGS - Attach site map showing sample point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	Is This Sample Area Within a Wetland? Yes
Hydric Soil Present?	Yes	
Wetland Hydrology Present?	Yes	

Remarks: All parameters are met. Area is classified as a palustrine forested (PFO) wetland.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

	Surface Water (A1)	X	Water-Stained Leaves (B9)		Surface Soil Cracks (B6)
X	High Water Table (A2)		Aquatic Fauna (B13)	X	Drainage Patterns (B10)
X	Saturation (A3)		Marl Deposits (B15)		Moss Trim Lines (B16)
X	Water Marks (B1)		Hydrogen Sulfide Odor (C1)		Dry-Season Water Table (C2)
	Sediment Deposits (B2)		Oxidized Rhizospheres on Living Roots (C3)		Crayfish Burrows (C8)
	Drift Deposits (B3)		Presence of Reduced Iron (C4)		Saturation Visible on Aerial (C9)
	Algal Mat or Crust (B4)		Recent Iron Reduction in Tilled Soils (C6)		Stunted or Stressed Plants (D1)
	Iron Deposits (B5)		Thin Muck Surface (C7)		Geomorphic Position (D2)
	Inundation Visible on Aerial (B7)		Other (Explain in Remarks)		Shallow Aquitard (D3)
	Sparsely Vegetated Concave Surface (B8)			X	Microtopographic Relief (D4)
					FAC-Neutral Test (D5)

Secondary Indicators (minimum of two required)

Field Observations:

Surface Water Present?		Depth (inches):	N/A
Water Table Present?	X	Depth (inches):	4
Saturation Present?	X	Depth (inches):	Surface

Wetland Hydrology Present? Yes

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(in)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
9-14	10YR_3/1	100		N/A	N/A	N/A	SILTY_CLAY	
17-23	10YR_4/3	90	7.5YR_3/3	10	C	M	SANDY_CLAY_LOAM	
0-9	10YR_2/1	100		N/A	N/A	N/A	SILTY_CLAY	Mostly organic matter
14-17	10YR_3/1	85	10YR_4/3	15	C	M	SILTY_CLAY	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

X	Histosol (A1)		Polyvalue Below Surface (S8) (LRR R, MLRA 149B)		2 cm Muck (A10) (LRR K, L, MLRA 149B)
	Histic Epipedon (A2)		Thin Dark Surface (S9) (LRR R, MLRA 149B)		Coast Prairie Redox (A16) (LRR K, L, R)
	Black Histic (A3)		Loamy Mucky Mineral (F1) (LRR K, L)		5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
	Hydrogen Sulfide (A4)		Loamy Gleyed Matrix (F2)		Dark Surface (S7) (LRR K, L, M)
	Stratified Layers (A5)	X	Depleted Matrix (F3)		Polyvalue Below Surface (S8) (LRR K, L)
X	Depleted Below Dark Surface (A11)		Redox Dark Surface (F6)		Thin Dark Surface (S9) (LRR K, L)
	Thick Dark Surface (A12)		Depleted Dark Surface (F7)		Iron-Manganese Masses (F12) (LRR K, L, R)
	Sandy Mucky Mineral (S1)		Redox Depressions (F8)		Piedmont Floodplain Soils (F19) (MLRA 149B)
	Sandy Gleyed Matrix (S4)				Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
	Sandy Redox (S5)				Red Parent Material (F21)
	Stripped Matrix (S6)				Very Shallow Dark Surface (TF12)
X	Dark Surface (S7) (LRR R, MLRA 149B)				Other (Explain in Remarks)

Indicators for Problematic Hydric Soils[3]:

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes

Remarks:

VEGETATION - Use scientific names of plants.

Sampling Point: W3-WET1

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dom. Sp?	Indicator Status
1. *Ulmus americana*	20.5	X	FAC
2. *Acer saccharinum*	10.5	X	FAC
3. *Acer rubrum*	10.5	X	FAC
4. *Fraxinus pennsylvanica*	3		FACW
5.			
6.			
7.			
8.			
	44.0	= Total Cover	

Sapling Stratum (Plot size: 30 ft)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	0.0	= Total Cover	

Shrub Stratum (Plot size: 15 ft)			
1. *Lindera benzoin*	38		FACW
2. *Rosa multiflora*	10.5		FACU
3. *Viburnum dentatum*	3		FAC
4.			
5.			
6.			
7.			
8.			
	52.0	= Total Cover	

Herb Stratum (Plot size: 5 ft)			
1. *Symplocarpus_SP*	10.5	X	
2. *Onoclea sensibilis*	3	X	FACW
3. *Fraxinus pennsylvanica*	3	X	FACW
4. *Lysimachia ciliata*	3	X	FACW
5. *Geranium maculatum*	3	X	FACU
6. *Arisaema triphyllum*	3	X	FACW
7.			
8.			
9.			
10.			
11.			
12.			
	26.0	= Total Cover	

Woody Vines (Plot size: 30 ft)			
1. *Celastrus orbiculatus*	3		FACU
2.			
3.			
4.			
5.			
	3.0	= Total Cover	

Dominance Test Worksheet:

# Dominants OBL, FACW, FAC:	9	(A)
# Dominants across all strata:	12	(B)
% Dominants OBL, FACW, FAC:	75.00%	(A/B)

Prevalence Index Worksheet:

Total % Cover of:			Multiply By:
OBL	0.0	x 1 =	0.0
FACW	53.0	x 2 =	106.0
FAC	44.5	x 3 =	133.5
FACU	16.5	x 4 =	66.0
UPL	0.0	x 5 =	0.0
Sum:	114.0 (A)		305.5 (B)

Prevalence Index = B/A = 2.68

Hydrophytic Vegetation Indicators:

- ___ Dominance Test is > 50%
- X Prevalence Index is <= 3.0
- ___ Problematic Hydrophytic Vegetation[1] (explain)
- ___ Rapid Test for Hydrophytic Vegetation
- ___ Morphological Adaptations

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20ft (6m) or more in height and 3in (7.6cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20ft (6m) or more in height and less than 3in (7.6cm) DBH.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20ft (1 to 6m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3ft (1m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes

Remarks: (If observed, list morphological adaptations below).

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

W4-WET1

Project Site: East Point | City/County: Carmel / Putnam | Samp. Date: 5/18/2021

Applicant/Owner: BPUS Generation Development, LLC | State: NY | Sampling Point: W4-WET1

Investigator(s): Jimmy Monfils and Anna Loss | Section, Township, Range:

Landform (hillslope, terrace, etc.): Depression | Local relief (concave, convex, none): Concave | Slope (%): 3-5%

Subregion (LRR or MLRA): | Lat: 41.34836 | Long: -73.74987 | Datum:

Soil Map Unit: | NWI Class: PFO

Are climatic/hydrologic conditions on the site typical for this time of year? - | Remarks:

Are Normal Circumstances present? - | If needed, explain any answers in Remarks:

Are Vegetation -, Soil -, or Hydrology - significantly disturbed? | Remarks:

Are Vegetation -, Soil -, or Hydrology - naturally problematic? | Remarks:

SUMMARY OF FINDINGS - Attach site map showing sample point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	Is This Sample Area Within a Wetland? No
Hydric Soil Present?	-	
Wetland Hydrology Present?	-	

Remarks: All parameters are met. Area is classified as a palustrine forested (PFO) wetland.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

X	Surface Water (A1)	X	Water-Stained Leaves (B9)
X	High Water Table (A2)		Aquatic Fauna (B13)
X	Saturation (A3)		Marl Deposits (B15)
X	Water Marks (B1)		Hydrogen Sulfide Odor (C1)
	Sediment Deposits (B2)		Oxidized Rhizospheres on Living Roots (C3)
	Drift Deposits (B3)		Presence of Reduced Iron (C4)
	Algal Mat or Crust (B4)		Recent Iron Reduction in Tilled Soils (C6)
	Iron Deposits (B5)		Thin Muck Surface (C7)
	Inundation Visible on Aerial (B7)		Other (Explain in Remarks)
	Sparsely Vegetated Concave Surface (B8)		

Secondary Indicators (minimum of two required)

	Surface Soil Cracks (B6)
X	Drainage Patterns (B10)
X	Moss Trim Lines (B16)
	Dry-Season Water Table (C2)
	Crayfish Burrows (C8)
X	Saturation Visible on Aerial (C9)
	Stunted or Stressed Plants (D1)
X	Geomorphic Position (D2)
	Shallow Aquitard (D3)
X	Microtopographic Relief (D4)
X	FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	X	Depth (inches):	2
Water Table Present?	X	Depth (inches):	Surface
Saturation Present?	X	Depth (inches):	Surface

Wetland Hydrology Present? -

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(in)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
2-10	7.5YR_2.5/2	100		N/A	N/A	N/A	SILTY_CLAY_LOAM	
16-20	10YR_5/2	75	10YR_5/8	25	C	M	CLAY_LOAM	
0-2	7.5YR_2.5/1	100		N/A	N/A	N/A	SILTY_CLAY_LOAM	Mostly organic material
10-16	10YR_4/1	85	10YR_5/8	15	C	M	SILTY_CLAY	
20-24	10YR_5/1	90	10YR_5/8	10	C	M	CLAY_LOAM	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

X	Histosol (A1)		Polyvalue Below Surface (S8) (LRR R, MLRA 149B)		2 cm Muck (A10) (LRR K, L, MLRA 149B)
	Histic Epipedon (A2)				Coast Prairie Redox (A16) (LRR K, L, R)
	Black Histic (A3)		Thin Dark Surface (S9) (LRR R, MLRA 149B)		5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
	Hydrogen Sulfide (A4)		Loamy Mucky Mineral (F1) (LRR K, L)		Dark Surface (S7) (LRR K, L, M)
	Stratified Layers (A5)		Loamy Gleyed Matrix (F2)		Polyvalue Below Surface (S8) (LRR K, L)
X	Depleted Below Dark Surface (A11)	X	Depleted Matrix (F3)		Thin Dark Surface (S9) (LRR K, L)
	Thick Dark Surface (A12)		Redox Dark Surface (F6)		Iron-Manganese Masses (F12) (LRR K, L, R)
	Sandy Mucky Mineral (S1)		Depleted Dark Surface (F7)		Piedmont Floodplain Soils (F19) (MLRA 149B)
	Sandy Gleyed Matrix (S4)		Redox Depressions (F8)		Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
	Sandy Redox (S5)				Red Parent Material (F21)
	Stripped Matrix (S6)		[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.		Very Shallow Dark Surface (TF12)
X	Dark Surface (S7) (LRR R, MLRA 149B)				Other (Explain in Remarks)

Indicators for Problematic Hydric Soils[3]:

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? -

Remarks:

VEGETATION - Use scientific names of plants.

Sampling Point: W4-WET1

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dom. Sp?	Indicator Status
1. *Ulmus americana*	20.5	X	FAC
2. *Acer rubrum*	10.5	X	FAC
3. *Acer saccharinum*	10.5	X	FAC
4. *Fraxinus pennsylvanica*	3		FACW
5. *Betula alleghaniensis*	3		FACU
6.			
7.			
8.			
	48.0	= Total Cover	

Sapling Stratum (Plot size: 30 ft)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	0.0	= Total Cover	

Shrub Stratum (Plot size: 15 ft)			
1. *Clethra_SP*	10.5	X	
2. *Lindera benzoin*	10.5	X	FACW
3.			
4.			
5.			
6.			
7.			
8.			
	21.0	= Total Cover	

Herb Stratum (Plot size: 5 ft)			
1. *Symplocarpus foetidus*	20.5	X	OBL
2. *Carex aquatilis*	10.5	X	OBL
3. *Osmundastrum cinnamomeum*	10.5	X	FACW
4. *Juncus effusus*	3		OBL
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	44.0	= Total Cover	

Woody Vines (Plot size: 30 ft)			
1.			
2.			
3.			
4.			
5.			
	0.0	= Total Cover	

Dominance Test Worksheet:

Dominants OBL, FACW, FAC: 7 (A)

Dominants across all strata: 7 (B)

% Dominants OBL, FACW, FAC: 100.00% (A/B)

Prevalence Index Worksheet:

Total % Cover of:			Multiply By:
OBL	34.0	x 1 =	34.0
FACW	24.0	x 2 =	48.0
FAC	41.5	x 3 =	124.5
FACU	3.0	x 4 =	12.0
UPL	0.0	x 5 =	0.0
Sum:	102.5 (A)		218.5 (B)

Prevalence Index = B/A = 2.13

Hydrophytic Vegetation Indicators:

- ___ Dominance Test is > 50%
- X Prevalence Index is <= 3.0
- ___ Problematic Hydrophytic Vegetation[1] (explain)
- ___ Rapid Test for Hydrophytic Vegetation
- ___ Morphological Adaptations

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20ft (6m) or more in height and 3in (7.6cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20ft (6m) or more in height and less than 3in (7.6cm) DBH.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20ft (1 to 6m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3ft (1m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes

Remarks: (If observed, list morphological adaptations below).

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

W5-WET1

Project Site: East Point | City/County: Carmel / Putnam | Samp. Date: 5/18/2021

Applicant/Owner: BPUS Generation Development, LLC | State: NY | Sampling Point: W5-WET1

Investigator(s): Jimmy Monfils and Anna Loss | Section, Township, Range:

Landform (hillslope, terrace, etc.): Depression | Local relief (concave, convex, none): Concave | Slope (%): <1%

Subregion (LRR or MLRA): | Lat: 41.34715 | Long: -73.75123 | Datum:

Soil Map Unit: | NWI Classification: PFO

Are climatic/hydrologic conditions on the site typical for this time of year? Yes | Remarks:

Are Normal Circumstances present? Yes | If needed, explain any answers in Remarks:

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? | Remarks:

Are Vegetation No, Soil No, or Hydrology No naturally problematic? | Remarks:

SUMMARY OF FINDINGS - Attach site map showing sample point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	Is This Sample Area Within a Wetland? Yes
Hydric Soil Present?	Yes	
Wetland Hydrology Present?	Yes	

Remarks: All parameters are met. Area is classified as a palustrine forested (PFO) wetland.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

X	Surface Water (A1)	X	Water-Stained Leaves (B9)
X	High Water Table (A2)		Aquatic Fauna (B13)
X	Saturation (A3)		Marl Deposits (B15)
	Water Marks (B1)		Hydrogen Sulfide Odor (C1)
	Sediment Deposits (B2)		Oxidized Rhizospheres on Living Roots (C3)
	Drift Deposits (B3)		Presence of Reduced Iron (C4)
	Algal Mat or Crust (B4)		Recent Iron Reduction in Tilled Soils (C6)
	Iron Deposits (B5)		Thin Muck Surface (C7)
	Inundation Visible on Aerial (B7)		Other (Explain in Remarks)
	Sparsely Vegetated Concave Surface (B8)		

Secondary Indicators (minimum of two required)

	Surface Soil Cracks (B6)
X	Drainage Patterns (B10)
	Moss Trim Lines (B16)
	Dry-Season Water Table (C2)
	Crayfish Burrows (C8)
	Saturation Visible on Aerial (C9)
	Stunted or Stressed Plants (D1)
	Geomorphic Position (D2)
	Shallow Aquitard (D3)
X	Microtopographic Relief (D4)
	FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	X	Depth (inches):	1
Water Table Present?	X	Depth (inches):	Surface
Saturation Present?	X	Depth (inches):	Surface

Wetland Hydrology Present? Yes

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(in)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
3-7	7.5YR_2.5/1	90	7.5YR_3/4	10	C	M	SILTY_CLAY_LOAM	
13-17	10YR_4/3	90	7.5YR_4/1	10	D	M	SANDY_CLAY	
0-3	7.5YR_2.5/1	97	7.5YR_3/4	3	C	M	SILTY_CLAY_LOAM	Primarily organic matter
7-13	10YR_4/1	50	10YR_4/6	30	C	N/A	SANDY_CLAY_LOAM	
			5YR_3/4	15	C	M		
			7.5YR_5/8	5	C	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

X	Histosol (A1)		Polyvalue Below Surface (S8) (LRR R, MLRA 149B)		2 cm Muck (A10) (LRR K, L, MLRA 149B)
	Histic Epipedon (A2)		Thin Dark Surface (S9) (LRR R, MLRA 149B)		Coast Prairie Redox (A16) (LRR K, L, R)
	Black Histic (A3)		Loamy Mucky Mineral (F1) (LRR K, L)		5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
	Hydrogen Sulfide (A4)		Loamy Gleyed Matrix (F2)		Dark Surface (S7) (LRR K, L, M)
	Stratified Layers (A5)	X	Depleted Matrix (F3)		Polyvalue Below Surface (S8) (LRR K, L)
X	Depleted Below Dark Surface (A11)		Redox Dark Surface (F6)		Thin Dark Surface (S9) (LRR K, L)
	Thick Dark Surface (A12)		Depleted Dark Surface (F7)		Iron-Manganese Masses (F12) (LRR K, L, R)
	Sandy Mucky Mineral (S1)		Redox Depressions (F8)		Piedmont Floodplain Soils (F19) (MLRA 149B)
	Sandy Gleyed Matrix (S4)				Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
	Sandy Redox (S5)				Red Parent Material (F21)
	Stripped Matrix (S6)				Very Shallow Dark Surface (TF12)
X	Dark Surface (S7) (LRR R, MLRA 149B)				Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Indicators for Problematic Hydric Soils[3]:

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes

Remarks:

VEGETATION - Use scientific names of plants.

Sampling Point: W5-WET1

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dom. Sp?	Indicator Status
1. *Acer saccharinum*	10.5	X	FAC
2. *Ulmus americana*	3		FAC
3. *Acer rubrum*	3		FAC
4.			
5.			
6.			
7.			
8.			
	16.0	= Total Cover	

Sapling Stratum (Plot size: 30 ft)			
1. Fraxinus pennsylvanica	10.5	X	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	10.0	= Total Cover	

Shrub Stratum (Plot size: 15 ft)			
1. *Rosa multiflora*	10.5	X	FACU
2. *Viburnum dentatum*	10.5	X	FAC
3. *Ligustrum japonicum*	3	X	FAC
4. *Lonicera japonica*	3	X	FACU
5.			
6.			
7.			
8.			
	27.0	= Total Cover	

Herb Stratum (Plot size: 5 ft)			
1. *Symplocarpus foetidus*	63	X	OBL
2. *Alysicarpus_SP*	10.5		
3. *Equisetum sylvaticum*	3		FACW
4. *Onoclea sensibilis*	20.5		FACW
5. *Lythrum salicaria*	10.5		OBL
6. *Toxicodendron radicans*	3		FAC
7.			
8.			
9.			
10.			
11.			
12.			
	110.0	= Total Cover	

Woody Vines (Plot size: 30 ft)			
1. *Toxicodendron radicans*	3		FAC
2.			
3.			
4.			
5.			
	3.0	= Total Cover	

Dominance Test Worksheet:

Dominants OBL, FACW, FAC: 6 (A)

Dominants across all strata: 8 (B)

% Dominants OBL, FACW, FAC: 75.00% (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply By:
OBL	73.5	x 1 = 73.5
FACW	34.0	x 2 = 68.0
FAC	36.0	x 3 = 108.0
FACU	13.5	x 4 = 54.0
UPL	0.0	x 5 = 0.0
Sum:	157.0 (A)	303.5 (B)

Prevalence Index = B/A = 1.93

Hydrophytic Vegetation Indicators:

- ___ Dominance Test is > 50%
- X Prevalence Index is <= 3.0
- ___ Problematic Hydrophytic Vegetation[1] (explain)
- ___ Rapid Test for Hydrophytic Vegetation
- ___ Morphological Adaptations

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20ft (6m) or more in height and 3in (7.6cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20ft (6m) or more in height and less than 3in (7.6cm) DBH.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20ft (1 to 6m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3ft (1m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes

Remarks: (If observed, list morphological adaptations below).

Appendix D

Photograph Log

PHOTOGRAPHIC LOG

Engineers | Scientists | Planners | Designers

Client Name: BPUS Generation Development	Site Location: Carmel. New York	Project No: 20692.00

Photo No. 1	Date: 5/18/2021

Description: Near Data Point Upland No. 1, view of the upland forested area. Forest floor is clear of herbaceous and shrub vegetation cover, and trees ranging from sapling to mature canopy trees dominate.

PHOTOGRAPHIC LOG

Engineers | Scientists | Planners | Designers

Client Name: BPUS Generation Development	Site Location: Carmel. New York	Project No: 20692.00

Photo No. 2	Date: 5/18/2021

Description: Near Data Point Upland No. 1, another view of the upland forested area that represents the eastern portion of the upland areas onsite.

PHOTOGRAPHIC LOG

vhb Engineers | Scientists | Planners | Designers

Client Name: BPUS Generation Development	Site Location: Carmel. New York	Project No: 20692.00

Photo No. 3 | Date: 5/18/2021

Description: Near Data Point Upland No. 2, view of upland forest area and ATV trails representative of the western portion of the uplands onsite. While mature canopy trees are still dominant, herbaceous and shrub vegetative cover are also prevalent.

PHOTOGRAPHIC LOG

vhb Engineers | Scientists | Planners | Designers

Client Name: BPUS Generation Development	Site Location: Carmel. New York	Project No: 20692.00

Photo No. 4 | Date: 5/18/2021

Description: Near Data Point Upland No. 2, view of upland forest area and ATV trails representative of the western portion of the uplands onsite.

PHOTOGRAPHIC LOG

vhb Engineers | Scientists | Planners | Designers

Client Name: BPUS Generation Development	Site Location: Carmel. New York	Project No: 20692.00

Photo No. 5	Date: 5/18/2021

Description: Near Data Point Upland No. 2, view of upland forest area adjacent to ATV trails onsite. Forest floor vegetation is transitioning from clear to herbaceous and shrub dominated.

PHOTOGRAPHIC LOG

vhb Engineers | Scientists | Planners | Designers

Client Name: BPUS Generation Development	Site Location: Carmel. New York	Project No: 20692.00

Photo No. 6	Date: 5/18/2021

Description: Near Stream 3 in Wetland Area 1, view of wetland area identified onsite. Ferns, Skunk Cabbage, and tree saplings were dominant and water saturation and surface ponding were observed.

vhb Engineers | Scientists | Planners | Designers

PHOTOGRAPHIC LOG

Client Name: BPUS Generation Development	Site Location: Carmel. New York	Project No: 20692.00

Photo No. 7	Date: 5/18/2021

Description: Near Wetland Flag No. 303 in Wetland Area 2, view of wetlands in the foreground, and uplands in the background.

vhb Engineers | Scientists | Planners | Designers

PHOTOGRAPHIC LOG

Client Name: BPUS Generation Development | Site Location: Carmel. New York | Project No: 20692.00

Photo No. 8	Date: 5/18/2021

Description: Near Wetland Flag No. 369 in Wetland Area 2, view of saturated wetlands observed onsite.

vhb Engineers | Scientists | Planners | Designers

PHOTOGRAPHIC LOG

Client Name: BPUS Generation Development	Site Location: Carmel. New York	Project No: 20692.00

Photo No. 9 | Date: 5/18/2021

Description: Near Wetland Flag No. 367 in Wetland Area 2, view of the utility right-of-way bisecting the site. Primarily maintained, wetlands do extend across the right-of-way.

vhb Engineers | Scientists | Planners | Designers

PHOTOGRAPHIC LOG

Client Name: BPUS Generation Development	Site Location: Carmel. New York	Project No: 20692.00

Photo No. 10 | Date: 5/18/2021

Description: Near Wetland Flag No. 154 in Wetland Area 2, view of stained leaves observed. Surface water was minimally present, and herbaceous cover was dominant.

PHOTOGRAPHIC LOG

vhb Engineers | Scientists | Planners | Designers

Client Name:	BPUS Generation Development	Site Location:	Carmel. New York	Project No:	20692.00

Photo No. 11	Date: 5/18/2021

Description: Near Wetland Flag No. 334 in Wetland Area 3, view of forested wetlands and stained leaves. Snags were common in the wetland area, and although minimal shrubs were present, herbaceous cover, saplings and nature canopy trees were dominant.

PHOTOGRAPHIC LOG

vhb Engineers | Scientists | Planners | Designers

Client Name:	BPUS Generation Development	Site Location:	Carmel. New York	Project No:	20692.00

Photo No. 12	Date: 5/18/2021

Description: Near Wetland Flag No. 334 in Wetland Area 3, an alternate view of the forest wetlands in the area.

vhb Engineers | Scientists | Planners | Designers

PHOTOGRAPHIC LOG

Client Name:	BPUS Generation Development	Site Location:	Carmel. New York	Project No:	20692.00

Photo No. 13	Date: 5/18/2021

Description: Near Wetland Flag No. 217in Wetland Area 2, view of saturated wetlands observed. Herbaceous cover is dominant.

vhb Engineers | Scientists | Planners | Designers

PHOTOGRAPHIC LOG

Client Name:	BPUS Generation Development	Site Location:	Carmel. New York	Project No:	20692.00

Photo No. 14	Date: 5/18/2021

Description: Near Wetland Flag No. 115 in Wetland Area 4, view of wetland area with varying depths of surface water present. Herbaceous and shrub vegetation are dominant, with minor saplings and small mature trees present.

vhb Engineers | Scientists | Planners | Designers

PHOTOGRAPHIC LOG

Client Name:	BPUS Generation Development	Site Location:	Carmel. New York	Project No:	20692.00

Photo No. 15	Date: 5/18/2021

Description: Near Wetland Flag No. 108 in Wetland Area 4, view of saturated forested wetlands, dominated by herbaceous cover, shrubs, and mature canopy trees.

vhb Engineers | Scientists | Planners | Designers

PHOTOGRAPHIC LOG

Client Name:	BPUS Generation Development	Site Location:	Carmel. New York	Project No:	20692.00

Photo No. 16	Date: 5/18/2021

Description: Near Wetland Flag No. 201 in Wetland Area 5, wetlands encompass a minor stream onsite that flows from the north to south.

vhb Engineers | Scientists | Planners | Designers

PHOTOGRAPHIC LOG

Client Name:	BPUS Generation Development	Site Location:	Carmel. New York	Project No:	20692.00

Photo No. 17	Date: 5/18/2021

Description: Near Wetland Flag No. 501 in Wetland Area 5, view of minor stream channel with adjacent fringe wetlands onsite.

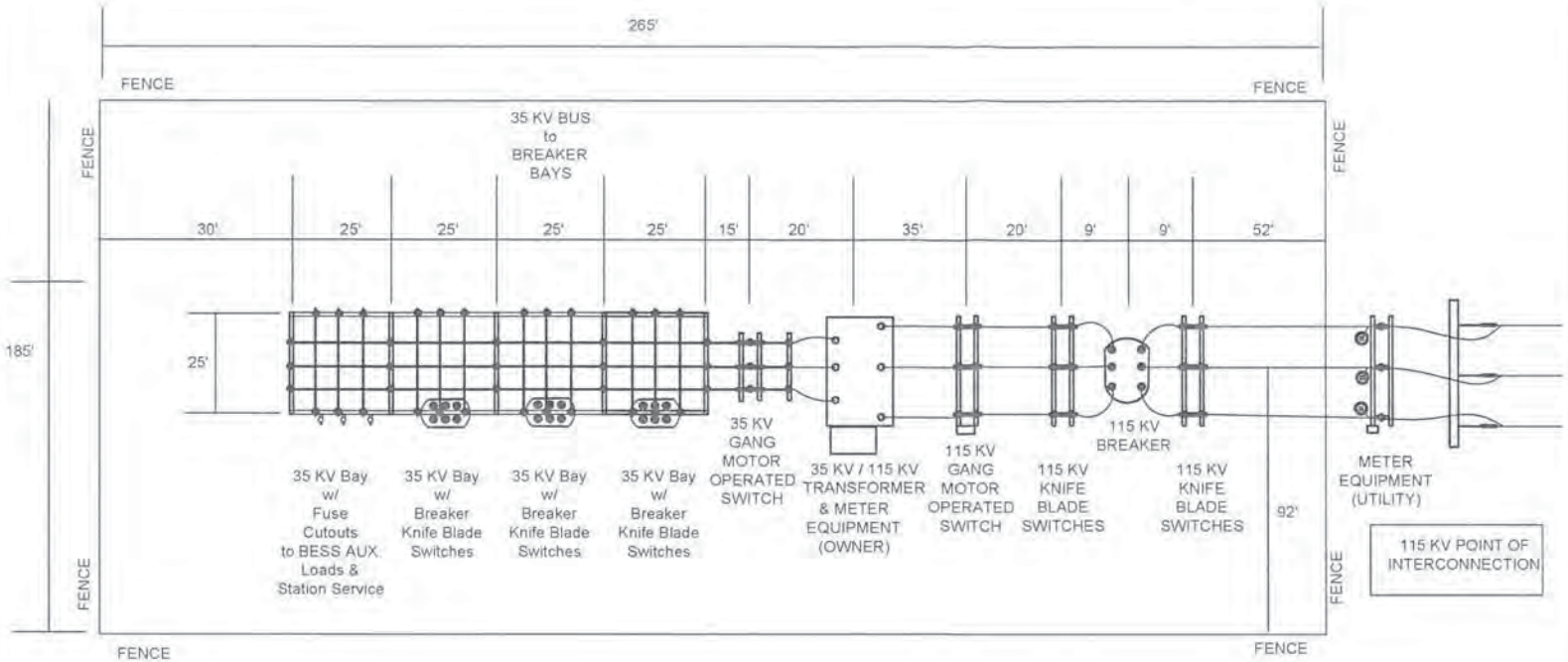
vhb Engineers | Scientists | Planners | Designers

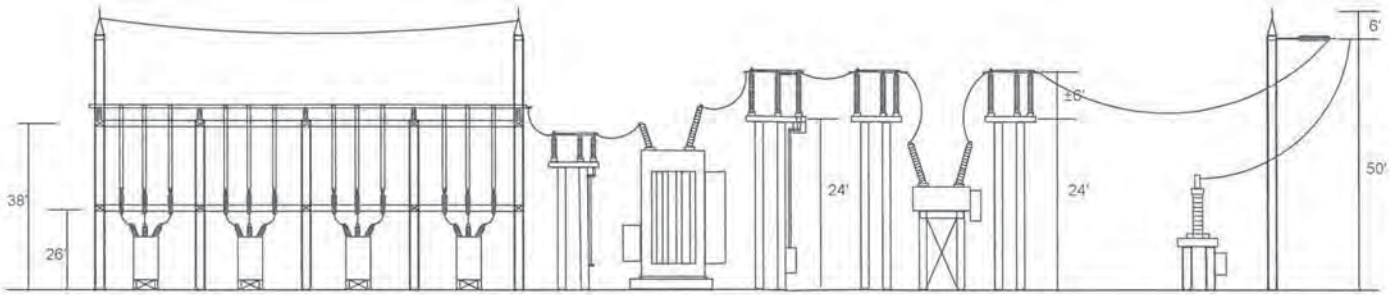
PHOTOGRAPHIC LOG

Client Name:	BPUS Generation Development	Site Location:	Carmel. New York	Project No:	20692.00

Photo No. 18	Date: 5/18/2021

Description: Near Wetland Flag No. 306 in Wetland Area 5, view of minor stream channel and adjacent fringe wetlands.





GENERAL NOTES

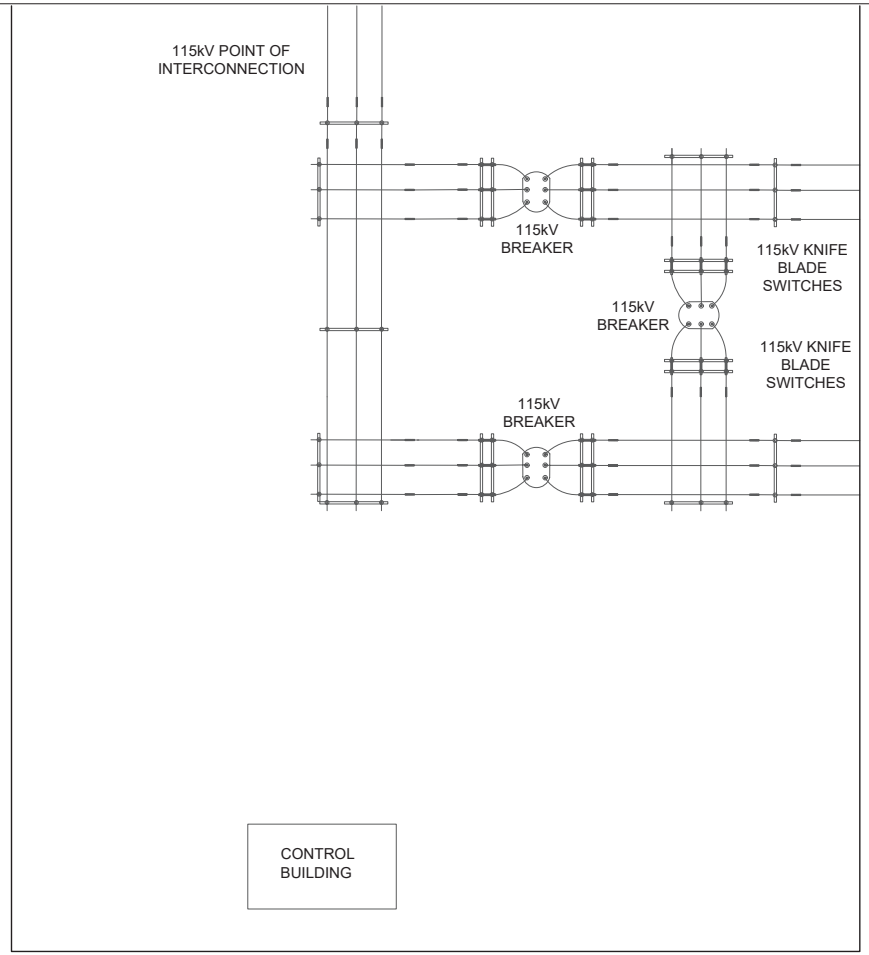
Typical
115 KV
SUBSTATION

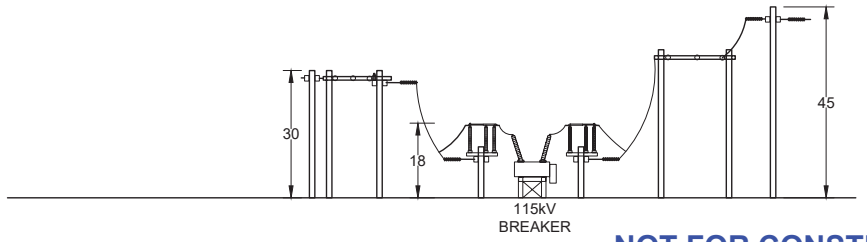
THIS IS A "TYPICAL" LAYOUT. THE ACTUAL LAYOUT WILL DEPEND ON EQUIPMENT, STRUCTURES, AND ACTUAL AREA

REV #	REV DESCRIPTION	DATE

PROJECT NAME

PROJECT:	SHEET
MONTH/YR:	115-TYP
SCALE: NTS	





NOT FOR CONSTRUCTION OR LAYOUT USE

GENERAL NOTES

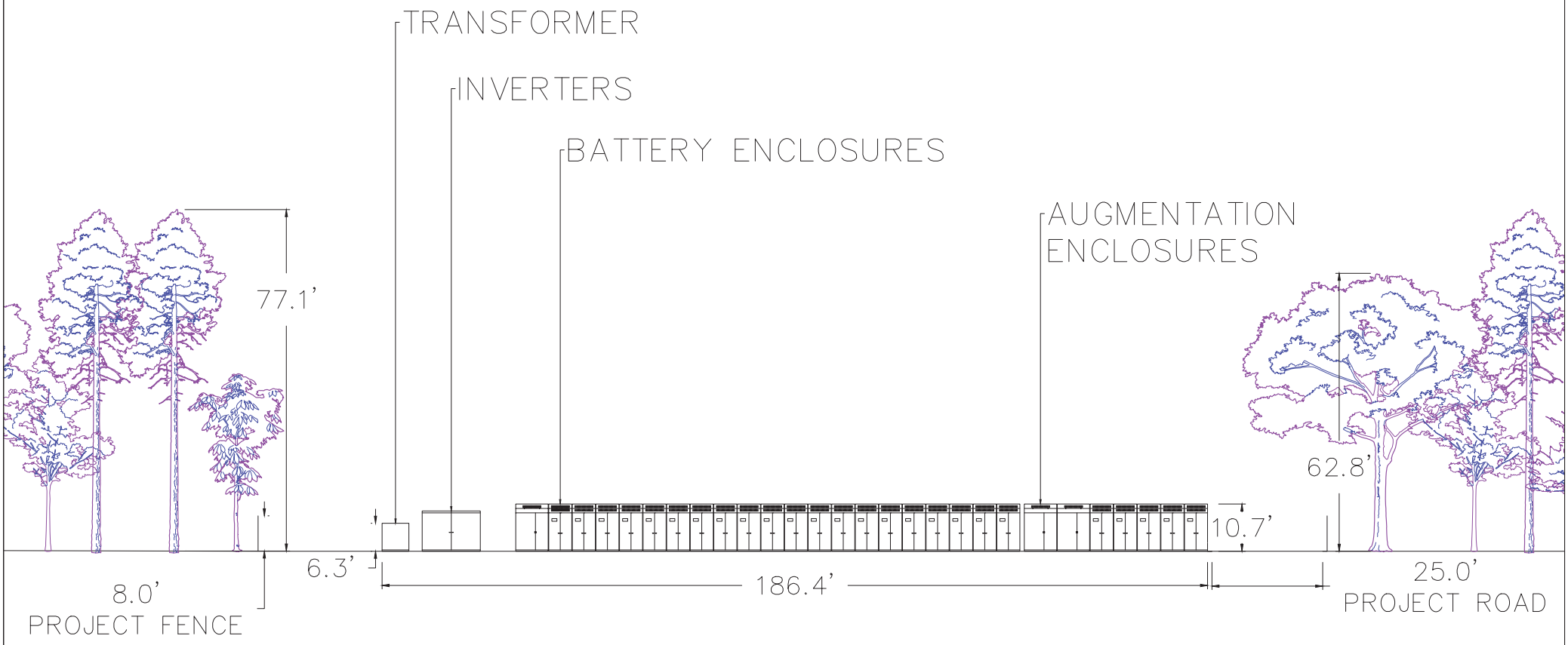
Typical
3-Ring Bus

THIS IS A "TYPICAL" LAYOUT. THE ACTUAL LAYOUT WILL DEPEND ON EQUIPMENT, STRUCTURES, AND ACTUAL AREA

REV #	REV DESCRIPTION	DATE
REV 1	Dimensions	2023.08.29

PROJECT NAME

PROJECT:	SHEET
MONTH/YR:	115 BUS-TYP
SCALE: NTS	



EAST POINT ENERGY

PRELIMINARY

NOT FOR CONSTRUCTION

REPRESENTATIVE BESS PROJECT LAYOUT

SYSTEM SIZE (AS SHOWN): REPRESENTATIVE
INTERCONNECTION VOLTAGE: 115kV

PREPARED FOR: TOWN OF CARMEL SITING BOARD

DATE: 11/1/21 SCALE: ######## 0 10 20 FEET

NOTES
1. EQUIPMENT IS REPRESENTATIVE ONLY AND MAY CHANGE BASED ON AVAILABILITY AND MARKET CONDITIONS.
2. THIS DRAWING IS A PRELIMINARY DESIGN – NOT FOR CONSTRUCTION.
3. POINT OF INTERCONNECTION TO BE DETERMINED.

Illustrative Site Plan

Union Energy Center North View

24 Miller Rd, Mahopac, NY

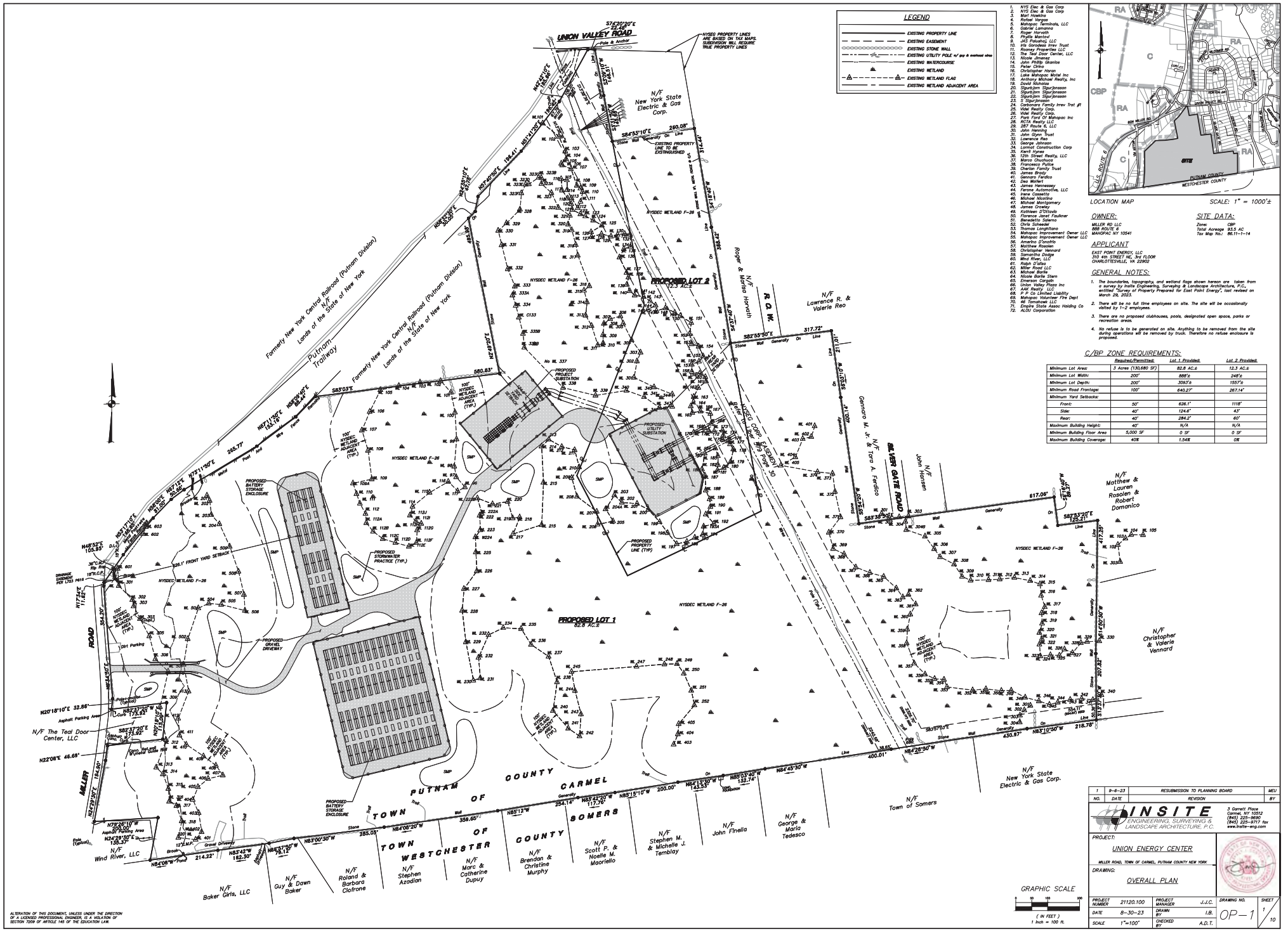
Source: **VHB**
Prepared for: **East Point Energy**
Date: **2023.8.30**

Illustrative Site Plan

Union Energy Center South View

24 Miller Rd, Mahopac, NY

Source: **VHB**
Prepared for: **East Point Energy**
Date: **2023.8.30**



LOCATION MAP SCALE: 1" = 1000'±

OWNER:
MILLER RD LLC
888 ROUTE 6
MAHOPAC NY 10541

APPLICANT
EAST POINT ENERGY, LLC
310 4th STREET NE, 3rd FLOOR
CHARLOTTESVILLE, VA 22902

SITE DATA:
Zone: CBP
Total Acreage 93.5 AC
Tax Map No.: 86.11-1-14

GENERAL NOTES:

1. The boundaries, topography, and wetland flags shown hereon are taken from a survey by Insite Engineering, Surveying & Landscape Architecture, P.C., entitled "Survey of Property Prepared for East Point Energy", last revised on March 29, 2023.
2. There will be no full time employees on site. The site will be occasionally visited by 1-2 employees.
3. There are no proposed clubhouses, pools, designated open space, parks or recreation areas.
4. No refuse is to be generated on site. Anything to be removed from the site during operations will be removed by truck. Therefore no refuse enclosure is proposed.

C/BP ZONE REQUIREMENTS:

	Required/Permitted:	Lot 1 Provided:	Lot 2 Provided:
Minimum Lot Area:	3 Acres (130,680 SF)	82.8 AC.±	12.3 AC.±
Minimum Lot Width:	200'	888'±	248'±
Minimum Lot Depth:	200'	3087'±	1557'±
Minimum Road Frontage:	100'	640.27'	267.14'
Minimum Yard Setbacks:			
Front:	50'	626.1'	1118'
Side:	40'	124.6'	43'
Rear:	40'	284.2'	60'
Maximum Building Height:	40'	N/A	N/A
Minimum Building Floor Area	5,000 SF	0 SF	0 SF
Maximum Building Coverage:	40%	1.54%	0%

NO.	DATE	REVISION	BY
1	9-6-23	RESUBMISSION TO PLANNING BOARD	MEU

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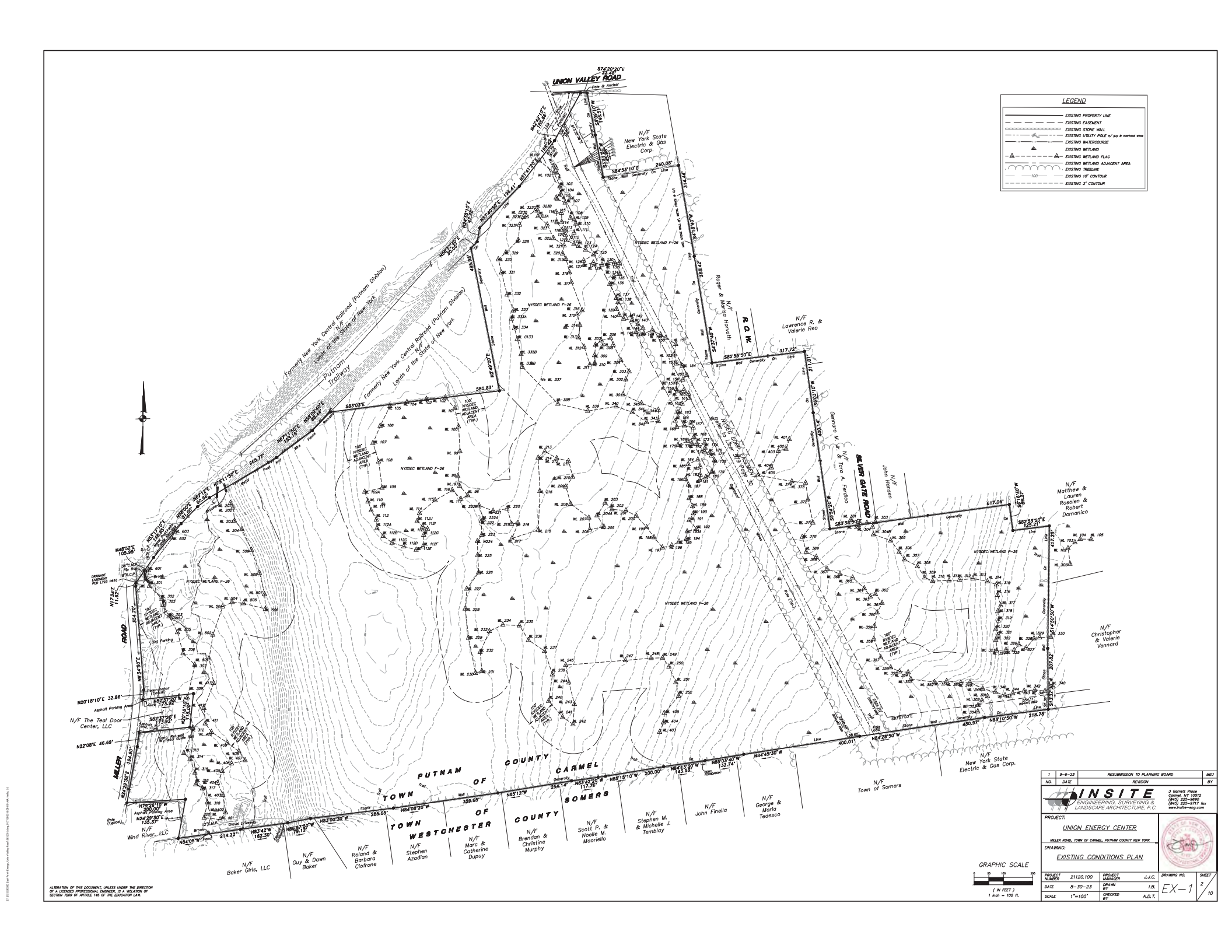
www.insite-eng.com

PROJECT: UNION ENERGY CENTER
MILLER ROAD, TOWN OF CARMEL, PUTNAM COUNTY NEW YORK
DRAWING: OVERALL PLAN

PROJECT NUMBER:	21120.100	PROJECT MANAGER	J.J.C.
DATE	8-30-23	DRAWN BY	I.B.
SCALE	1"=100'	CHECKED BY	A.D.T.

DRAWING NO. OP-1 SHEET 1 / 10



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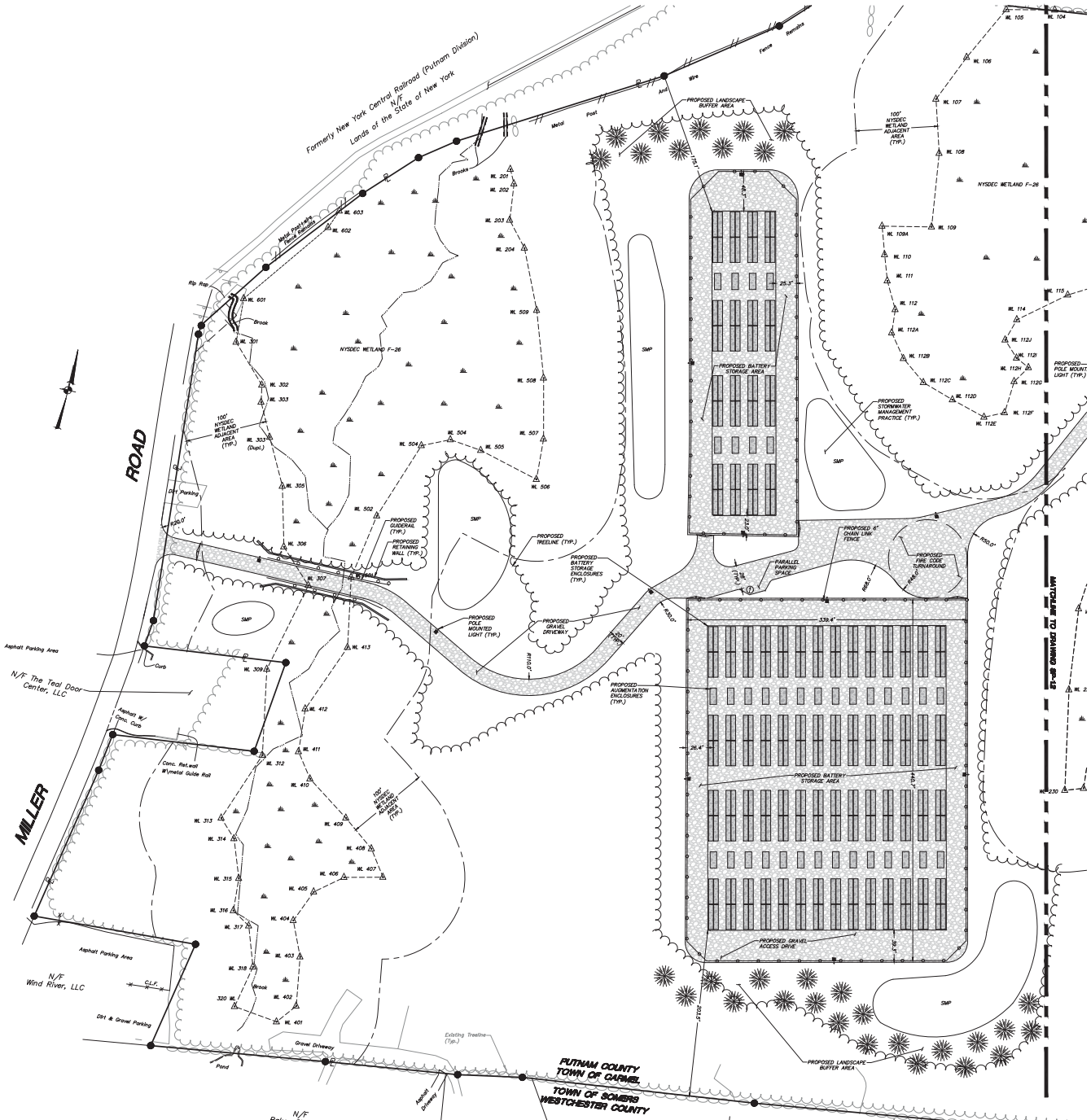
PROJECT:
UNION ENERGY CENTER
MILLER ROAD, TOWN OF CARMEL, PUTNAM COUNTY NEW YORK

DRAWING:
EXISTING CONDITIONS PLAN

PROJECT NUMBER	21120.100	PROJECT MANAGER	J.J.C.
DATE	8-30-23	DRAWN BY	I.B.
SCALE	1"=100'	CHECKED BY	A.D.T.

DRAWING NO. EX-1
SHEET 2 / 10



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING UTILITY POLE w/ guy & overhead wires
- EXISTING WATERCOURSE
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING 100 YR. FLOODPLAIN BOUNDARY
- EXISTING WETLAND BUFFER
- EXISTING TREELINE
- PROPOSED OVERHEAD WIRES
- PROPOSED SINGLE POLE SIGN
- PROPOSED DOUBLE POLE SIGN
- PROPOSED DOUBLE SIDED SIGN
- PROPOSED BOLLARD
- PROPOSED GUIDE RAIL
- PROPOSED POLE MOUNTED LIGHT
- PROPOSED POST MOUNTED LIGHT
- PROPOSED LOADING SPACE
- PROPOSED LANDSCAPING

SCHEMATIC PLANT LIST

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
	EVERGREEN TREES		
JV	Juniperus virginia / Eastern Redcedar	8'-10' HT.	B&B
PG	Picea glauca / White Spruce	8'-10' HT.	B&B
TO	Relocated Thuja occidentalis / Arborvitae	6'-8' HT.	B&B
	SHRUBS		
JC	Juniperus chinensis "Sea Green" / Sea Green Juniper		#3 CONT./8' O.C.
VD	Viburnum dentatum / Leatherleaf Viburnum		#3 CONT./8' O.C.
	PERENNIALS/GROUND COVERS		
AC	Aquilegia canadensis / Columbine		#1 CONT./18" O.C.
EP	Echinacea purpurea / Purple Coneflower		#1 CONT./18" O.C.
MV	Mertensia virginica / Virginia Bluebells		#1 CONT./18" O.C.

LUMINAIRE SCHEDULE

Sym	Qty	Catalog Number	Description	Lamp	Mounting Height	Watts
	18	DSXO LED P1 27K BOOR T4M HS	LITHONIA LIGHTING LED POLE MOUNTED LIGHT TYPE 4M DISTRIBUTION	LED	16'-0"	33.2

LIGHTING NOTES:

1. All lighting shall be as noted on the plan or approved equal.
2. Style and finish of all luminaires to be selected by owner.
3. Proposed lights will run on photocells during regular business hours, and will run on motion sensors after hours for security only.
4. Type, location, and shading of all proposed lighting shall prevent the spillover of light onto all adjacent residential properties.
5. All light fixtures to be full cutoff to comply with dark sky guidelines.

GRAPHIC SCALE
0 50 100
(IN FEET)
1 inch = 50 ft.

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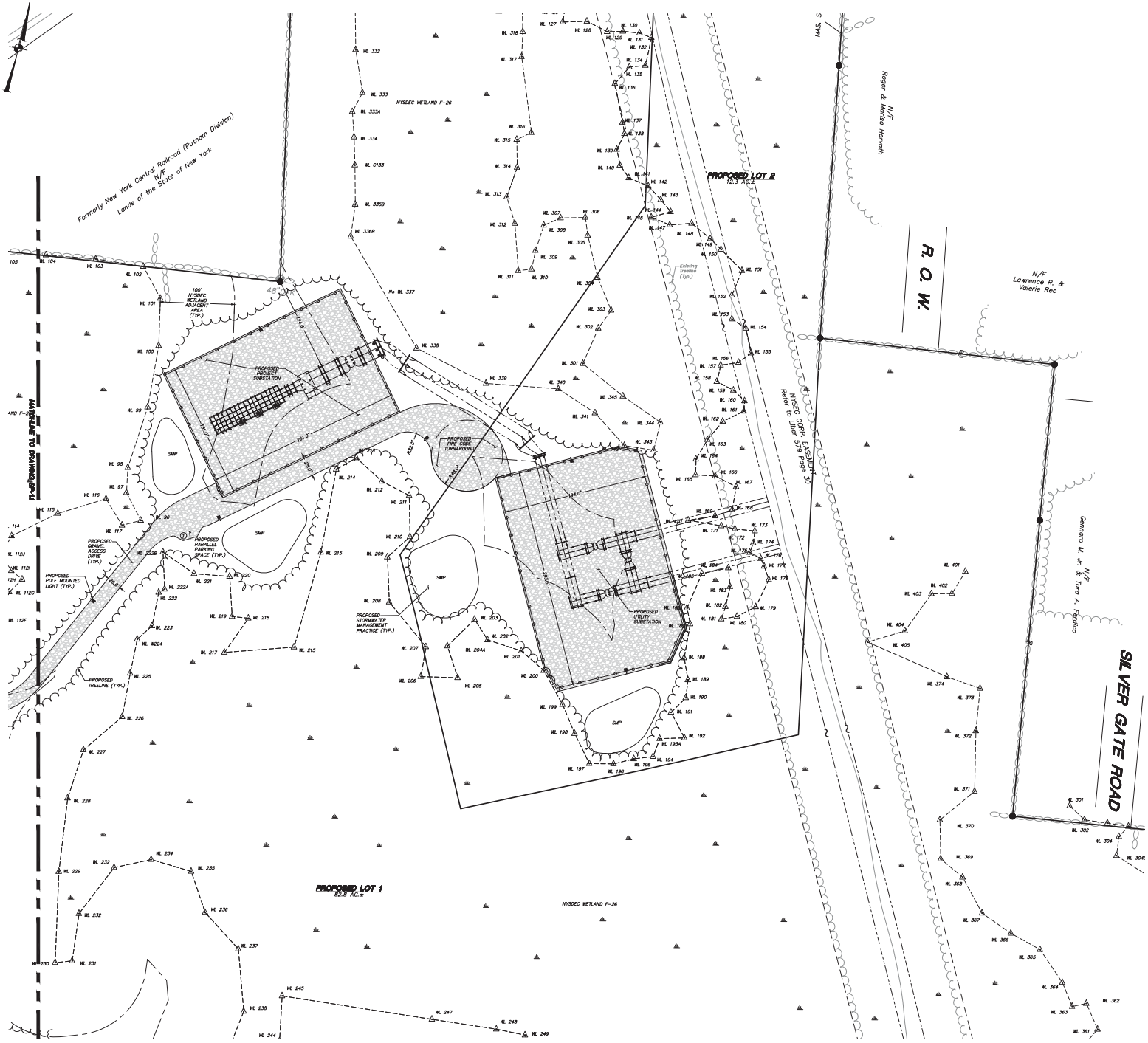
PROJECT:
UNION ENERGY CENTER
MILLER ROAD, TOWN OF CARMEL, PUTNAM COUNTY NEW YORK

DRAWING:
LAYOUT & LANDSCAPE PLAN

PROJECT NUMBER	21120.100	PROJECT MANAGER	J.J.C.
DATE	8-30-23	DRAWN BY	I.B.
SCALE	1"=50'	CHECKED BY	A.D.T.

DRAWING NO. SP-1.1 SHEET 3 / 10



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING UTILITY POLE w/ guy & overhead wires
- EXISTING WATERCOURSE
- EXISTING WETLAND
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- PROPOSED GUIDE RAIL
- PROPOSED POLE MOUNTED LIGHT
- PROPOSED POST MOUNTED LIGHT
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- PROPOSED LANDSCAPING

SCHEMATIC PLANT LIST

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
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JC	Juniperus chinensis "Sea Green" / Sea Green Juniper		#3 CONT./6' O.C.
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MV	Mertensia virginica / Virginia Bluebells		#1 CONT./18" O.C.

GRAPHIC SCALE
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(IN FEET)
1 inch = 50 ft.

NO.	DATE	REVISION	BY
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PROJECT:
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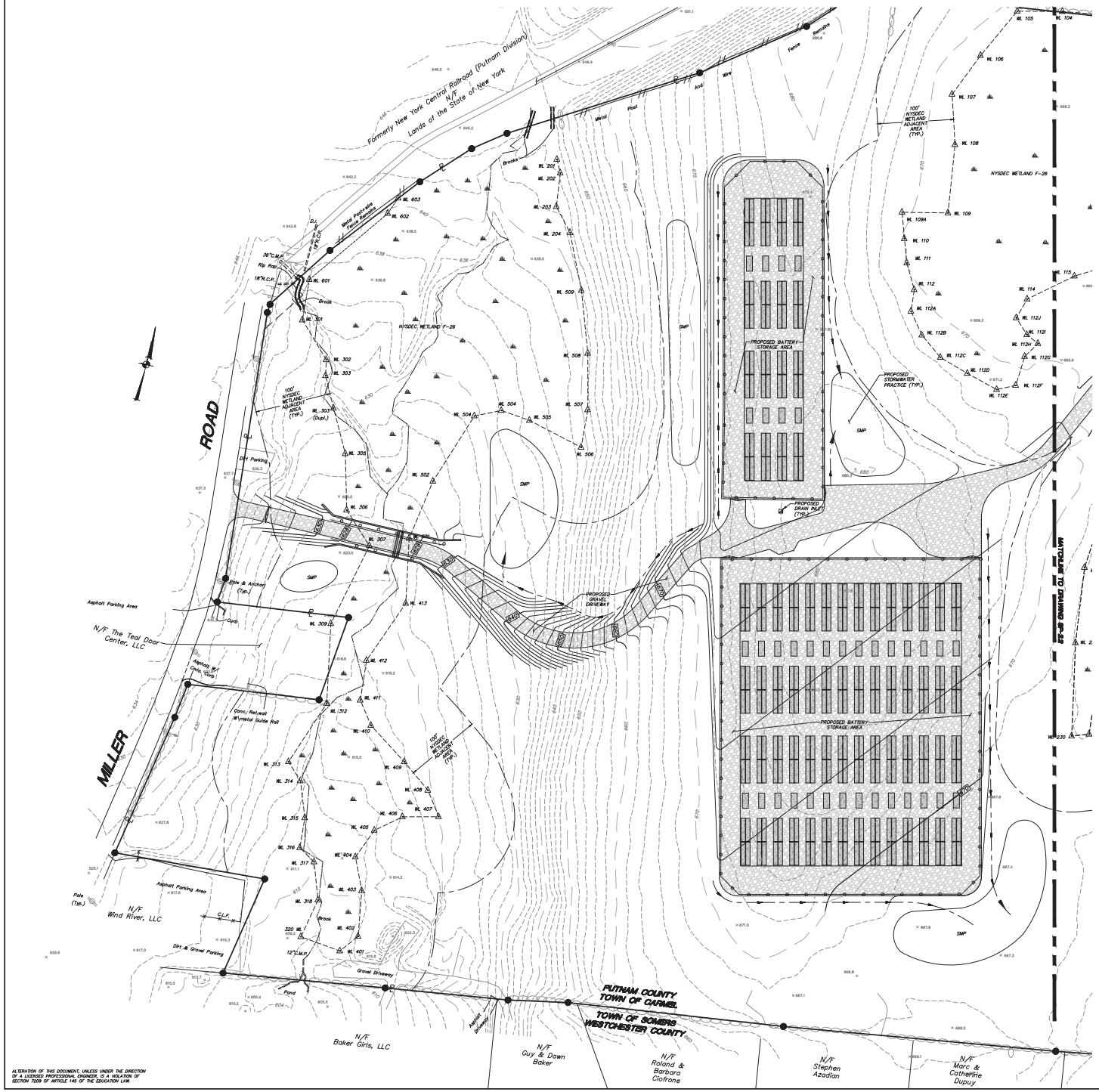
MILLER ROAD, TOWN OF CARMEL, PUTNAM COUNTY NEW YORK

DRAWING:
LAYOUT & LANDSCAPE PLAN

PROJECT NUMBER	21120.100	PROJECT MANAGER	J.J.C.
DATE	8-30-23	DRAWN BY	I.B.
SCALE	1"=50'	CHECKED BY	A.D.T.

DRAWING NO. SP-1.2
SHEET 4 / 10



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING UTILITY POLE(w/ guy & overhead wire)
- EXISTING WATERCOURSE
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING WETLAND BUFFER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED OVERHEAD WIRES
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WELL
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED DRAINAGE PIPE
- PROPOSED FIRE SERVICE LINE
- PROPOSED DOMESTIC WATER SERVICE LINE
- PROPOSED WATER MAIN
- PROPOSED GRASS SWALE
- PTD — PITCH TO DRAIN
- PROPOSED CLEAN OUT

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 inch = 50 ft.

NO.	DATE	REVISION	BY
1	9-6-23	RESUBMISSION TO PLANNING BOARD	MEU

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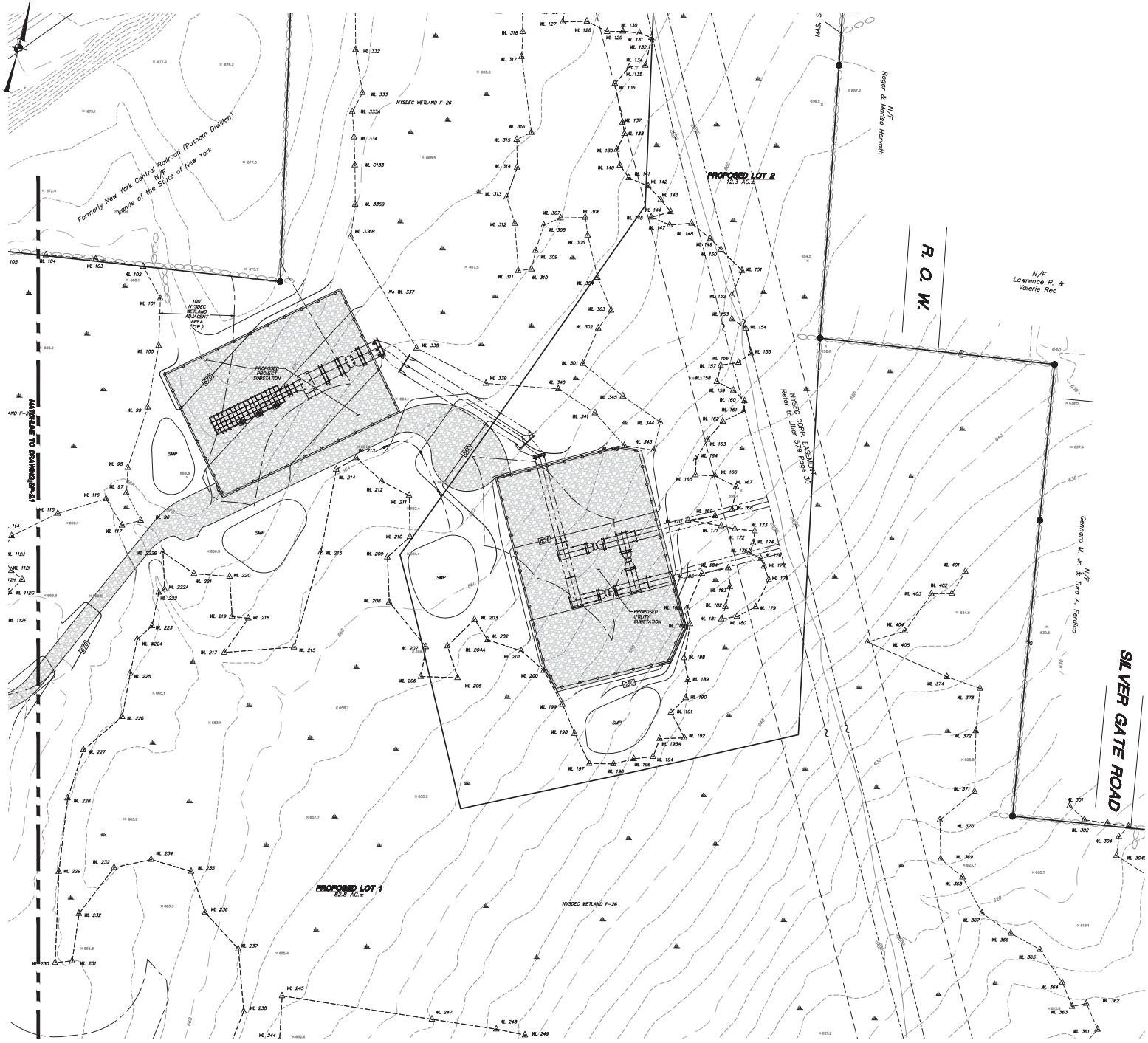
PROJECT:
UNION ENERGY CENTER
MILLER ROAD, TOWN OF CARMEL, PUTNAM COUNTY NEW YORK

DRAWING:
GRADING & UTILITIES PLAN

PROJECT NUMBER	21120.100	PROJECT MANAGER	J.J.C.
DATE	8-30-23	DRAWN BY	I.B.
SCALE	1"=50'	CHECKED BY	A.D.T.

DRAWING NO. SP-2.1
SHEET 5 / 10



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING UTILITY POLE w/ guy & overhead wires
- EXISTING WATERCOURSE
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING WETLAND BUFFER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED OVERHEAD WIRES
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WELL
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED DRAINAGE PIPE
- PROPOSED FIRE SERVICE LINE
- PROPOSED DOMESTIC WATER SERVICE LINE
- PROPOSED WATER MAIN
- PROPOSED GRASS SWALE
- PITCH TO DRAIN
- PROPOSED CLEAN OUT

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 inch = 50 ft.

NO.	DATE	REVISION	BY
1	9-6-23	RESUBMISSION TO PLANNING BOARD	MEU

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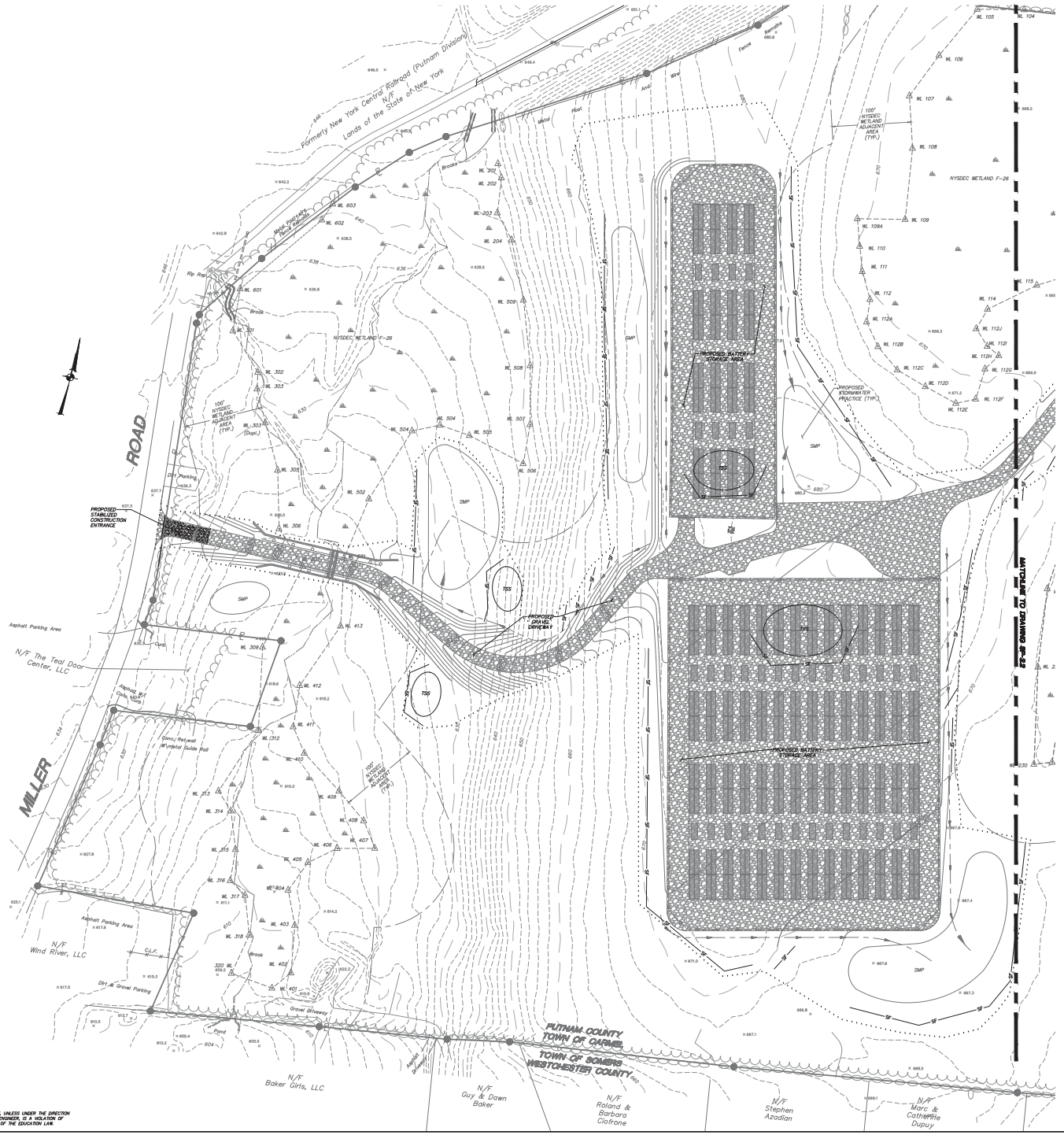
PROJECT:
UNION ENERGY CENTER
MILLER ROAD, TOWN OF CARMEL, PUTNAM COUNTY NEW YORK

DRAWING:
GRADING & UTILITIES PLAN

PROJECT NUMBER	21120.100	PROJECT MANAGER	J.J.C.
DATE	8-30-23	DRAWN BY	I.B.
SCALE	1"=50'	CHECKED BY	A.D.T.

DRAWING NO. SP-2.2
SHEET 6 / 10



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING UTILITY POLE w/ guy & overhead wires
- EXISTING WATERCOURSE
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING WETLAND BUFFER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- SF — PROPOSED SILT FENCE
- CF — PROPOSED CONSTRUCTION FENCE
- TB — PROPOSED TURBIDITY CURTAIN
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STONE CHECK DAM
- PROPOSED TEMPORARY DIVERSION SWALE
- PROPOSED TEMPORARY SOIL STOCKPILE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET
- PROPOSED DRAINAGE STRUCTURE W/ INLET PROTECTION
- PROPOSED PHASING LINE

GRAPHIC SCALE

0 25 50 100

(IN FEET)
1 inch = 50 ft.

NO.	DATE	REVISION	BY
1	9-6-23	RESUBMISSION TO PLANNING BOARD	MEU

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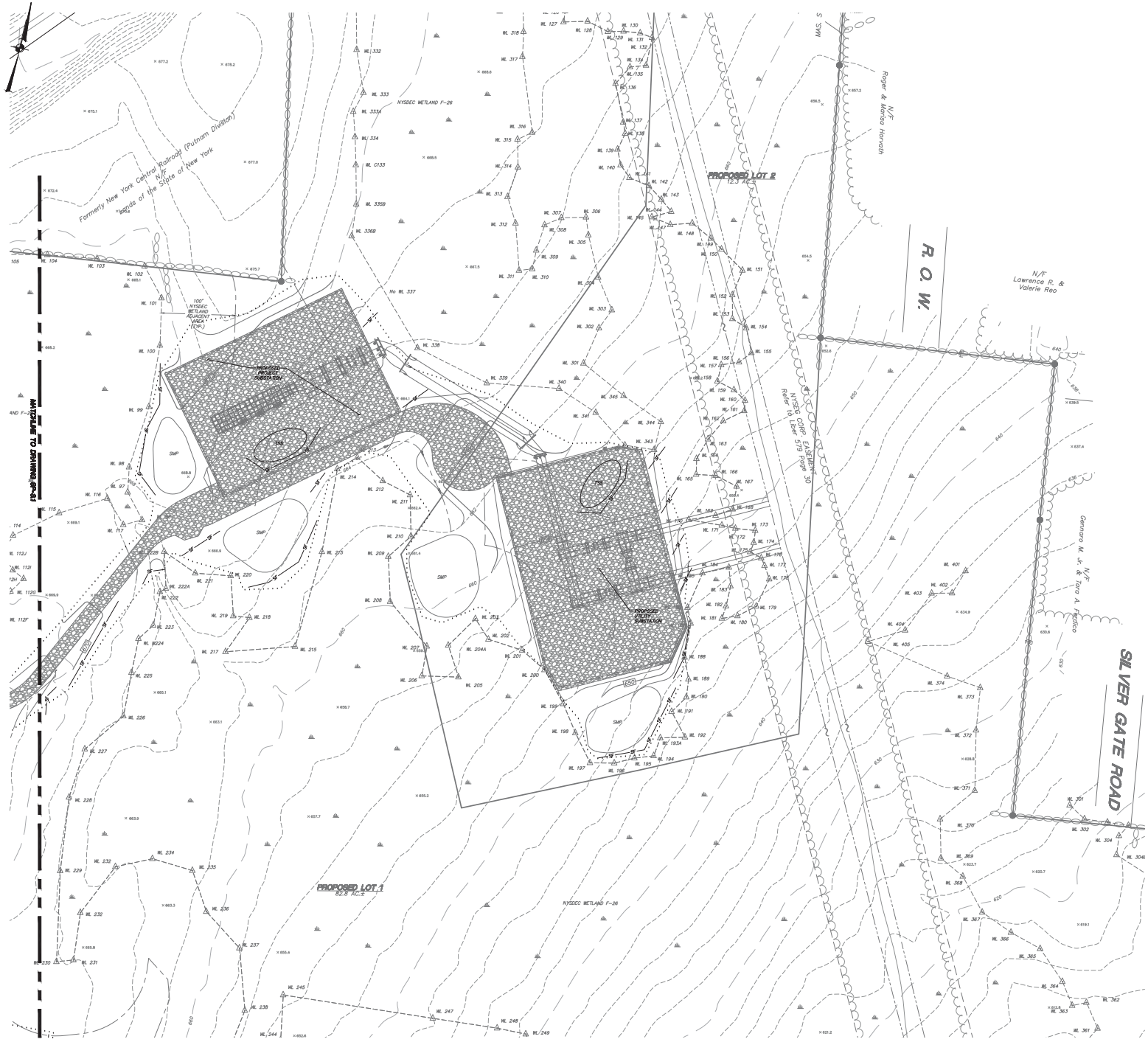
PROJECT:
UNION ENERGY CENTER
MILLER ROAD, TOWN OF CARMEL, PUTNAM COUNTY NEW YORK

DRAWING:
EROSION & SEDIMENT CONTROL PLAN

PROJECT NUMBER	21120.100	PROJECT MANAGER	J.J.C.
DATE	8-30-23	DRAWN BY	I.B.
SCALE	1"=50'	CHECKED BY	A.D.T.

DRAWING NO. SP-3.1
SHEET 7 / 10



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	9-6-23	RESUBMISSION TO PLANNING BOARD	MEU

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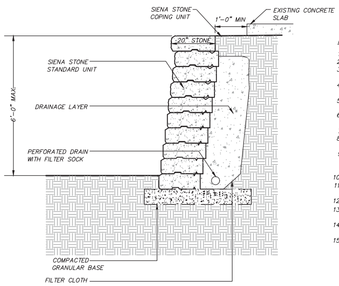
PROJECT:
UNION ENERGY CENTER
MILLER ROAD, TOWN OF CARMEL, PUTNAM COUNTY NEW YORK

DRAWING:
EROSION & SEDIMENT CONTROL PLAN

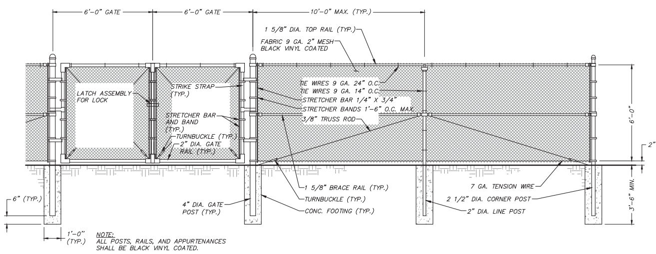
PROJECT NUMBER	21120.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	8-30-23	DRAWN BY	I.B.	SP-3.2	8 / 10
SCALE	1"=50'	CHECKED BY	A.D.T.		



NOTES:

1. STRIP VEGETATION AND ORGANIC SOIL FROM WALL AREA.
2. BENCH CUT ALL EXCAVATED SLOPES.
3. DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE ENGINEER TO REMOVE UNSUITABLE SOIL.
4. SITE ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
5. LEVELING PAD SHALL CONSIST OF COMPACTED COARSE SAND OR CRUSHED GRAVEL, 6" THICK MIN.
6. CONTRACTOR MAY OPT FOR A LEAN CONCRETE PAD. CONCRETE PAD SHALL BE UNREINFORCED, 3" THICK MAXIMUM.
7. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 6".
8. FOR UNITS TO BE EMBEDDED, COMPACT FILL IN FRONT OF UNITS AT THE SAME TIME FILL BEHIND UNITS IS COMPACTED.
9. DRAINAGE AGGREGATE SHALL BE INSTALLED DIRECTLY BEHIND THE WALL WITHIN 12" OF THE TOP OF THE WALL. DRAINAGE AGGREGATE SHALL NOT EXTEND BELOW FINAL GRADE IN FRONT OF WALL.
10. COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY.(ASTM D-698)
11. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER.
12. COMPACTION WITHIN 3 FT. OF WALL SHALL BE LIMITED TO HAND OPERATED EQUIPMENT.
13. CONTRACTOR SHALL DIRECT SURFACE RUNOFF TO AVOID DAMAGING WALL WHILE UNDER CONSTRUCTION.
14. ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT, OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER WALL IS COMPLETED.
15. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.

RETAINING WALL DETAIL
(N.T.S.)



NOTE:
ALL POSTS, RAILS, AND APPURTENANCES SHALL BE BLACK VINYL COATED.

CHAIN LINK FENCE DETAIL
(N.T.S.)

GENERAL PLANTING NOTES:

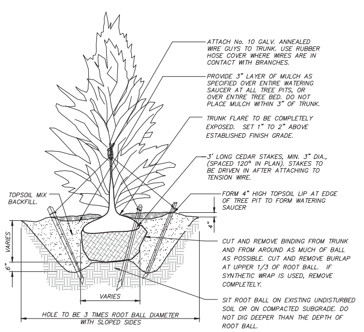
1. All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
2. Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
3. No fertilizer shall be added in stormwater basin plantings. Nutrient requirements to be met by incorporation of acceptable organic matter.
4. All plant material to be nursery grown.
5. Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
6. Plant material shall be taken from healthy nursery stock.
7. All plants shall be grown under climate conditions similar to those in the locality of the project.
8. Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
9. 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.
10. 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.
11. 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.

GENERAL SITE SEEDING NOTES:

1. All proposed seeded areas to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
2. 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 10-0-18 (no phosphorous) fertilizer or equivalent.
   - mulch: salt hay or small grain straw applied at a rate of 90 lbs./1000s.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.
3. Seed Mix #1 for areas as shown on the drawings, including tops of berms and backslopes of embankments of stormwater basins at a rate of 25 lbs. per acre: New England Conservation/Wildlife Mix from New England Wetland Plants, Inc. of Amherst, MA.
4. Seed Mix #2 for areas as shown on the drawings in stormwater basins with no standing water at a rate of 18 lbs per acre: Erosion Control/ Restoration Mix for Detention Basins and Moist Sites from New England Wetland Plants, Inc. of Amherst MA.
5. Seed Mix #3 for all other disturbed areas not specified as seed mix #1 or #2. Primarily for lawn areas and mow strip along roads at a rate of 100 lbs. per acre:

Kentucky Bluegrass	20%
Creeping Red Fescue	40%
Perennial Ryegrass	20%
Annual Ryegrass	20%

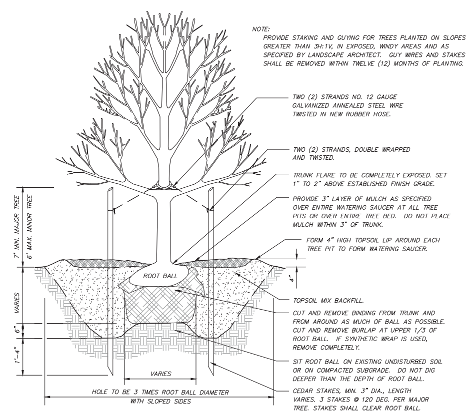
6. Seed mixes to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative.
7. Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
8. Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the site engineer.



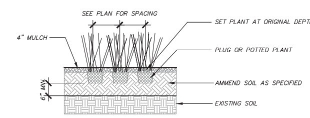
NOTE:
PROVIDE STAKING AND GUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V, IN EXPOSED, WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE MONTHS OF PLANTING.

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

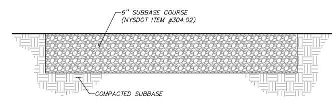
NOTE:
PROVIDE STAKING AND GUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V, IN EXPOSED, WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE (12) MONTHS OF PLANTING.



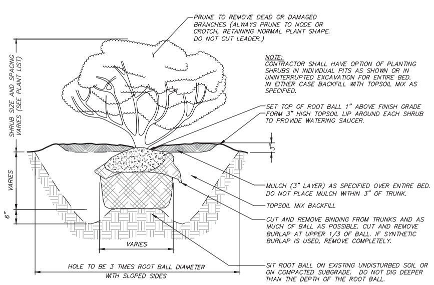
TREE PLANTING DETAIL
(N.T.S.)



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

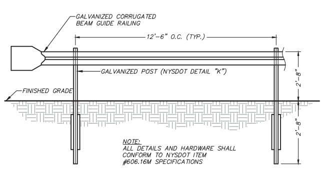


GRAVEL PAVEMENT DETAIL
FOR ENCLOSURES
(N.T.S.)



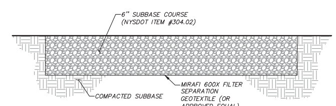
NOTE:
CONTRACTOR SHALL HAVE OPTION OF PLANTING SHRUBS IN INDIVIDUAL PITS AS SHOWN OR IN UNINTERRUPTED EXCAVATION FOR ENTIRE BED. IN EITHER CASE BACKFILL WITH TOPSOIL MIX AS SPECIFIED.

SHRUB PLANTING DETAIL
(N.T.S.)



NOTE:
ALL DETAILS AND HARDWARE SHALL CONFORM TO NYSDOT ITEM #606.16M SPECIFICATIONS

GUIDERAIL DETAIL
(N.T.S.)



GRAVEL PAVEMENT DETAIL
FOR DRIVEWAYS
(N.T.S.)

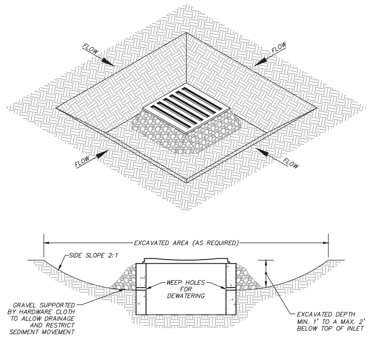
NO.	DATE	REVISION	BY
1	9-6-23	RESUBMISSION TO PLANNING BOARD	MEU

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
UNION ENERGY CENTER
MILLER ROAD, TOWN OF CARMEL, PUTNAM COUNTY NEW YORK

DRAWING:
DETAILS & NOTES

PROJECT NUMBER	21120.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	8-30-23	DRAWN BY	I.B.	D-1	9 / 10
SCALE	AS SHOWN	CHECKED BY	A.D.T.		



1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL
4. 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
5. MAXIMUM DRAINAGE AREA = 1 ACRE

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

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

MONITORING REQUIREMENTS				MAINTENANCE REQUIREMENTS	
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	–	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 Rap
CHECK DAMS	–	Inspect	Inspect	Clean/Replace Stones/Repair	Clean/Replace Stones/Repair
CONCRETE 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

* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas area permanently stabilized.

Note: The party responsible for implementation of the maintenance schedule during and after construction is:

East Point Energy, LLC
310 4th Street NE 3rd Floor
Charlottesville, VA 22902

and/or the current owner(s) of the subject property.

REQUIRED POST–CONSTRUCTION STORMWATER MANAGEMENT PRACTICE COMPONENTS:

1. Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP–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 or operator must demonstrate equivalence to the technical standard. The following list of SWPPP components is provided in accordance with Part III.B.2a–f 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 hereon 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 hereon serve to satisfy this SWPPP requirement.
   c. A Stormwater Modeling and Analysis Report including pre–development conditions, post–development conditions, the results of the stormwater modeling, a summary table demonstrating that each practice has been designed in conformance with the sizing criteria, identification of and justification for any deviations from the Design Manual, and identification of any design criteria that are not required. The required analysis is provided in the report titled Amended Stormwater Pollution Prevention Plan for Braemar Living at Carmel.
   d. Soil testing results and locations. This SWPPP requirement is provided in the report titled Amended Stormwater Pollution Prevention Plan for Braemar Living at Carmel.
   e. Infiltration testing results. This SWPPP requirement is provided in the report titled Amended Stormwater Pollution Prevention Plan for Braemar Living at Carmel.
   f. 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.
2. Enhanced Phosphorus Removal Standards – Beginning on September 30, 2008, all construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post–construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the most current version of the technical standard, New York Stormwater Management Design Manual. At a minimum, the post–construction stormwater management practice component of the SWPPP shall include items 2.a – 2.f above. The permanent stormwater practices for this project have been sized according to chapter 10 of the Design Manual Enhanced Phosphorus Removal Standards. Please see 2.a – 2.f above.

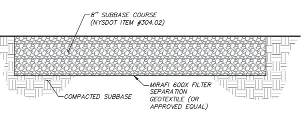
EROSION & SEDIMENT CONTROL NOTES:

1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
3. Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
4. When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
6. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. 'Aristook' Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
7. Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" screened topsoil from stockpile area. Seed mixes as noted in General Site Seeding Notes on drawing SP–1 are to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative.
8. Cut or fill slopes 3:1 and steeper shall be stabilized immediately after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.
9. Paved roadways shall be kept clean at all times.
10. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
11. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
12. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
13. Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. 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 straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.
14. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
15. Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
16. All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
17. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
18. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
19. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

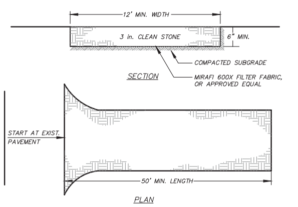
REQUIRED EROSION CONTROL SWPPP CONTENTS:

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.1a–l of General Permit GP–0–20–001:

a. Background Information: The subject project consists of the construction of a battery electric storage facility and two electrical substations
b. Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.
c. Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Ridgebury Complex (RgB), Paxton Fine Sandy Loam (PnD), and Woodbridge Loam (WdB), as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Group "B/D" and "C" respectively.
d. Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Sedimentation and Erosion Control Notes contained hereon 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.
e. Description of erosion and sediment control practices: This plan, and details / notes shown hereon serve to satisfy this SWPPP requirement.
f. Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided heron identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.
g. Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.
h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.
i. An inspection schedule: Inspections are to be performed twice 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.
j. 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 dumpster 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.
k. 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.
l. 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."



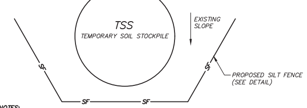
GRAVEL PAVEMENT DETAIL
(N.T.S.)



INSTALLATION NOTES

1. STONE SIZE – USE 3" STONE
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLLY
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR. TWENTY FOUR (24) FOOT IF SINGLE ACCESS TO SITE.
5. 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.
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 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.
8. 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.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

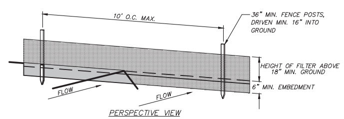
STABILIZED CONSTRUCTION ACCESS DETAIL
(N.T.S.)



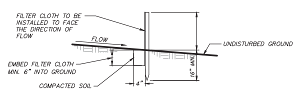
NOTES:

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

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



PERSPECTIVE VIEW

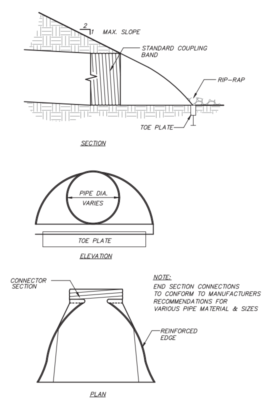


SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

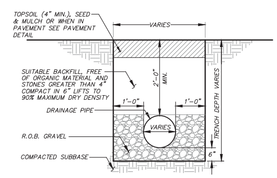
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

STANDARD SILT FENCE DETAIL
(N.T.S.)

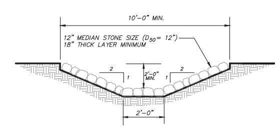


NOTE:
END SECTION CONNECTIONS TO CONFORM TO MANUFACTURERS RECOMMENDATIONS FOR VARIOUS PIPE MATERIAL & SIZES

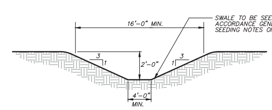
END SECTION DETAIL
(N.T.S.)



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

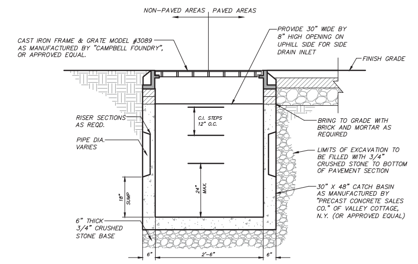


RIP RAP SWALE DETAIL
(N.T.S.)



GRASS SWALE TO BE LINED WITH CHANNEL LINER C–125 AS MANUFACTURED BY "NORTH AMERICAN GREEN" OR APPROVED EQUAL.

GRASS SWALE DETAIL
(N.T.S.)



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

NO.	DATE	REVISION	BY
1	9–6–23	RESUBMISSION TO PLANNING BOARD	MEU

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225–9690
(845) 225–9717 fax
www.insite–eng.com

PROJECT:
UNION ENERGY CENTER
MILLER ROAD, TOWN OF CARMEL, PUTNAM COUNTY NEW YORK

DRAWING:
DETAILS AND NOTES

PROJECT NUMBER	21120.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	8–30–23	DRAWN BY	I.B.	D–2	10/10
SCALE	NTS	CHECKED BY	A.D.T.		

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

August 30, 2023

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

RE: Union Energy Center, LLC
24 Miller Road
Mahopac, NY 10541
TM#'s: 86.11-1-14

Dear Chairman Paeprer and Members of the Board:

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

- Site Plan Set, dated August 30, 2023.
- Sketch Subdivision Plat, dated August 30, 2023.
- Project Narrative, from East Point Energy, dated August 30, 2023.
- Site Plan Application, dated August 1, 2023.
- Subdivision Application, dated August 24, 2023.
- Substation and Battery Storage Area schematic plans, elevations & site renderings, from East Point Energy.
- Battery Energy Storage System Fire Safety Information, from East Point Energy.
- Full EAF and attachments, dated August 30, 2023.
- List of adjoiners within 500'.
- Zoning Interpretation Letter from Michael Carnazza, Code Enforcement Director, dated February 3, 2020.
- (3) Recorded Easements.

The applicant is seeking to construct a 116-megawatt battery energy storage system. The project includes the construction of a system of gravel driveways, two pads for battery storage, two substations, and the associated landscaping and stormwater management practices. The batteries would be stored in enclosures similar to shipping containers and the project would connect to NYSEG transmission lines that currently traverse an easement on the site. The 93.5 acre site, where the proposed development would occur is currently undeveloped.

The applicant is also seeking to modify an existing property line between the proposed development site, and the neighboring site to the north which contains a New York State Electric and Gas (NYSEG) substation. One of the two proposed substations would be owned and controlled by NYSEG. The proposed lot line adjustment would allow NYSEG ownership of this substation. The proposed development lot contains 93.5 acres and the NYSEG lot is currently 1.6 acres. The proposed subdivision

would add 10.7 acres to the NYSEG lot, and deduct the same from the development lot. There are no water or wastewater improvements proposed on either site.

Please place the project on the September 14, 2023 Planning Board agenda for discussion of the project with the Board. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

By: _____
Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/adt

Enclosures
cc: (All via email only)
Scott Connuck
Compton Donohue
Frank Smith, Esq
William Shilling, Esq
Mahopac Volunteer Fire Dept

TOWN OF CARMEL

SUBDIVISION APPLICATION INSTRUCTIONS

Union Energy Center, LLC

The Town of Carmel Planning Board meetings are held twice a month, on the second Thursday and fourth Wednesday, 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:

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

[signature] 9/7/23 — **Planning Board Secretary; Date**

[signature] 9/7/23 — **Town Engineer; Date**

TOWN OF CARMEL
SUBDIVISION APPLICATION

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

SITE IDENTIFICATION INFORMATION		
Application Name: Union Energy Center, LLC	**Application #** 23-0005	**Date Submitted:** 8/30/23
Site Address: *No.* 24 *Street:* Miller Road *Hamlet:* Mahopac		
Property Location: *(Identify landmarks, distance from intersections, etc.)* Miller Road at border with Town of Somers		
Town of Carmel Tax Map Designation: *Section* 86.11 *Block* 1 *Lot(s)* 14	**Zoning Designation of Site:** C/BP-Commercial/Business Park	
Property Deed Recorded in County Clerk's Office *Date* 2/22/01 *Liber* 1912 *Page* 91	**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) *No* *Attached List to this Application Form*		

APPLICANT/OWNER INFORMATION		
Property Owner: Miller Road, LLC c/o Nicole Stern	**Phone #:** **Fax#:**	**Email:**
Owners Address: *No.* 888 *Street:* Route 6 *Town:* Mahopac *State:* NY *Zip:* 10541		
Applicant (If different than owner): East Point Energy c/o Scott Connuck	**Phone #:** 434-465-6211 **Fax#:**	**Email:** sconnuck@eastpointenergy.com
Applicant Address (If different than owner): *No.* 200 *Street:* Garrett Street, Suite J *Town:* Charlottesville *State:* VA *Zip:* 22902		
Individual/ Firm Responsible for Preparing Site Plan: Jeffrey J. Contelmo, P.E. Insite Engineering, Surveying & Landscape Architecture, P.C.	**Phone #:** 845-225-9690 **Fax#:** 845-225-9717	**Email:** jcontelmo@insite-eng.com
Address: *No.* 3 *Street:* Garrett Place *Town:* Carmel *State:* NY *Zip:* 10512		
Other Representatives:	**Phone #:** **Fax#:**	**Email:**
Owners Address: *No.* *Street:* *Town:* *State:* *Zip:*		

PROJECT DESCRIPTION
Describe the project, proposed use and operation thereof:
The applicant is seeking to modify an existing lot line between two properties, to accommodate a electrical power storage facility ajacent to the existing transmission lines that run through the larger of the two properties. One of the existing lots contains 93.5 acres and an easement containing the above mentioned NYSE&G transmission lines. The other is a 1.6 acre lot owned by NYSE&G, which contains a substation. The proposed subdivision would add 10.7 acres to the NYSE&G lot, and deduct the same from the larger lot, to accommodate a substation that would be integral to the power storage facility proposed on the larger lot mentioned above. There are no water or wastewater improvements proposed on either site.

TOWN OF CARMEL SUBDIVISION APPLICATION

PROJECT INFORMATION

Size of existing parcel to be subdivided:
Acres: 93.5 ac & 1.6 ac *Square Feet:* 4,072,011 sf± & 70,121

Major Subdivision ☐	**Minor Subdivision** ☒
Number of proposed lots: 2	**Size of proposed lots:** 82.8 ac & 12.3 ac
Conventional Subdivision ✓	**Cluster Subdivision** ☐
Will a 10% open space set aside be provided? Yes: ☐ No: ■ N/A	**If no, will a payment in-lieu be provided?** Yes: ☐ No: ■
Will all new lots have frontage on a mapped street? Yes: ☑ No: ☐	**If not, how will this deficiency be addressed?**

Is the site served by the following public utility infrastructure:

- **Sanitary Sewer** Yes: ☐ No: ☑ ✓

  If Yes:
  - Does approval exist to connect to sewer main? Yes: ☐ No: ☐
  - Is this an in-district connection? _____ Out-of district connection? _____
  - What is the total sewer capacity at time of application? _____
  - What is your anticipated average and maximum daily flow _____

  For Town of Carmel Town Engineer
  - *What is the sewer capacity* Not applicable BSP 9/5/23

- **Water Supply** Yes: ☐ No: ☑

  If Yes:
  - Does approval exist to connect to water main? Yes: ☐ No: ☐
  - What is the total water capacity at time of application? _____
  - What is your anticipated average and maximum daily demand _____

  not applicable KF 9-5-23

- **Storm Sewer** Yes: ☐ No: ☑
- **Electric Service** Yes: ✓ No: ☐
- **Gas Service** Yes: ☐ No: ✓
- **Telephone/Cable Lines** Yes: ☐ No: ✓

Will any common areas be created outside of individual lots (road rights-of-way, recreation areas, stormwater management areas, etc.)? Yes: ☐ No: ☑

Is a homeowners association proposed? Yes: ☐ No: ☑

What is the predominant soil type(s) on the site? RsB, PnB, WdB	**What is the approximate depth to water table?** 0-6'+

Site slope categories:	**15-25%** 5 %	**25-35%** 5 %	**>35%** 2 %
Estimated quantity of excavation:	**Cut (C.Y.)** TBD	**Fill (C.Y.)** TBD	
Is Blasting Proposed Yes: ☐	No: ☑	Unknown: ☐	
Is the site located ion a designated Critical Environmental Area?	Yes: ☑	No: ☐	

Does a curb cut exist on the site? Yes: ☑ No: ☐	**Are new curb cuts proposed?** Yes: ☑ No: ☐	**What is the sight distance?** Left TBD Right TBD

Is the site located within 500' of:

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

- The boundary of state or county owned land on which a building is located Yes: ☐ No: ☑
  Empire State Trail (No Building)

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

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

Does the site contain freshwater wetlands?
Yes: ☑ No: ☐
Jurisdiction:
NYSDEC: ☑ Town of Carmel: ☒
If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.

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

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

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

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

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

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

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

What is the estimated time of construction for the project?
12 to 18 months

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area	3 ac	93.5 ac + 1.6 ac	82.8 ac	12.3 ac			
Lot Coverage	40%	0%	1.3%	0%			
Lot Width	200'	2,217' + 262'	888'	248'			
Front Yard	50'	N/A	626'	1,120'			
Side Yard (minimum of 1)	40'	N/A	43'	44'			
Side Yard (total of both)		N/A	168'	326'			
Rear Yard	40'	N/A	1,710'	127'			
Habitable Floor Area	5,000 sf	0	0	0			
Height	40'	0	<40'	0			

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

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

APPLICANTS ACKNOWLEDGEMENT

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

Union Energy Center, LLC
Applicants Name

Applicants Signature

Sworn before me this 24 day of August 2023

Notary Public

LYNNE MARIE DECORA
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7959575
MY COMM. EXPIRES: 11/30/2025
NOTARY PUBLIC

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	☒	☐
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.	☒	☐
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.	☒	☐
4	Location and identification of all zoning district boundaries.	☒	☐
5	Identification of all maps filed in the County Clerk's office affecting properties within 500 feet of the lot to be subdivided.	☒	☐
Sketch Plan Requirements			
1	All General Requirements	☒	☐
2	Proposed subdivision layout at a scale of not less than one inch equals 100 feet.	☒	☐
3	All proposed lot lines, dimensions in feet and the areas of all lots in square feet and identifying numbers for each lot.	☒	☐
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.	☒	☐
5	Location and size of areas proposed to be reserved for recreation/open space.	☐ N/A	☐

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	☐	☐
2	The area included in the subdivision, by area of lots, roads, reservations if any, and total acreage.	☐	☐
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.	☐	☐
4	Names of existing streets and proposed names of new streets.	☐	☐
5	Preliminary profiles of all proposed roads.	☐	☐
6	Location, type and size of curbs, sidewalks and bikeways.	☐	☐
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.	☐	☐
8	Plans of proposed utility layouts and all facilities, unsized.	☐	☐
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.	☐	☐
10	Existing or proposed covenants or deed restrictions applying to the site and a preliminary draft of homeowners' association documents, if applicable.	☐	☐
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.	☐	☐
Final Plat Requirements			
1	All General, Sketch and Preliminary Plat Requirements.	☐	☐

TOWN OF CARMEL

SUBDIVISION COMPLETENESS CERTIFICATION FORM

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
2	Dimensions exactly with reference to monuments, bearings, distances in feet, radii, points of curvature and tangency of property lines, lot widths and depths and square feet of each lot.	☐	☐
3	Location of all proposed setback lines on each lot, with corner and irregular-shaped lots identified as to front, side and rear yards.	☐	☐
4	Location of all existing and proposed monuments.	☐	☐
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.	☐	☐
6	All proposed public easements or rights-of-way and the purposes thereof and proposed streets, identifying right-of-way width and names.	☐	☐
7	All parcels proposed for open space/recreation use, with a statement of the purpose of each.	☐	☐
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	☐	☐

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.	☐	☐
10	Deeds for land to be dedicated for road widening, recreation or other purposes.	☐	☐
11	Erosion control standards.	☐	☐
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.	☐	☐

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

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

STATE OF NEW YORK JEFFREY J. CONTELMO 61931 LICENSED PROFESSIONAL ENGINEER

8/25/23

Signature - Applicant Date

Professionals Seal

3/28/23

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 Trombetta
Signature - Planning Board Secretary

9/7/23
Date

Signature - Town Engineer

9/7/23
Date

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: Union Energy Center, LLC		
Project Location (describe, and attach a general location map): Union Valley Road and Miller Road		
Brief Description of Proposed Action (include purpose or need): The applicant is seeking to construct a 116-megawatt battery energy storage system. The project includes the construction of a system of gravel driveways, two pads for battery storage, two substations, and the associated landscaping and stormwater management practices. The batteries would be stored in enclosures similar to shipping containers and the project would connect to NYSEG transmission lines that currently traverse an easement on the site. The 93.5 acre site, where the proposed development would occur is currently undeveloped. The applicant is also seeking to modify an existing property line between the proposed development site, and the neighboring site to the north which contains a New York State Electric and Gas (NYSEG) substation. Of the two proposed substations would be owned and controlled by NYSEG. The proposed lot line adjustment would allow NYSEG ownership of this substation. The proposed development lot contains 93.5 acres and the NYSEG lot is currently 1.6 acres. The proposed subdivision would add 10.7 acres to the NYSEG lot, and deduct the same from the development lot. There are no water or wastewater improvements proposed on either site.		
Name of Applicant/Sponsor: East Point Energy c/o Scott Connuck	Telephone: E-Mail: sconnuck@eastpointenergy.com	
Address: 310 4th Street NE, 3rd Floor		
City/PO: Charlottesville	State: VA	Zip Code: 22902
Project Contact (if not same as sponsor; give name and title/role): Jeffrey J. Contelmo, P.E., Insite Engineering, Surveying & Landscape Architecture, P.C.	Telephone: 845-225-9690 E-Mail: jcontelmo@insite-eng.com	
Address: 3 Garrett Place		
City/PO: Carmel	State: NY	Zip Code: 10512
Property Owner (if not same as sponsor): Miller Road, LLC c/o Nicole Stern	Telephone: E-Mail:	
Address: 888 Route 6		
City/PO: Mahopac	State: NY	Zip Code: 10541

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Planning Board - Site Plan Approval, Subdivision approval	
c. City, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☑Yes☐No	Building Permit Town Wetland Permit Permit	
e. County agencies ☐Yes☑No		
f. Regional agencies ☑Yes☐No	NYCDEP SWPPP Acceptance	
g. State agencies ☑Yes☐No	NYSDEC GP-0-20-001 Coverage NYSDEC Freshwater Wetlands Permit	
h. Federal agencies ☑Yes☐No	ACOE Permitting Wetland Fill Permit	

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

NYC Watershed Boundary

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?
Commercial / Business Park

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? Carmel Central School District

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

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

d. What parks serve the project site?
Empire State Trail, Donald J. Trump State Park, Baldwin Meadows Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 1.6± & 93.5± acres
b. Total acreage to be physically disturbed? 18.0± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 95.1± 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)
Lot line adjustment for industrial / utility use.
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 2
iv. Minimum and maximum proposed lot sizes? Minimum 82.8 Maximum 12.3

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12-18 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.

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

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures 180
ii. Dimensions (in feet) of largest proposed structure: 10.7' height; 10' width; and 60' length
iii. Approximate extent of building space to be heated or cooled: 108,000 square feet

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

D.2. Project Operations

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

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

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑Yes ☐No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Crossing over NYSDEC Wetland F-26 and associated watercourse for access to the site.

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:
A culvert and headwall would be constructed to allow for access to the site from Miller Road. The action would result in disturbance of about 3,000 sf of the wetland. ACOE permitting will be sought for this part of the project. Other portions of the site would create some disturbance within the 100 adjacent area, but these disturbances would primarily be for the construction of stormwater management practices. A NYSDEC Freshwater Wetlands Permit will be sought for these disturbances.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☑Yes ☐No
If Yes, describe: Culvert and headwalls to be constructed.

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: 3,000 sf±
- expected acreage of aquatic vegetation remaining after project completion: 42.8±ac
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): Crossing for access to the site.
- proposed method of plant removal: Mechanical
- if chemical/herbicide treatment will be used, specify product(s): N/A

v. Describe any proposed reclamation/mitigation following disturbance: Wetland Mitigation will be provided per ACOE.

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

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

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

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

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

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

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

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

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

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

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

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

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

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? ☐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?

56,120 Square feet or 1.3 acres (impervious surface)

4,142,137 Square feet or 95.1 acres (parcel size)

ii. Describe types of new point sources. Battery enclosure structures.

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)?

Proposed stormwater management practices

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

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

_____

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

If Yes:

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

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

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

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

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

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

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

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

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

If Yes:

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

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

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

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

i. During Construction:

- Monday - Friday: 8:00 am - 6:00 pm
- Saturday: 8:00 am - 5:00 pm
- Sunday: None
- Holidays: None

ii. During Operations:

- Monday - Friday: Occasional
- Saturday: Onsite Employee (1-3) present through the week
- 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:

During construction: Typical construction and earthwork noise.
During Operation: Sound from HVAC system.

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

Describe: Tree removal as needed. Developed area to receive evergreen plantings to mitigate sound.

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:

Downward facing site lighting, provided for security and safety. Lighting will be limited, motion sensor operated, and dark sky compliant.

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

Describe: Tree removal as needed. Developed area to receive evergreen plantings to mitigate light.

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): Public Trail

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0 ac	8.8 ac±	+8.8 ac
• Forested	51.2 ac±	42.4 ac±	-8.8 ac
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0 ac	0 ac	No Change
• Agricultural (includes active orchards, field, greenhouse etc.)	0 ac	0 ac	No Change
• Surface water features (lakes, ponds, streams, rivers, etc.)	0 ac	0 ac	No Change
• Wetlands (freshwater or tidal)	42.3± ac	42.3± ac	Less than 0.1ac change
• Non-vegetated (bare rock, earth or fill)	0 ac	0 ac	No Change
• 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:

Creative Kids Childcare Center

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

If Yes:

i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

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

If Yes:

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

- If yes, cite sources/documentation: _____

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

_____

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

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

If Yes:

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

_____

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

If Yes:

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

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

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

☐ Neither database

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

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

If yes, provide DEC ID number(s): 360023

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

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 6.5 feet

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

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

Paxton Fine Sandy Loam, 3-8% slopes	33 %
Ridgebury Complex, 0-8% slopes	35 %
Woodbridge Loam, 3-8% slopes	11 %

d. What is the average depth to the water table on the project site? Average: 2 feet

e. Drainage status of project site soils:

☑ Well Drained:	35 % of site
☑ Moderately Well Drained:	11 % of site
☑ Poorly Drained	54 % of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	73 % of site
☑ 10-15%:	15 % of site
☑ 15% or greater:	12 % of site

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

h. Surface water features.

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

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

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

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

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

- Streams: Name ____ Classification ____
- Lakes or Ponds: Name ____ Classification ____
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) F-26

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

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

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

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

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

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

i. Name of aquifer:

m. Identify the predominant wildlife species that occupy or use the project site:
Fauna typical to northeast forest and wetlands.

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐No
If Yes:
i. Species and listing (endangered or threatened):
Northern Long-eared Bat

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

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use:

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

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

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☑Yes ☐No
If Yes:
i. CEA name: Baldwin Place Area
ii. Basis for designation: Difficulties w/ portable water source
iii. Designating agency and date: Agency:Somers, Town of, Date:9-26-90

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

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

ii. Name: _____

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

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Empire Trail

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

iii. Distance between project and resource: 0 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.

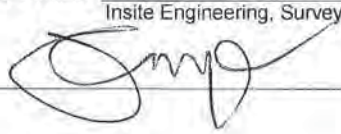
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Jeffrey J. Contelmo, P.E. Date 8/28/23

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

Signature  Title Senior Principal Engineer

PRINT FORM

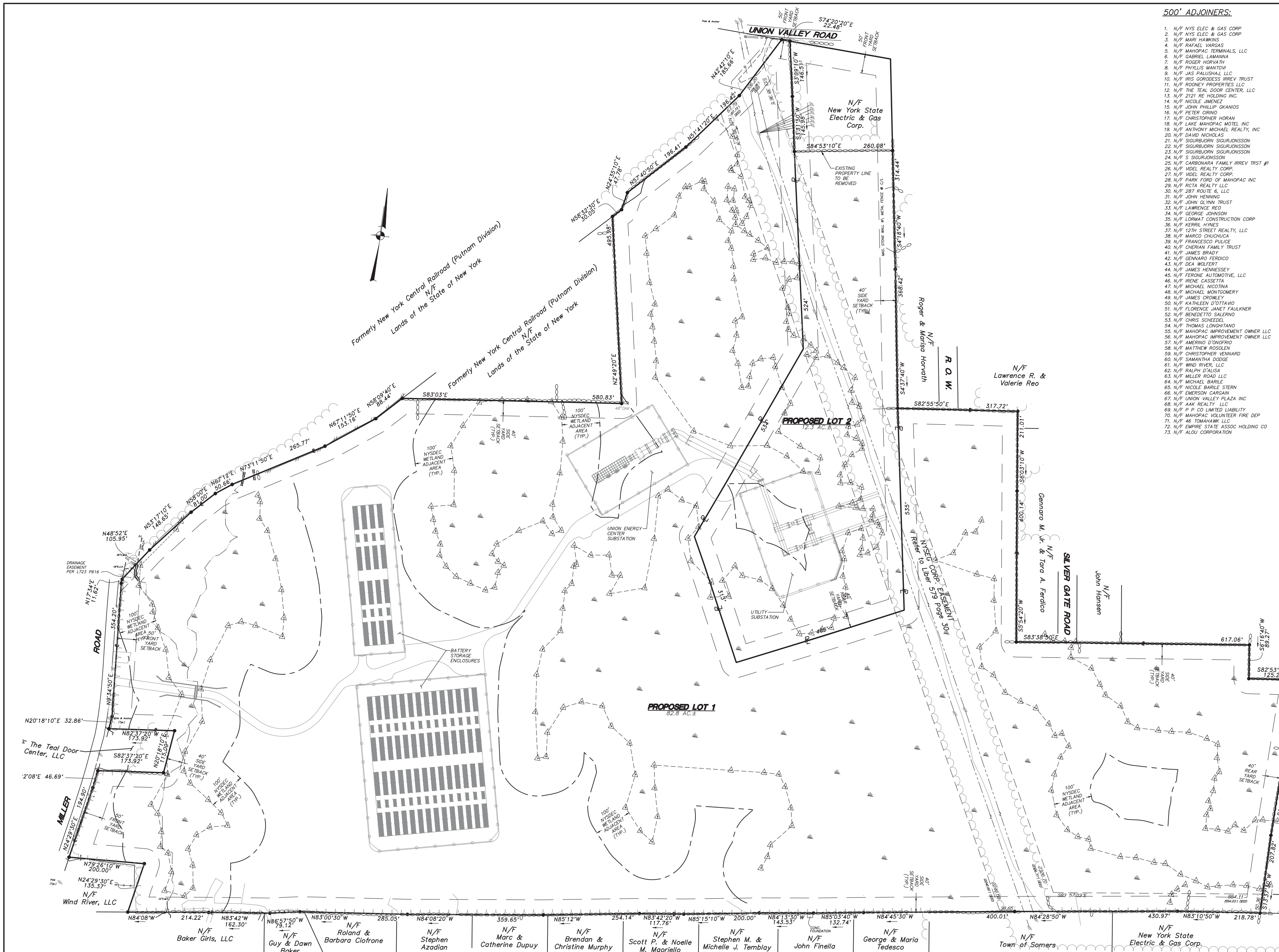
EAF Mapper Summary Report

Monday, April 24, 2023 12:48 PM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

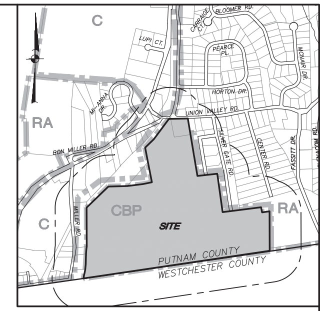
B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC 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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	360023
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
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.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):322.1, NYS Wetland (in acres):42.8
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	F-26
E.2.h.v [Impaired Water Bodies]	No

E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
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]	Yes
E.3.d [Critical Environmental Area - Name]	Baldwin Place Area
E.3.d.ii [Critical Environmental Area - Reason]	Difficulties w/ portable water source
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Somers, Town of, Date:9-26-90
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]	Yes
E.3.i. [Designated River Corridor]	No



500' ADJOINERS:

1. N/F NYS ELEC & GAS CORP
2. N/F NYS ELEC & GAS CORP
3. N/F MARI HAWKINS
4. N/F RAFAEL VARGAS
5. N/F MAHOPAC TERMINALS, LLC
6. N/F GABRIEL LAMANNA
7. N/F ROGER HORVATH
8. N/F PHYLLIS MANTOVI
9. N/F JAS PALUSHAJ, LLC
10. N/F IRIS GORODESS IRREV TRUST
11. N/F ROONEY PROPERTIES LLC
12. N/F THE TEAL DOOR CENTER, LLC
13. N/F 2121 RE HOLDING INC.
14. N/F NICOLE JIMENEZ
15. N/F JOHN PHILLIP GKANIOS
16. N/F PETER CIRINO
17. N/F CHRISTOPHER HORAN
18. N/F LAKE MAHOPAC MOTEL INC
19. N/F ANTHONY MICHAEL REALTY, INC
20. N/F DAVID NICHOLAS
21. N/F SIGURBJORN SIGURJONSSON
22. N/F SIGURBJORN SIGURJONSSON
23. N/F SIGURBJORN SIGURJONSSON
24. N/F S SIGURJONSSON
25. N/F CARBONARA FAMILY IRREV TRST #1
26. N/F VIDEL REALTY CORP.
27. N/F VIDEL REALTY CORP.
28. N/F PARK FORD OF MAHOPAC INC
29. N/F RCTA REALTY LLC
30. N/F 287 ROUTE 6, LLC
31. N/F JOHN HENNING
32. N/F JOHN GLYNN TRUST
33. N/F LAWRENCE REO
34. N/F GEORGE JOHNSON
35. N/F LORMAT CONSTRUCTION CORP
36. N/F KERRIL HYNES
37. N/F 12TH STREET REALTY, LLC
38. N/F MARCO CHUCHUCA
39. N/F FRANCESCO PULICE
40. N/F CHERIAN FAMILY TRUST
41. N/F JAMES BRADY
42. N/F GENNARO FERDICO
43. N/F DEA WOLFERT
44. N/F JAMES HENNESSEY
45. N/F FERONE AUTOMOTIVE, LLC
46. N/F IRENE CASSETTA
47. N/F MICHAEL NICOTINA
48. N/F MICHAEL MONTGOMERY
49. N/F JAMES CROWLEY
50. N/F KATHLEEN D'OTTAVIO
51. N/F FLORENCE JANET FAULKNER
52. N/F BENEDETTO SALERNO
53. N/F CHRIS SCHEEDEL
54. N/F THOMAS LONGHITANO
55. N/F MAHOPAC IMPROVEMENT OWNER LLC
56. N/F MAHOPAC IMPROVEMENT OWNER LLC
57. N/F AMERINO D'ONOFRIO
58. N/F MATTHEW ROSOLEN
59. N/F CHRISTOPHER VENNARD
60. N/F SAMANTHA DODGE
61. N/F WIND RIVER, LLC
62. N/F RALPH D'ALISA
63. N/F MILLER ROAD LLC
64. N/F MICHAEL BARILE
65. N/F NICOLE BARILE STERN
66. N/F EMERSON CARGAIN
67. N/F UNION VALLEY PLAZA INC
68. N/F AAK REALTY LLC
69. N/F P P CO LIMITED LIABILITY
70. N/F MAHOPAC VOLUNTEER FIRE DEP
71. N/F 46 TOMAHAWK LLC
72. N/F EMPIRE STATE ASSOC HOLDING CO
73. N/F ALOU CORPORATION



LOCATION MAP SCALE: 1" = 800'±

OWNER/APPLICANT:

MILLER RD LLC
888 ROUTE 6
MAHOPAC NY 10541

SITE DATA:

Zone: C/BP
Total Acreage 95.1 AC
Tax Map Nos.:
1. 86.11-1-14 (93.5 AC.±)
2. 86.8-2-85 (1.6 AC.±)

GENERAL NOTES:

1. The boundaries, topography, and wetland flags shown hereon are taken from a survey by Insite Engineering, Surveying & Landscape Architecture, P.C., entitled "Survey of Property Prepared for East Point Energy", last revised on March 29, 2023.
2. No reserve recreational open space is proposed.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE TO BE REMOVED
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING SIGN
- EXISTING NYSDEC WETLAND BOUNDARY
- EXISTING WETLAND
- EXISTING NYSDEC WETLAND ADJACENT AREA
- EXISTING WATERCOURSE
- PROPOSED PROPERTY LINE
- EXISTING TREELINE

AREA TABLE

	EXISTING	PROPOSED
LOT 1	93.5 AC.±	82.8 AC.±
LOT 2	1.6 AC.±	12.3 AC.±

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

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

By: ______________________ Date: ______________
Environmental Health Services

Expiration Date ______________________

Town of Carmel Planning Board Approval

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

Signed this ____________ day of ____________ , ______.

By: ______________________
Chairman, Carmel Planning Board

This plat is valid for filing until ________________ , ______.

Consent to File

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

Signed this ____________ day of ____________ , ____.

By: ______________________
NYS ELEC & GAS CORP
C/O AVANGRID MGMT CO
1 CITY CENTER FL 5
PORTLAND, ME 04101

By: ______________________
MILLER RD LLC
888 ROUTE 6
MAHOPAC NY 10541

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

Land Surveyor's Certification

We hereby certify that the survey shown hereon was completed by us on ___________; that this map was completed _________, 2023; and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.

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

Certification by Real Property Tax Dept.

To Real Property Tax Department:

Please certify that Tax Map Numbers

86.11-1-14 (93.5 AC.±)
86.8-2-85 (1.6 AC.±)

in the Town of Carmel are the correct Tax Map numbers for this preliminary plat.

____
Director of Real Property Taxes

Certification by Putnam County Commissioner of Finance

The Commissioner of Finance hereby certifies that all town, county and village real property taxes forwarded to this office for collection as of ___/___/___ have been paid for the parcel or parcels described as:

Tax Map Nos.:
86.11-1-14 (93.5 AC.±)
86.8-2-85 (1.6 AC.±)

Signed: ______________________
Commissioner of Finance

Sketch Plat
of
Subdivision of Property for Union Energy Center

Situate in the

Town of Carmel County of Putnam

State of New York

Scale: 1"=100'

Date: 8-30-23
Revised: 9-6-23

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch = 100 ft.

Job No. 21120.100
PP-1.dwg

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

September 5, 2023

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

RE: Braemar at Carmel
49 Seminary Hill Road
TM# 55.10-1-3

Dear Chairman Paeprer and Members of the Board:

The Board will recall that the subject project is a 152-bed assisted living development, adjacent to the Paladin Center on Seminary Hill Road in the Hamlet of Carmel. The Board granted Final Site Plan approval for the project on October 30, 2019. The applicant is requesting re-approval of the Final Site Plan. As was previously discussed, given the nature of their business, the applicant was held back by the outbreak of COVID-19 in the year following the project's approval, and have come upon another external delay related to financing and recent disruptions in the banking sector. They are currently securing a new lender for the project, but the applicant is still fully committed to the construction of the project in the near term.

There has been no change in the condition of the site and/or its environs. There has been no change to the site plans of the proposed project, and all outside agency approvals for the project are current. See the list of active outside permits and their expiration dates below.

- NYCDEP Approved SWPPP, expires August 24, 2024.
- NYCDEP Sanitary Sewer Permit, expires January 3, 2025.

Please place this item on the Board's next available meeting agenda for consideration of the approval extension.

A check for the $3,000.00 re-grant fee will be provided under separate cover.

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

Very truly yours,

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

By: _____
Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/adt

Enclosures

cc: Richard Filaski

Insite File No. 18258.100

Michael J. Calise, P.E. P.C. & Associates

Civil Engineering and Land Planning Consultants
41 East Nauraushaun Avenue
Pearl River, New York 10965
Phone (845) 629-3743

September 6, 2023

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

Hand Delivery

Attention:	Rose Trombetta
Regarding:	11 Sunset Boulevard Regrading Application Success Realty, LLC 11 Sunset Boulevard, Carmel, New York 10952 Town of Carmel, Putnam County, New York Tax Map Number – Section 54.19, Block 1 & Lot 11 Residential Zoning District
MJC Job No.:	2356
Subject:	Planning Board Regrading Application supplemental information

Mrs. Trombetta,

In connection with the above-noted matter, the following supplemental materials are being submitted as requested by the Town Engineer for the September 14, 2023, Planning Board meeting:

1. Five (5) copies of the proposed site erosion control plan.
2. One (1) copy of Notice of Intent (NOI)
3. One (1) copy of Engineers Runoff Assessment letter.

If any clarifications are needed or if there are any questions, or comments on this matter, please, do not hesitate to call me directly at (845) 629-3743.

Very sincerely yours,
Michael J. Calise, P.E., P.C. & Associates

Michael J. Calise, P.E.

Michael J. Calise, P.E. P.C. & Associates

Civil Engineering and Land Planning Consultants
41 East Nauraushaun Avenue
Pearl River, New York 10965
Phone (845) 629-3743

August 31, 2023

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

Hand Delivery

Attention:	Rose Trombetta
Regarding:	11 Sunset Boulevard Regrading Application Success Realty, LLC 11 Sunset Boulevard, Carmel, New York 10952 Town of Carmel, Putnam County, New York Tax Map Number – Section 54.19, Block 1 & Lot 11 Residential Zoning District
MJC Job No.:	45-23
Subject:	Planning Board Regrading Application

Mrs. Trombetta,

In connection with the above-noted matter, the following materials are being submitted for consideration by the Planning Board:

1. Five (5) copies of the Site Plan.
2. Five (5) copies of the Town of Carmel Regrading Application.
3. Five copies of a Narrative summary

Please place the application on the next available Planning Board agenda.If any clarifications are needed or if there are any questions, or comments on this matter, please, do not hesitate to call me directly at (845) 629-3743.

Very sincerely yours,
Michael J. Calise, P.E., P.C. & Associates

Michael J. Calise, P.E.

Michael J. Calise, P.E. P.C. & Associates
Civil Engineering and Land Planning Consultants

Narrative Summary
Prepared for
11 Sunset Boulevard Re-Grading Application
Section 54.19, Block 1, Lot 11
11 Sunset Boulevard
Carmel, New York 10952
Residential Zoning District

The proposed regrading application is for a 0.84± acre parcel defined on the Town of Carmel Tax Maps as Section 54.19., Block 1, Lot 11.1 within the Residential zoning district. The site goes from New York State Route 6 through Sunset Boulevard to tax lot 54.19-1-13. The site's topography is rolling with slopes towards New York State Route 6 from the existing residence and slopes towards the abutting tax lot where a small pond meanders along a portion of the lot's property line. Wetlands on-site are contained in the well-defined pond. A one-hundred (100') foot wetlands buffer goes from the pond to approximately Sunset Boulevard encapsulating the existing residence.

The applicant cleaned up the existing residence and yards removing leaves, branches, and debris and performing minor re-grading to top dress the undulations caused by years of neglect. Before any seed was done, work was stopped by the Town because of the work within the wetlands buffer. No fill was brought to the site. No work was or will be performed in the wetlands. All work previously done and proposed is within the one-hundred (100') buffer.

This application before the Board is to complete the work cleaning up the lot, top dress, topsoil and seed the property.

Michael J. Calise, P.E. P.C. & Associates
Civil Engineering and Land Planning Consultants
41 East Nauraushaun Avenue
Pearl River, New York 10965
Phone (845) 629-3743

September 6, 2023

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

Attention:	Rose Trombetta
Regarding:	11 Sunset Boulevard Regrading Application Success Realty, LLC 11 Sunset Boulevard, Carmel, New York 10952 Town of Carmel, Putnam County, New York Tax Map Number – Section 54.19, Block 1 & Lot 11 Residential Zoning District
MJC Job No.:	2356
Subject:	Engineer's Runoff Assessment letter

Mrs. Trombetta,

In connection with the above-noted matter, no new impervious areas created and no increase in the amount of runoff will be generated by the proposed re-grading and stabilization application. There should be no change in the existing drainage patterns and care will be taken to assure no runoff will be directed at abutting properties and the runoff maintains itself in the existing drainageways.

If any clarifications are needed or if there are any questions, or comments on this matter, please, do not hesitate to call me directly at (845) 629-3743.

Very sincerely yours,
Michael J. Calise, P.E., P.C. & Associates

Michael J. Calise, P.E.:

TOWN OF CARMEL
PLANNING BOARD

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

REGRADING APPLICATION

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

PROPERTY ADDRESS: 11 Sunset Boulevard, Carmel, New York 10512 **TAX MAP #** 54.19-1-11

DATE SUBMITTED: 08-27-2023 **COMMERCIAL:** _____ **RESIDENTIAL:** X **OTHER:** _____

NAME OF APPLICANT: Abie Weiss **TELEPHONE NUMBER:** (917) 846-6531

APPLICANT'S ADDRESS: 11 Sunset Boulevard, Carmel, New York 10512

APPLICANT'S SIGNATURE: [signature] **EMAIL:** yawrealty@gmail.com

NAME OF PRESENT OWNER (IF DIFFERENT FROM APPLICANT: Same as above

ADDRESS _____ **TELEPHONE NUMBER:** (917) 846-6531

PROJECT PROFESSIONAL ENGINEER OF RECORD: Michael J. Calise, P.E.

ADDRESS: PO Box 96, Pearl River, New York 10965 **TELEPHONE NUMBER:** (845) 629-3743

EMAIL: mcal294@aol.com **SIZE OF LOT:** 0.84 acres

DESCRIPTION OF PROPOSED WORK & PURPOSE: Minor regrading, clean up and lot stabilization.

****

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

AMOUNT OF FEE PAID: **(UP TO 2 ACRES $300.00)** $ 300.00 - PA (67)
(FROM 2 TO 5 ACRES - $600.00) $ _____
(OVER 5 ACRES $900.00 PLUS $40.00/ACRE) $ _____

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
11 Sunset Boulevard Regrading

Project Location (describe, and attach a location map):
11 Sunset Boulevard, Carmel, New York 10512 (Town of Carmel Tax Lot 54.19-1-11

Brief Description of Proposed Action:
Minor re-grading (topdressing), clean-up and seed and hay.

Name of Applicant or Sponsor:	Telephone: (917) 846-6531
Abie Weiss	E-Mail: yawrealty@gmail.com

Address:
11 Sunset Boulevard

City/PO:	State:	Zip Code:
Carmel	New York	10512

	NO	YES
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.	☑	☐
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: Town of Carmel Planning Board - Regrading Permit; Town of Carmel Environmental Board	☐	☑

3. a. Total acreage of the site of the proposed action? 0.84 acres
   b. Total acreage to be physically disturbed? 0.41 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? None acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
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 Change to the existing dwelling on-site	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____		
Existing water service connection unchanged	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____		
Existing sewer lateral unchanged	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
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: _____		

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

	NO	YES
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?	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
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:		
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:		
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: Inactive solid waste Landfill - Carmel Route 6 Solid Waste Id 40572, Class N - inactive hazardous waste number 340016		
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:		

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

Applicant/sponsor/name: Avie Weiss Date: August 27, 2023

Signature: a Weiss Title: Owner

PRINT FORM

Notice of Intent ("NOI")

New York State Department of Environmental Conservation

Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

NOTICE OF INTENT for Stormwater Discharges Associated with Construction Activity UNDER SPDES GENERAL PERMIT #GP-02-01

NYR _ _ _ _ _ _
(for DEC use only)

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

Section I. Applicant/Activity Information

1. Owner/Operator Name: Success Realty LLC			
2a. Mailing Address: 543 Bedford Avenue	2b. City Brooklyn	2c. State NY	2d. Zip
3. Contact Person: 3a. First Name: Michael 3b. Last Name: Calise	3c. Phone: (845) 629-3743	3d. E-mail: mcal294@aol.com	
4a. Site/Project Name: 11 Sunset Boulevard Re-Grading		4b. Existing use of the site: Residential	
5a. Street Address: 11 Sunset Boulevard	5b. City: Carmel	State: NY	5c. Zip
6. County: Putnam	7. Site Location: 7a. X Coordinates: 709440.24	7b. Y coordinates: 936503.26	

Section II. Disturbance Activity/Discharge Characteristics

8. Future use of the site: Residential	9. Duration of disturbance activity (use mm/dd/yyyy) from: 09/30/2023 to: 10/31/2023
10. Total site acreage: 0.8 (acres)	11. Total acres of disturbed area of overall plan of development or sale: 0.4
12. Soil (Hydrologic Soil Group): B	13. What is the maximum slope of disturbed area: 12.0 %

14. What is the percentage of impervious area of the site? 14a. before commencement of the project 0.1 %
14b. after completion of the project: 0.1 %

15. Will there be permanent stormwater management practices? ☐ yes ☑ no

16. Is this a phased project? ☐ yes ☑ no

Section III. Receiving System(s)

17. Does any part of the project lie within a regulated 100-year flood plain? ☐ yes ☑ no
18. Does the site/activity lie within the boundaries of the New York City watershed? ☐ yes ☑ no
19. Does runoff from site enter a storm sewer or ditch maintained by a local, Federal or State governmental unit (MS4)? ☐ yes ☑ no
If the answer to 19 is no, skip to question 20.
19a. Provide the name of the government owning the storm sewer system:
19b. Is the MS4 a "regulated MS4" as defined under 40 CFR Section 122.32? ☐ yes ☐ no ☐ don't know
19c. Does the MS4 have a SPDES permit for their storm sewer system? ☐ yes ☐ no ☐ don't know
19d. Is the runoff from the site tributary to a Combined Sewer Overflow (CSO)? ☐ yes ☐ no
20. What is the name of the nearest surface water body into which the runoff will enter? Pond located in rear of propsert
21. Does the runoff discharge to a receiving water identified as 303(d) listed segment ☐, or "TMDL" water ☐, or neither ☑?

Section IV. Stormwater Pollution Prevention Plan:

22. What components are required for the SWPPP? (Consult the SWPPP and Stormwater Permit Process flow chart and check all that apply): 22a. ☑ Erosion and Sediment Control Plan 22b. ☐ Water Quality and Quantity Controls

23. Is the Construction Sequence Schedule for the planned management practices prepared? ☑ yes ☐ no

Will the Stormwater Pollution Prevention Plan be in conformance with:
24a. local government requirements? ☑ yes ☐ no 24b. NYSDEC requirements? ☐ yes ☐ no
If the answer to 24b. is yes, skip to Section VI.

Section V. Supplemental Information (only if you answered "no" to question 24.b.)

25. **Before submitting this NOI, you must have your SWPPP certified by a licensed Professional.**
This certification must state that the SWPPP has been developed in a manner which will enssure compliance with water quality standards and with the substantive intent of this permit (see general permit for additional information).
Is your plan certified by a licensed Professional? ☑ yes ☐ no

- Do not submit your SWPPP to DEC unless requested.
- A copy of your SWPPP must be submitted to the local jurisdiction(s) as required under Part III, subsection B.2 (also see question #29 below).
- State each deviation from the Department's Technical Standards, reasons supporting each deviation request and an analysis of the water quality impacts in your SWPPP.
- Use Section VII below to summarize the justification statement in one paragraph.
- Allow sixty (60) days from the receipt of your completed application for permit coverage to provide DEC an opportunity to review the application and supporting information.

Section VI. Reviews and Approvals

Has your SWPPP been reviewed by: 26a. ☐ local Soil and Water Conservation District 26b. ☑ Professional Engineer
26c. ☐ Certified Professional Erosion Control Specialist 26d. ☐ Licensed Landscape Architect. 26e. ☐ None

27. Are there other DEC permits required or already obtained for this project? ☐ yes ☑ no
28. If the answer to 27 is no, skip to question 29.
28a. If this NOI is submitted for the purpose of continuing previous coverage under the general permit for stormwater runoff from construction activities (GP-93-06), please indicate the SPDES reference number assigned under GP-93-06: NYR1_____
28b. If there is another SPDES permit, please indicate the permit number: NY
28c. If there are other DEC permits, please provide one of the permit numbers: _____

29. Has a copy of your SWPPP been submitted to the governing jurisdiction as required by the permit? ☑ yes ☐ no

Section VII. Details (use this space, maximum of 650 characters, to further explain answers where necessary).

The project is to clean-up and re-grade an existing single-family residence with some minor regrading (top-dressing), topsoil seeding

Section VIII. Certification

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I also certify under penalty of law that this document and the corresponding documents were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person(s) who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction. and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

30a. Printed Name: Abie Weiss	30b. Title/Position: Owner	30c. Phone: (917) 846-6531
Signature: A Weiss	30d. E-mail: yawrealty@gmail.com	30e. Date: 09/06/2023

Reset All Fields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Carmel NY 10512
United States


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United States


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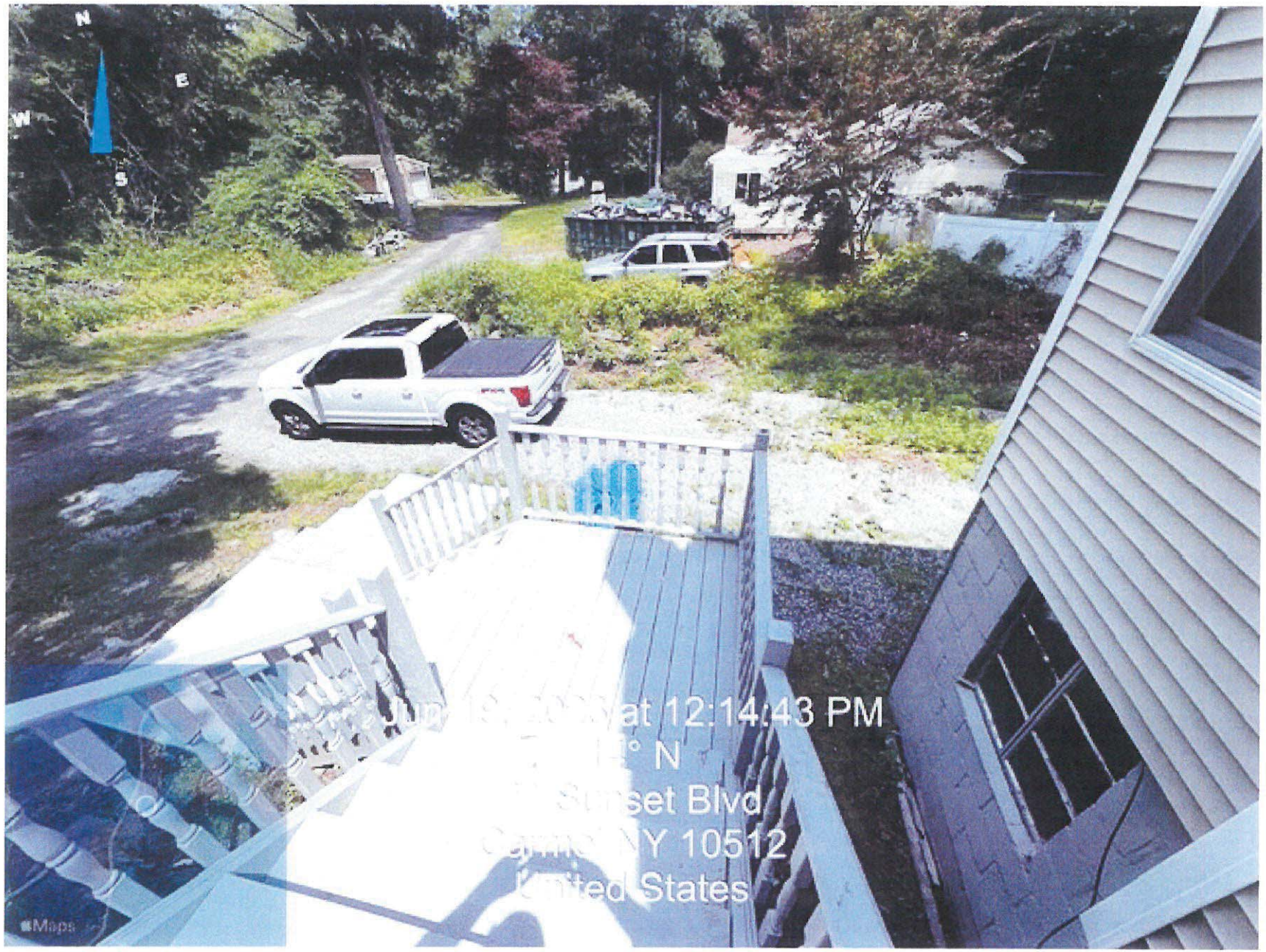
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118° SE
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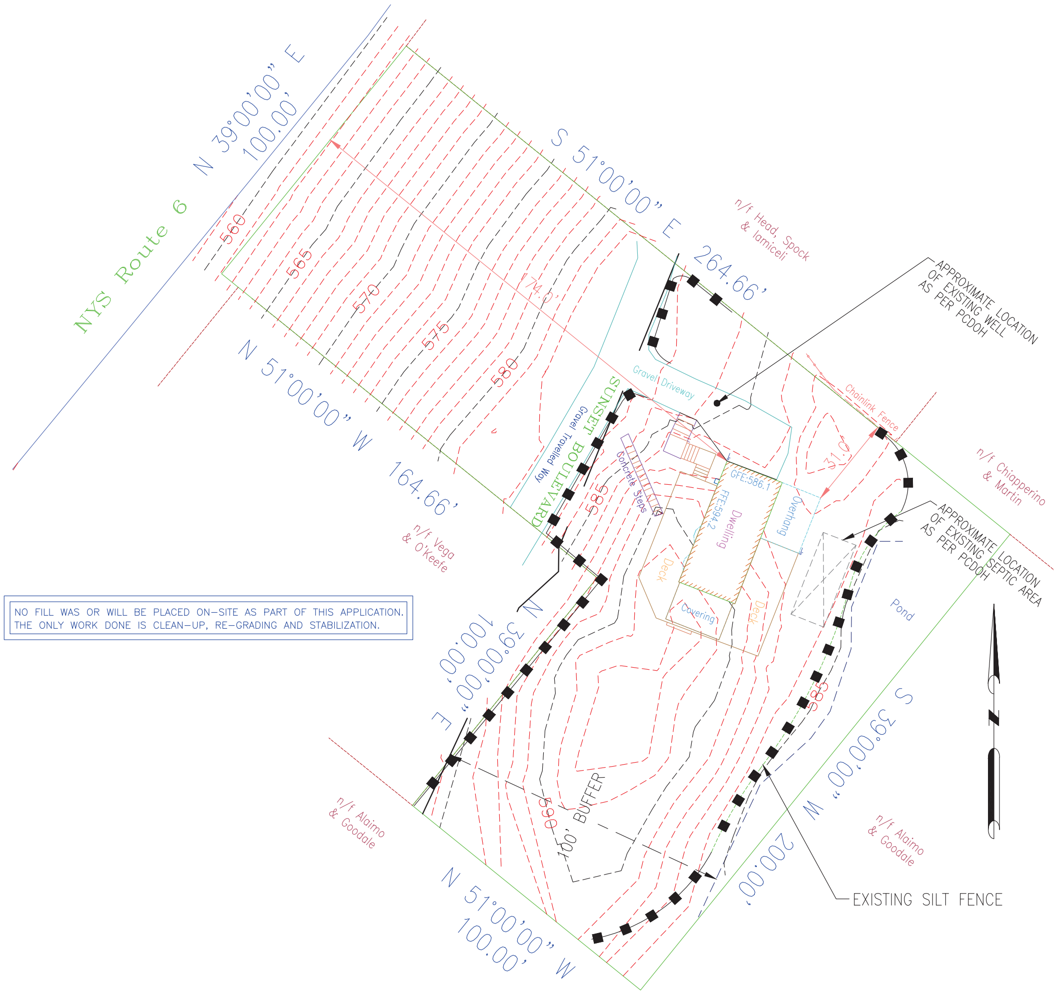
Carmel NY 10512
United States


Jun 19, 2023 at 12:13:35 PM
306° NW
11 Sunset Blvd
Carmel NY 10512
United States

LEGEND

625.0(TC)	DENOTES EXISTING "TOP OF CURB" GRADE	(symbol)	DENOTES EXISTING UTILITY POLE
625.0(DC)	DENOTES EXISTING "DROP CURB" GRADE	(symbol)	DENOTES EXISTING CONCRETE SURFACE
WV	DENOTES EXISTING WATER VALVE	625.0+	DENOTES EXISTING SPOT GRADE
GV	DENOTES EXISTING GAS VALVE	—W—	DENOTES EXISTING WETLANDS LIMIT LINE
WMH	DENOTES EXISTING WATER MANHOLE	—238—	DENOTES EXISTING CONTOUR LINE
TMH	DENOTES EXISTING TELEPHONE MANHOLE	(symbol)	DENOTES EXISTING STONE WALL
LP	DENOTES EXISTING LIGHT POLE	(symbol)	DENOTES PROPOSED STONE
CB	DENOTES EXISTING CATCH BASIN	—EC—	DENOTES EXISTING UNDERGROUND ELECTRIC & CABLE SERVICE
——	DENOTES EXISTING OVERHEAD WIRES		
+217.6	DENOTES EXISTING SPOT GRADE		



VICINITY MAP
SCALE: 1"=400'

SITE SPECIFIC NOTES:

1. THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT# 54.19-1-11 AS SHOWN ON TOWN OF CARMEL TAX MAPS.
2. RECORD OWNER: SUCCESS REALTY LLC
   543 BEDFORD AVENUE
   BROOKLYN, NEW YORK 11211
3. APPLICANT: SUCCESS REALTY LLC
   543 BEDFORD AVENUE
   BROOKLYN, NEW YORK 11211
4. SITE ADDRESS: 11 SUNSET BOULEVARD
   CARMEL, NEW YORK 10512
5. DEED REFERENCE: DEED BOOK 2273 PAGE 234.
6. AREA OF PARCEL: 0.84± ACRES (36,590± SQUARE-FEET).
7. ZONING DISTRICT: RESIDENTIAL.
8. EXISTING USE: ONE-FAMILY RESIDENTIAL.

GENERAL NOTES:

1. ALL HORIZONTAL AND VERTICAL CONTROL DATA ON THE PROJECT SHALL BE PROVIDED BY A LICENSED SURVEYOR.
2. NO SITE PREPARATION OR CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED PERMITTING AND APPROVALS HAVE BEEN OBTAINED.
3. GAS, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
4. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT TOP COURSE.
5. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
6. THESE PLANS DOES NOT DEPICT ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. NO EXPLORATORY OR TESTING SERVICE, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, HAZARDOUS, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE ENDORSED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
7. THE CONTRACTOR IS RESPONSIBLE ALL FOR SITE SAFETY, INCLUDING OF ALL APPROPRIATE PERSONNEL PROTECTIVE EQUIPMENT REQUIRED CREW EQUIPMENT, TRAINING AND CERTIFICATIONS AS REQUIRED BY ALL LOCAL, STATE AND FEDERAL AUTHORITIES.
8. NEITHER THE PROFESSIONAL ACTIVITIES OF THE PROJECT DESIGN ENGINEER NOR THE PRESENCE OF THEIR REPRESENTATIVES AND SUB-CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE OWNER, GENERAL CONTRACTOR OF SUBCONTRACTOR DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO CONSTRUCTION MEANS AND METHODS, SCHEDULES, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES.DESIGN ENGINEER AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH AND SAFETY PROGRAMS PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SECURITY AND SAFETY DESIGN ENGINEER SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AS ADDITIONALLY INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
9. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE DESIGN ENGINEER AND LOCAL BUILDING DEPARTMENT AND/OR MUNICIPAL ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER, ENGINEER, AND MUNICIPALITY HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.
10. ALL AREAS DISTURBED BY ONSITE GRADING SHOULD BE FERTILIZED BEFORE SEEDING.
11. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED, AS SHOWN TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES OR OTHER SUITABLE MATERIAL. DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
12. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAINUNFINISHED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 lb OF RYE GRASS OR MULCHED WITH 100 lbs OF STRAW OR HAY PER 1,000 SQUARE-FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY INSTALLING THE BASE COURSE.
13. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.
14. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
15. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.
16. PLOT PLAN BASED ON BOUNDARY AND TOPOGRAPHIC PLAN PROVIDED BY OWNER.

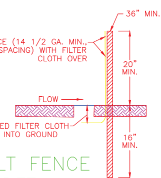
SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL

A. INSTALL ALL EROSION CONTROL DEVICES AS SHOWN ON THIS PLAN AND NOTED IN THE "LEGEND FOR EROSION CONTROL DURING CONSTRUCTION". ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
B. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED. STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
C. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM DRAINAGE AS SHOWN ON THE PLAN.
D. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNFINISHED FOR A PERIOD OF 7 DAYS, OR MORE.
E. AFTER COMPLETION SPREAD TOPSOIL ON LAWN AREAS AND SEED.
F. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.
G. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED. AS MAY BE REQUIRED AND REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM.

LEGEND FOR EROSION CONTROL MEASURES REQUIRED AT THE TIME OF CONSTRUCTION

-■-■-■- EXISTING SILT FENCE

-■-■-■- PROPOSED SILT FENCE



SILT FENCE DETAIL

NOT TO SCALE

SITE AREA:
0.84± Acres (36,590± Square-feet)

AREA DISTURBED WITHIN 100' BUFFER:
0.38± Acres (13,823± square-feet)

TOTAL DISTURBED AREA:
0.41± Acres (15,103± square-feet)

REVISIONS

#	DATE	COMMENTS
1	AUGUST 8, 2023	TOWN ENGINEER'S COMMENTS

GRAPHIC SCALE

20 0 10 20 40 80

(1 INCH = 20 FEET)

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED N.Y.S. ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. COPIES OF THIS PLAN NOT HAVING THE EMBOSSED SEAL OF THE N.Y.S. ENGINEER SHALL NOT BE VALID. PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW.
FOR BOARD REVIEW PURPOSES ONLY:

MICHAEL J. CALISE, P.E.
NEW YORK STATE LIC. NO. 074611

PLOT PLAN
PREPARED FOR:

11 SUNSET BOULEVARD

TOWN OF CARMEL

PUTNAM COUNTY NEW YORK

Michael J. Calise, P.E. & Associates, P.C.
Civil Engineering & Land Planning Consultants
Post Office Box 96
Pearl River, New York 10965
Phone (845) 629-3743

TAX LOT No.:	54.19-1-11
AREA:	0.84± ACRES (36,590± SF)
JOB No.:	2356
SCALE:	1"=20'
DATE:	JUNE 10, 2023
SHEET:	1 OF 1

11 SUNSET BLVD PLOT PLAN.DWG

LEGEND

625.0(TC)	DENOTES EXISTING "TOP OF CURB" GRADE		DENOTES EXISTING UTILITY POLE
625.0(DC)	DENOTES EXISTING "DROP CURB" GRADE		DENOTES EXISTING CONCRETE SURFACE
WV	DENOTES EXISTING WATER VALVE	625.0±	DENOTES EXISTING SPOT GRADE
GV	DENOTES EXISTING GAS VALVE		DENOTES EXISTING WETLANDS LIMIT LINE
WMH	DENOTES EXISTING WATER MANHOLE		DENOTES EXISTING CONTOUR LINE
TMH	DENOTES EXISTING TELEPHONE MANHOLE		DENOTES EXISTING STONE WALL
LP	DENOTES EXISTING LIGHT POLE		DENOTES PROPOSED STONE
CB	DENOTES EXISTING CATCH BASIN	EC	DENOTES EXISTING UNDERGROUND ELECTRIC & CABLE SERVICE
	DENOTES EXISTING OVERHEAD WIRES		
+217.8	DENOTES EXISTING SPOT GRADE		

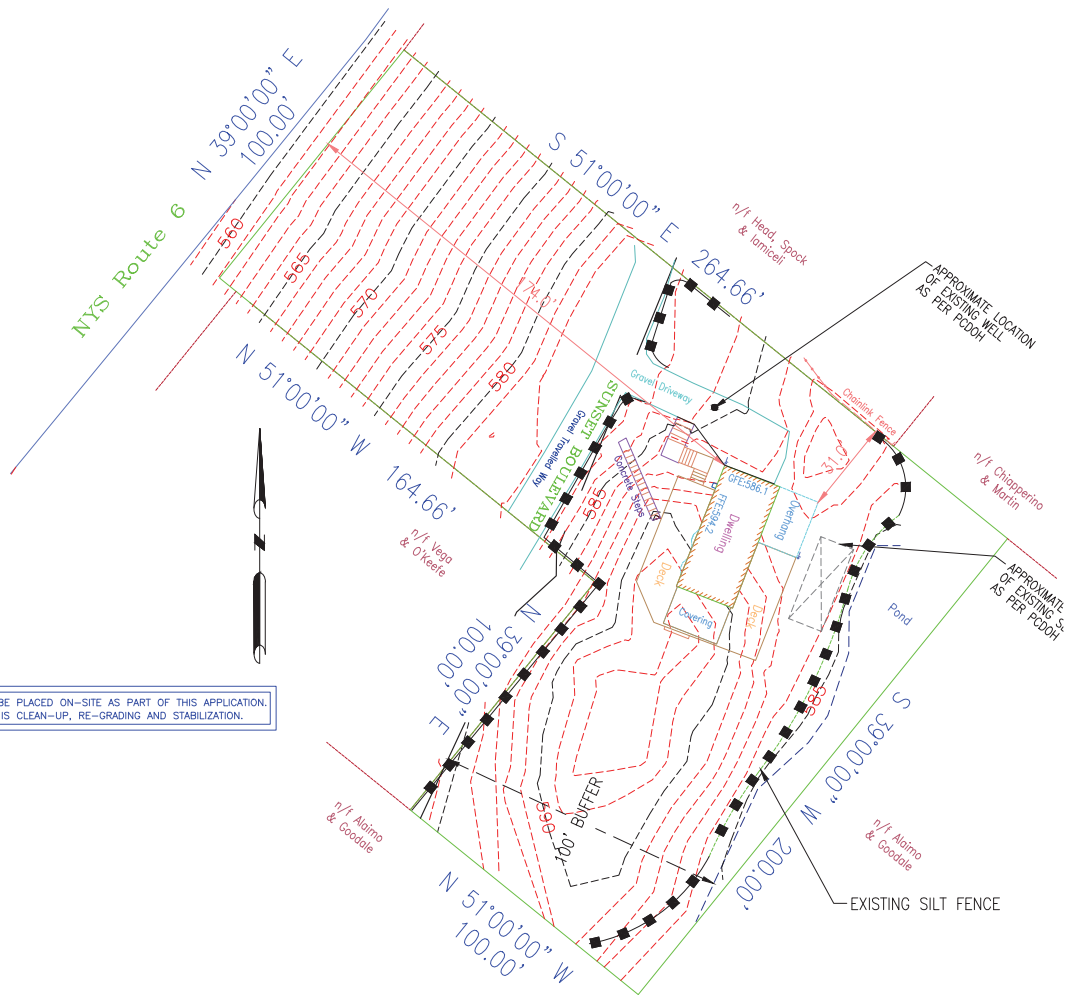
BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCE:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "SURVEY PREPARED FOR 11 SUNSET BOULEVARD" ~ SECTION 54.19 ~ BLOCK 1 ~ LOT 11 PREPARED BY EDWARD T. GANNNON, P.L.S. SURVEY DATE JUNE 20, 2023.

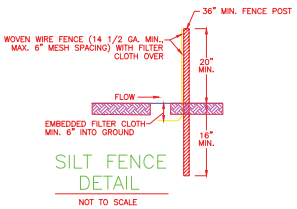
LEGEND FOR EROSION CONTROL MEASURES REQUIRED AT THE TIME OF CONSTRUCTION

EXISTING SILT FENCE

PROPOSED SILT FENCE



NO FILL WAS OR WILL BE PLACED ON-SITE AS PART OF THIS APPLICATION. THE ONLY WORK DONE IS CLEAN-UP, RE-GRADING AND STABILIZATION.



SILT FENCE DETAIL

NOT TO SCALE

SITE SPECIFIC NOTES:

1. THIS IS A PLOT PLAN PREPARED FOR OF TAX LOT# 54.19-1-11 AS SHOWN ON THE TOWN OF CARMEL TAX MAPS.
2. RECORD OWNER: SUCCESS REALTY LLC, 543 BEDFORD AVENUE, BROOKLYN, NEW YORK 11211
3. APPLICANT: SUCCESS REALTY LLC, 543 BEDFORD AVENUE, BROOKLYN, NEW YORK 11211
4. SITE ADDRESS: 11 SUNSET BOULEVARD, CARMEL, NEW YORK 10512
5. DEED REFERENCE: DEED BOOK 2273 PAGE 234.
6. AREA OF PARCEL: 0.84± ACRES (36,590± SQUARE-FEET).
7. ZONING DISTRICT: RESIDENTIAL.
8. EXISTING USE: ONE-FAMILY RESIDENTIAL.

GENERAL NOTES:

1. ALL AREAS PREVIOUSLY DISTURBED STABILIZED WITH SEED AND HAY ON SEPTEMBER 7, 2023 AS APPROVED BY THE TOWN ENGINEER.
8. REMAINING AREAS, REQUIRING TO TOP-DRESSING, REGRADING AND STABILIZATION WITH SEED AND HAY TO BE COMPLETED ONCE REQUIRED PLANNING BOARD AND ENVIRONMENTAL BOARD APPROVALS HAVE BEEN OBTAINED.

SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL

A. INSTALL ALL EROSION CONTROL DEVICES AS SHOWN ON THIS PLAN AND NOTED IN THE "LEGEND FOR EROSION CONTROL DURING CONSTRUCTION". ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.

B. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED. STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.

C. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM DRAINAGE AS SHOWN ON THE PLAN.

D. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNFINISHED FOR A PERIOD OF 7 DAYS, OR MORE.

E. AFTER COMPLETION SPREAD TOPSOIL ON LAWN AREAS AND SEED.

F. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.

G. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE REQUIRED AND REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM.

THIS PLAN IS FOR EROSION CONTROL PURPOSES ONLY.

SITE AREA:	0.84± Acres (36,590± Square-feet)
AREA DISTURBED ONLY WITHIN 100' BUFFER:	0.38± Acres (13,823± square-feet)
TOTAL DISTURBED AREA:	0.41± Acres (15,103± square-feet)

REVISIONS

#	DATE	COMMENTS

GRAPHIC SCALE

20 0 10 20 40 80

(1 INCH = 20 FEET)

MICHAEL J. CALISE, P.E.
NEW YORK STATE LIC. NO. 074611

EROSION CONTROL PLAN
PREPARED FOR:

11 SUNSET BOULEVARD

TOWN OF CARMEL
PUTNAM COUNTY NEW YORK

Michael J. Calise, P.E. & Associates, P.C.
Civil Engineering & Land Planning Consultants
Post Office Box 96
Pearl River, New York 10965
Phone (845) 629-3743

TAX LOT No.: 54.19-1-11
AREA: 0.84± ACRES (36,590± SF)
JOB No.: 2356
SCALE: 1"=20'
DATE: 09-06-2023
SHEET: 1 OF 1

11 SUNSET BLVD PLOT PLAN DWG