

CRAIG PAEPRER  
*Chairman*

ANTHONY GIANNICO  
*Vice Chairman*

**BOARD MEMBERS**

CARL STONE  
KIM KUGLER  
RAYMOND COTE  
ROBERT FRENKEL  
MARK PORCELLI

**TOWN OF CARMEL  
PLANNING BOARD**



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

MICHAEL CARNAZZA  
*Director of Code  
Enforcement*

RICHARD FRANZETTI, P.E.  
*Town Engineer*

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

**PLANNING BOARD AGENDA  
SEPTEMBER 25, 2019 – 7:00 P.M.**

**MEETING ROOM #1**

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

**RESOLUTION**

- |  |            |         |                   |
|--|------------|---------|-------------------|
| 1. Downtown Mahopac Properties – 559 Route 6                 | 75.12-2-26 | 7/23/19 | Amended Site Plan |
| 2. Taco Bell (Former Friendly's Site)<br>1081 Stoneleigh Ave | 55.11-1-3  | 8/7/19  | Amended Site Plan |

**SITE PLAN**

- |  |            |         |                          |
|--|------------|---------|--------------------------|
| 3. Braemar at Carmel – 49 Seminary Hill Road, Carmel | 55.10-1-3  | 9/13/19 | Site Plan                |
| 4. Viscovich, Mario – South Lake Blvd                | 75.42-1-69 | 9/16/19 | Special Site Plan (Dock) |

**TOWN BOARD REFERRAL**

- |  |             |  |                                  |
|--|-------------|--|----------------------------------|
| 5. Centennial Golf Club of New York, LLC. -<br>Fair St | 44.-2-2,3,4 |  | Change of Zoning<br>(Discussion) |
|--|-------------|--|----------------------------------|

**PUBLIC HEARING**

- |   |            |         |                                  |
|---|------------|---------|----------------------------------|
| 6. Thimm, Karl - 232 East Lake Blvd                 | 65.17-1-15 | 9/25/19 | Bond Return                      |
| 7. Union Valley Cemetery – 730 Union Valley Road    | 76.16-1-8  | 9/25/19 | Public Hearing/Resolution        |
| 8. Homeland Towers Lake Casse – 254 Croton Falls Rd | 65.19-1-43 | 9/25/19 | 8/6/19<br>Site Plan (Cell Tower) |
| 9. Homeland Towers Dixon Lake - 36 Dixon Road       | 54.-1-6    | 9/25/19 | 8/6/19<br>Site Plan (Cell Tower) |



September 13, 2019

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

RE: Braemar Living at Carmel  
49 Seminary Hill Road  
Town of Carmel  
TM# 55.10-1-3

Dear Chairman Paeprer and Members of the Board:

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

- Site Plan Drawings Set (9 Sheets), last revised September 13, 2019. (5 copies)
- Amended SWPPP, dated September 13, 2019. (3 copies)

In response to open comments in the memo dated September 4, 2019 by Richard J. Franzetti, P.E., Town of Carmel Engineer, we offer the following responses:

I. General Comments:

4. A Stormwater Control Maintenance Agreement is included in the Amended Stormwater Pollution Prevention Plan (ASWPPP).
6. A bond estimate will be submitted at a future date.

II. Detailed Comments

1. Our office is scheduled to meet with the Town Engineer to discuss the water system work plan.
2. The sight distances at the driveway entrance to Seminary Hill Road have been shown on Drawing EX-1 and exceeds 500' in each direction. AASHTO required intersection sight distance for a 30-mph speed limit is 335'.
3. A note has been added to Drawing D-3 that all sewers must meet the requirements of Town Code Section 120-29.
4. A note has been added to Drawing EX-1 requiring sidewalks, guiderails and drainage to be installed in accordance with the Town Code Section 128.
5. Based on the size of the water service connection, the proposed material will be PVC pipe as noted on the plans.

In response to open comments in the memo dated September 11, 2019 by Patrick Cleary, AICP, Town of Carmel Planner, we offer the following responses:

5. As requested, the building drop off drive has been widened to 26'.

---

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

9. Earthwork calculations are underway, and results will be provided to the Board in a future submission.


Please place the project on the agenda for the September 25, 2019 Planning Board meeting for continued review. Please note the project architect will bring colored building elevations and sample boards to the meeting for discussion with the Board.

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

Very truly yours,

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

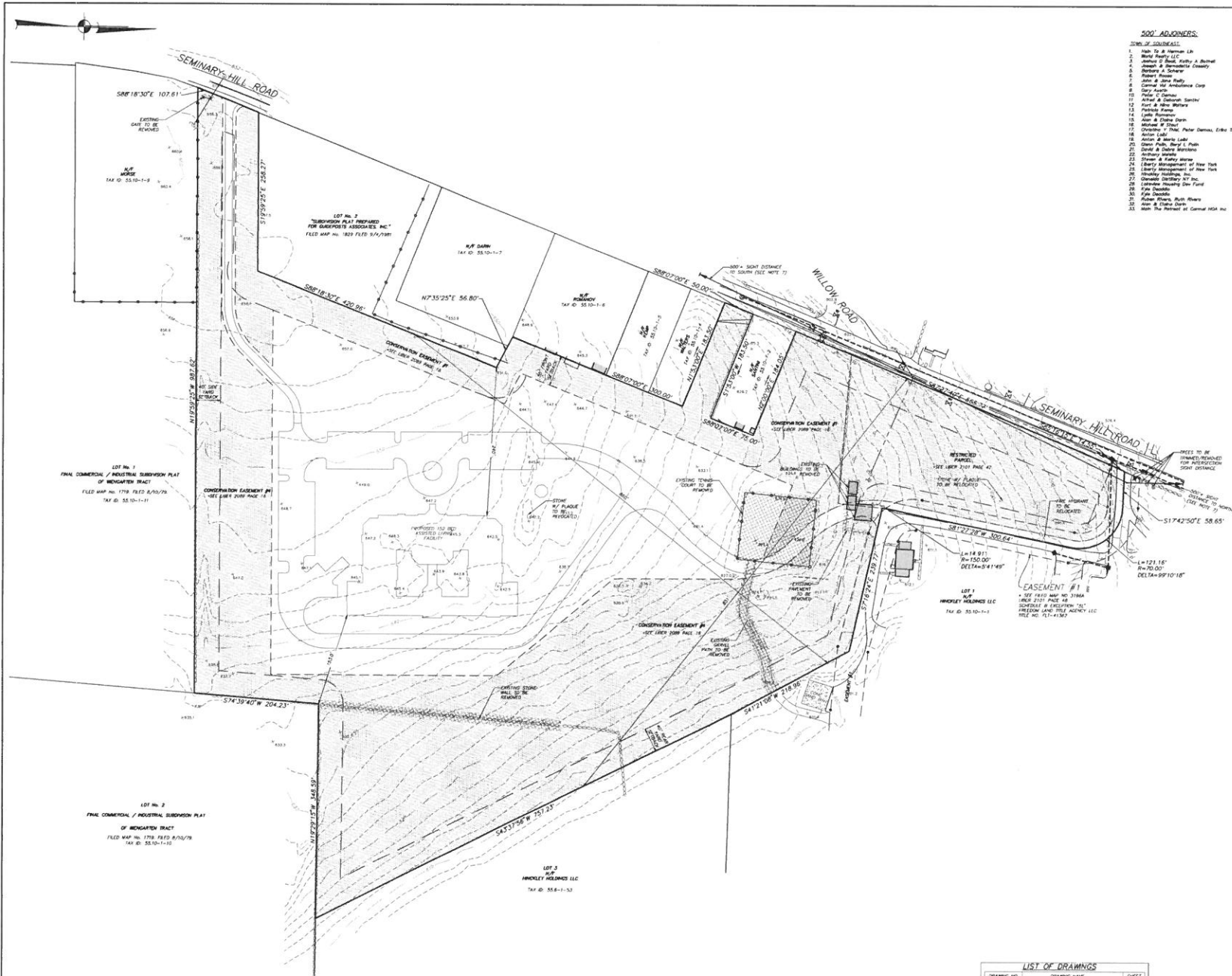
By:

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

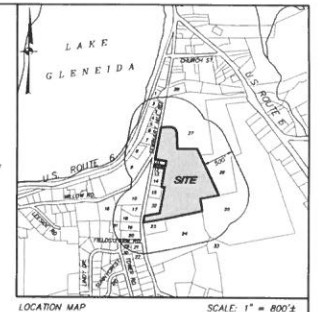
JJC/kms/amk

Enclosures

cc: Richard Filaski / Filben Group  
Mark McKee / H2M Architects + Engineers



- 500' ADJOINERS:**
1. John T. & Patricia L.H.
  2. Brierley LLC
  3. James G. Brierley, Kathy A. Brierley
  4. Joseph A. Brierley County
  5. Brierley LLC
  6. Robert Brierley
  7. John A. Brierley
  8. Central Air Conditioning Corp
  9. Gary Brierley
  10. Brierley LLC
  11. Alfred A. Brierley, Senior
  12. Alfred A. Brierley, Jr.
  13. Frederick Kemp
  14. Leah Brierley
  15. Brierley LLC
  16. Brierley LLC
  17. Brierley LLC
  18. Arlan Loh
  19. Arlan & Marie Loh
  20. Brierley LLC
  21. David & Susan Brierley
  22. Brierley LLC
  23. Brierley LLC
  24. Brierley LLC
  25. Brierley LLC
  26. Brierley LLC
  27. Brierley LLC
  28. Brierley LLC
  29. Brierley LLC
  30. Brierley LLC
  31. Brierley LLC
  32. Brierley LLC
  33. Brierley LLC



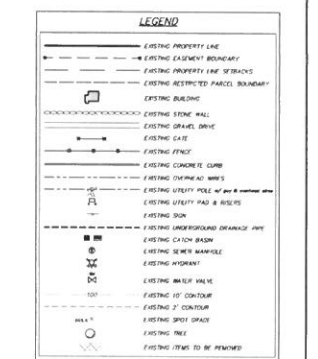
**APPLICANT:**  
 FREDERICK KEMP  
 800 WESTCIDER AVE  
 SUITE 512  
 NYC, NY 10014

**SITE DATA:**  
 Town: CDP  
 County: BREWSTER  
 State: NY  
 Tax Map No.: 55-10-1-3

- GENERAL NOTES:**
1. Boundary and topographic information were derived from a survey entitled "Topographic Survey of Property Proposed for Final Development, LLC," conducted by Terry Brierley & Sons on March 27, 2008.
  2. Water and sewer connections for the facility will connect to existing mains that run along Seminary Hill Road.
  3. The proposed building shall be protected by an automatic fire sprinkler system.
  4. This site is proposed to be serviced by a water connection to CWD #2 and sewer connection to CSD #2.
  5. The facility would be inspected by the New York Department of Health on an annual basis. Facility must maintain 100% compliance.
  6. Facility is to have 800 sq. ft. of employee parking with a max. width of 45ft.
  7. Interference sight triangles shall be based on reduction of sight lines and removed/paved off existing trees to be shown on drawing SP-1.
  8. Curb, sidewalk, manholes, pipe racks, and drainage shall conform to the requirements of Chapter 128 of the Town Code.

**C/Z-P ZONE REQUIREMENTS:**

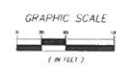
	MINIMUM	MAXIMUM
Minimum Lot Area	3 Acres (13,068 SF)	19.9 Acres (864,563 SF)
Minimum Lot Width	200'	800'
Minimum Lot Depth	200'	800'
Minimum Front Setback	100'	300'
Minimum Side Setback	50'	240'
Height	40'	135'
Roof	40'	135'
Minimum Building Footprint	400'	131'x107'
Minimum Building Floor Area	3,000 SF	112,474 SF
Maximum Building Coverage	40%	48%



2	8-13-18	RESPONSE TO PLANNING BOARD COMMENTS	JFC
1	8-21-18	RESPONSE TO PLANNING BOARD COMMENTS	JFC
NO	DATE	REVISION	BY

**LIST OF DRAWINGS**

DRAWING NO.	DRAWING NAME	SHEET
EX-1	EXISTING CONDITIONS & REMOVALS PLAN	1
SP-1	LAYOUT & LANDSCAPE PLAN	2
SP-2	GRADING & UTILITIES PLAN	3
SP-3	FLOODING & SEWAGE CONTROL PLAN	4
SP-4	LIGHTING AND VEHICLE MOVEMENT PLAN	5
D-1	DETAILS	6
D-2	DETAILS	7
D-3	DETAILS	8
D-4	DETAILS	9



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

PROJECT: **BRAEMAR LIVING AT CARMEL**

DATE: 8-25-18

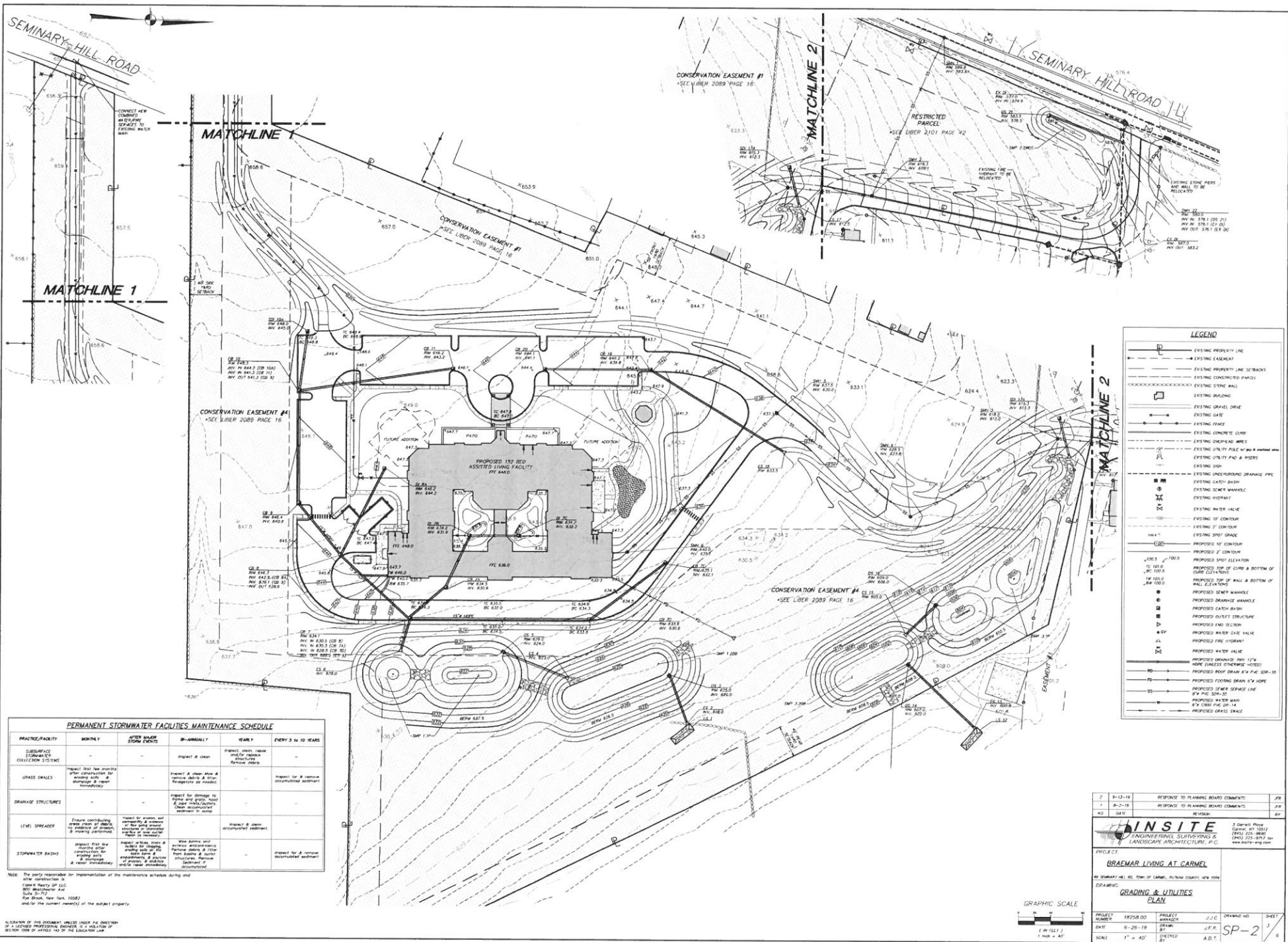
SCALE: 1" = 60'

DRAWING NO.: JFC  
 SHEET: EX-1

ALL INFORMATION ON THIS DOCUMENT UNLESS UNDER THE CONTROL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 2009 OF ARTICLE 174 OF THE EDUCATION LAW







**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING PROPERTY LINE SETBACKS
- EXISTING CONCRETE PARKING
- EXISTING STONE WALL
- EXISTING BUILDING
- EXISTING GRAVEL DRIVE
- EXISTING GATE
- EXISTING FENCE
- EXISTING CONCRETE CURB
- EXISTING CONCRETE APRON
- EXISTING UTILITY PAD & RISERS
- EXISTING SIGN
- EXISTING UNDERGROUND DRAINAGE PIPE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED TOP OF CURB & BOTTOM OF CURB ELEVATIONS
- PROPOSED TOP OF WALL & BOTTOM OF WALL ELEVATIONS
- PROPOSED SEWER MANHOLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- PROPOSED WATER GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED DRAINAGE PIPE 12" HOPE (UNLESS OTHERWISE NOTED)
- PROPOSED ROOF DRAIN 4" P.V.C. (4\"/>

**PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE**

PRACTICE/FACILITY	MONTHLY	AFTER MAJOR STORM EVENTS	BI-ANNUALLY	YEARLY	EVERY 3 to 10 YEARS
<b>SURFACE DRAINAGE COLLECTION SYSTEMS</b>				Inspect, clean, repair and/or replace	Replace
<b>GRASS SWALES</b>	Inspect first few storms after construction for erosion, silt, debris & paper accumulation.		Inspect & clean swale & remove debris & paper. Revegetate as needed.		Inspect for & remove accumulated sediment.
<b>DRAINAGE STRUCTURES</b>			Inspect for damage to frame and grate, holes & pipe misalignments. Clean accumulated sediment in sump.		Inspect & clean accumulated sediment.
<b>LEAF SPREADER</b>	Remove contributing materials from catchment area to prevent clogging of swales, inlets & manholes. Use only approved products.			Inspect & clean accumulated sediment.	
<b>STORMWATER BASINS</b>	Inspect first few storms after construction for erosion, silt, debris & paper accumulation. Remove as needed.		Inspect for debris and remove accumulated sediment. Remove debris & other materials. Remove sediment if accumulated.		Inspect for & remove accumulated sediment.

Note: The party responsible for implementation of the maintenance schedule during and after construction is to be determined by the local authority having jurisdiction. This schedule is a minimum standard and does not constitute a warranty of performance or liability for any damage or injury to persons or property, or for any loss or damage to property, or for any other consequences of the subject property.

AUTION: THIS DOCUMENT IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

2	8-13-18	RESPONSE TO PLANNING BOARD COMMENTS	JFM
1	8-2-18	RESPONSE TO PLANNING BOARD COMMENTS	JFM
03	04-17	REVISION	BY

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

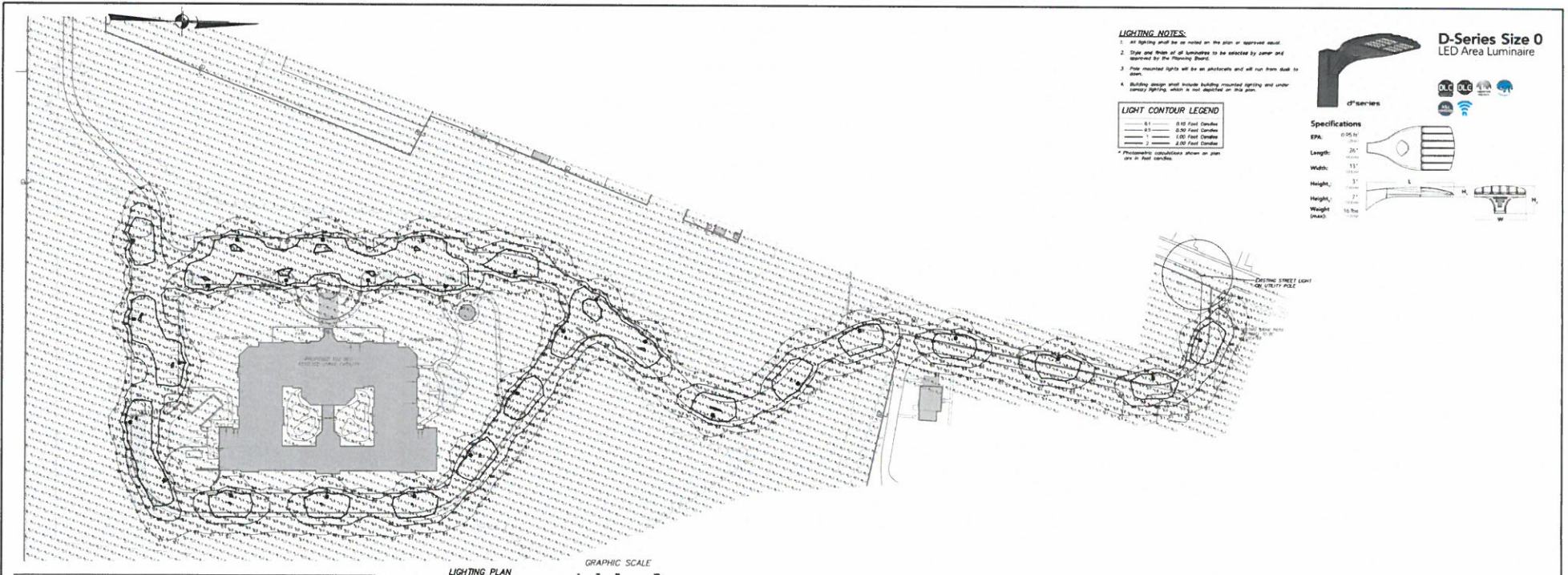
PROJECT: **BRAEMAR LIVING AT CARMEL**  
36 SEMINARY HILL, 88.10 AC, TOWN OF CARMEL, FULTON COUNTY, NEW YORK

GRAPHIC SCALE  
1" = 40'

PROJECT NUMBER	17028.00	PROJECT MANAGER	JJC	DRAWING NO.	SHEET
DATE	6-26-18	DESIGNER	JFM		SP-2
SCALE	1" = 40'	CHECKED	A.D.T.		4







**LIGHTING NOTES:**

1. All lighting shall be as noted on this plan or approved equal.
2. Style and finish of all luminaires to be selected by owner and approved by the Planning Board.
3. Pole mounted lights will be as photocells and will run from dusk to dawn.
4. Building design shall include building mounted lighting and under canopy lighting, which is not depicted on this plan.

**LIGHT CONTOUR LEGEND**

0.1	0.05 Foot Contour
0.5	0.50 Foot Contour
1	1.00 Foot Contour
2	2.00 Foot Contour

\* Photometric calculations shown on plan are in feet candles.

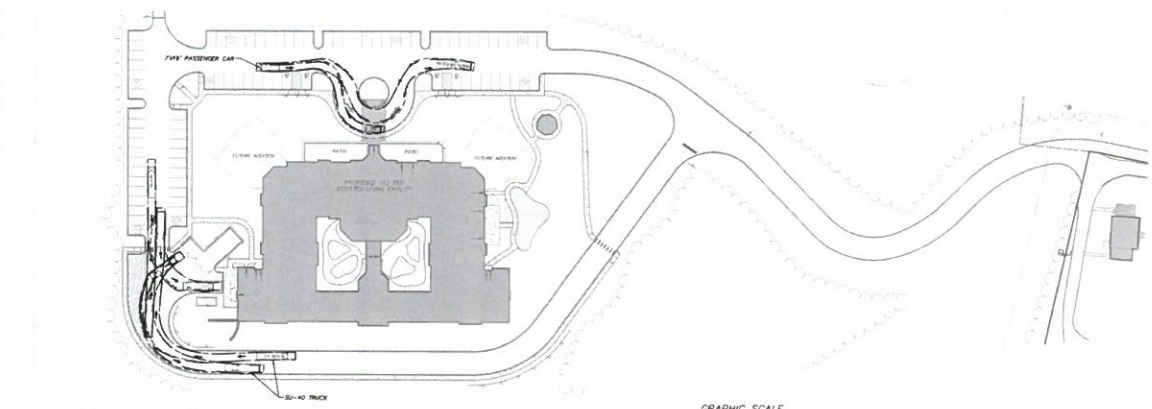
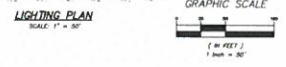


**Specifications**

EPA:	0.95 ft <sup>2</sup>
Length:	36"
Width:	15"
Height:	3"
Weight:	27 lbs
Weight (max):	15 lbs

**LUMINAIRE SCHEDULE**

Symbol	Qty	Conting. Number	Description	Item	Mounting Height	Notes
A	24	0500	LED 200 5.30 100 12W SPALTS	LED	15'	74
			LUMINAIRE LIGHTING - 0500 LED WITH 20 LEEDS WITH HOUSE SIDE SHADE	LED	15'	74



**LEGEND**

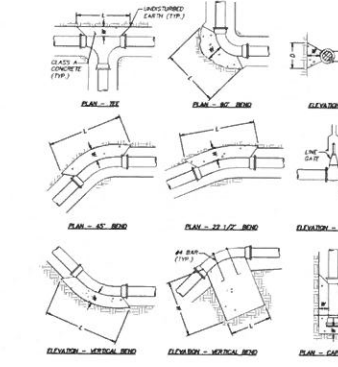
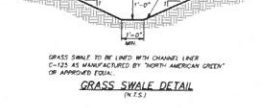
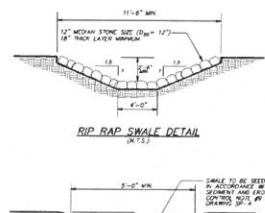
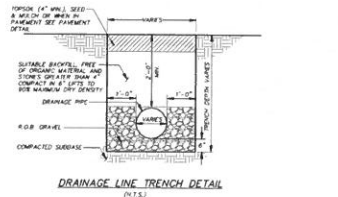
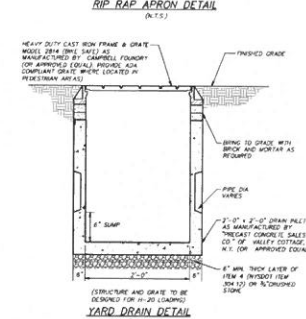
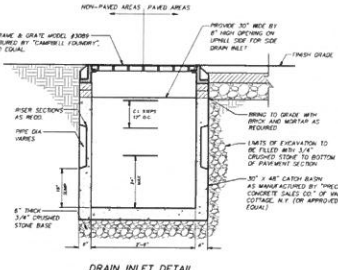
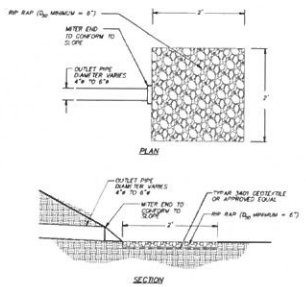
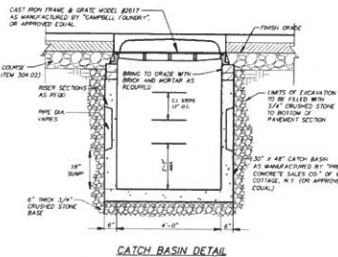
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING PROPERTY LINE 30' TRACTS
[Symbol]	EXISTING CONCRETE PARCEL
[Symbol]	EXISTING DRIVE WALL
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING DRIVE DRIVE
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING CONCRETE CURB
[Symbol]	PROPOSED 6" IF STALLS TO BE STRIPPED
[Symbol]	PROPOSED CONCRETE CURB
[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED PAINTED DISCREETLY
[Symbol]	PROPOSED PAINTED DIRECTIONAL ARROW
[Symbol]	PROPOSED PAINTED HANDICAP PARKING
[Symbol]	PROPOSED 3' WIDED ISLAND
[Symbol]	PROPOSED SLAKE RAIL
[Symbol]	PROPOSED DRIVE POLE SIGN
[Symbol]	PROPOSED POLE MOUNTED LIGHT
[Symbol]	PROPOSED DRIVE LOCKBOX
[Symbol]	VEHICLE DEPARTURE
[Symbol]	VEHICLE TRAIL PATTERN
[Symbol]	VEHICLE PATH DIRECTION

1	8-13-19	RESPONSE TO PLANNING BOARD COMMENTS	JFB
NO.	DATE	REVISION	BY
PROJECT: <b>BRADMAR LIVING AT CARMEL</b> 44 JENNIFER AVE., SUITE 2000 OF CARMEL, FRESNO COUNTY, 95026 DRAWING: <b>LIGHTING &amp; VEHICLE MOVEMENT PLAN</b>			
PROJECT MANAGER	18258 GD	PROJECT MANAGER	J.J.C.
DATE	8-2-19	DRAWN BY	A.D.T.
SCALE	AS SHOWN	CHECKED BY	J.J.C.
			DRAWING NO. <b>SP-4</b>
			SHEET <b>5</b> OF <b>9</b>

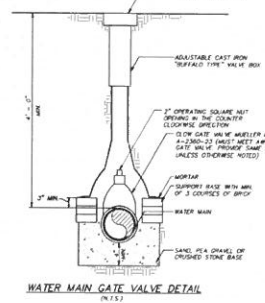
AS TRADITION OF THIS DOCUMENT LIMITED UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER AS A CONDITION OF BEING ISSUED BY THE BOARD OF ARCHITECTURE OF THE STATE OF CALIFORNIA.







PIPE SIZE	CONCRETE	2" RIB	3" RIB	4" RIB	#
4"	2'	1.5'	1.5'	2'	1.5'
6"	2'	2'	2'	2'	1.5'
8"	2'	2'	2'	2'	1.5'



**TOWN OF CARMEL WATER NOTES:**

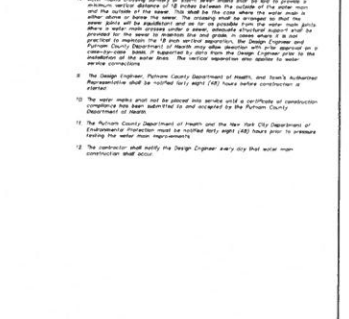
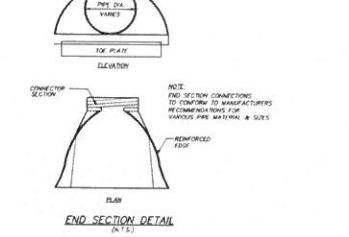
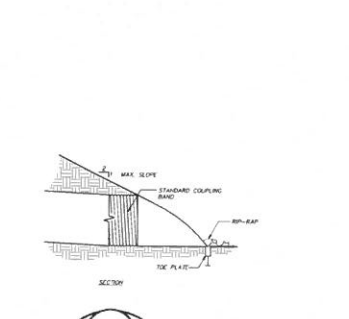
- All water service connections shall be of the size and type as shown on the plans.
- Gate valves shall be AWWA standard gate valves, manufactured by Mueller Company, Model #2300-23 or approved equal, with the following specifications: 1/2" through 48" for water and other fluids, AWWA Specification C-200.
- Flaps on all valves shall be 1/2" thick per working pressure. The valve shall be tested at 150 psi. All valves and exterior pipe fittings shall be tested with a test pressure corresponding to the working pressure.
- Valves shall have 1/2" thick brass valve handles. Valves shall be installed in accordance with AWWA Specification C-200 and shall be installed in a position to be accessible for operation.
- All valves shall be installed in a position to be accessible for operation. Valves shall be installed in a position to be accessible for operation.
- When water service valves are used, they shall be set to close. Double check valves shall be installed in accordance with AWWA Specification C-200.
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- When water service valves are used, they shall be set to close. Double check valves shall be installed in accordance with AWWA Specification C-200.

**PVC PIPE WATER TESTING PROCEDURES:**

- Minimum Pressure Test: Connections shall be tested in accordance with the schedule of tests, Class 150, 1/2" through 48" for water and other fluids, AWWA Specification C-200.
- Test pressure shall be 150 psi for 1/2" through 48" for water and other fluids, AWWA Specification C-200.
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**PVC PIPE WATER MAIN NOTES:**

- All water mains shall be PVC Class 200 or 14 pipe with factory installed bell-end joints. The pipe shall be 1/2" through 48" for water and other fluids, AWWA Specification C-200.
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NO.	DATE	DESCRIPTION	BY
1	8-13-18	RESPONSE TO PLANNING BOARD COMMENTS	JW
2	8-2-18	RESPONSE TO PLANNING BOARD COMMENTS	JW
3	8-1-18	RESPONSE TO PLANNING BOARD COMMENTS	JW
4	8-1-18	RESPONSE TO PLANNING BOARD COMMENTS	JW

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

PROJECT: **BRAEMAR LIVING AT CARMEL**

DATE: 6-26-19

DRAWING: **DETAILS**

SHEET: **D-2** OF 9

ALL INFORMATION ON THIS DOCUMENT UNLESS INDICATED OTHERWISE IS A DESIGN PROFESSIONAL SERVICES OF A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT IN THE STATE OF CALIFORNIA.









September 16, 2019

Craig Paepre, Carmel Planning Board Chairman & Members of the Board  
Town Hall  
60 McAlpin Ave  
Carmel, NY 10512

RE: Mario Viscovich  
South Lake Blvd  
Mahopac, NY 10541  
TM # 75.42-1-69

Dear Mr. Paepre & Members of the Board,

The following is my response to the memo from Mike Carnazza, Director of Code Enforcement:

1. Lot Depth and Width lines have been provided.
2. High Water Mark is indicated.
3. Wet Land Permit will be applied for.
4. A Use Permit will be applied for NYS.
5. Will apply to the ZBA for variances.
6. No parking can be provided.

The following is my response to the memo from Pat Cleary, AICP, CEP, PP, LEED AP:

1. The necessary variance will be applied for.
2. A Note regarding the use of the property has been added.
3. Shore Line has been located.
4. Fence has been added to the Site Plan.
5. Existing electric will remain. No changes are being requested.
6. The Drainpipe Easement is shown on the Survey and Site Plan.
7. We will check with the NYSDEC to determine if a Permit is required.
8. A Flood Plain Permit will be applied for.
9. We will apply to the ECB.

Two Muscoot Road North  
Mahopac, New York 10541  
P: (845) 628-6613 F: (845) 628-2807  
Email: [joel.greenberg@arch-visions.com](mailto:joel.greenberg@arch-visions.com)  
[www.arch-visions.com](http://www.arch-visions.com)



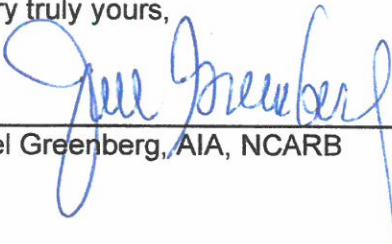


The following is my response to Richard Franzetti, P.E., Town Engineer:

1. Survey has been provided.
2. Neither the existing nor proposed decks go beyond the applicants property.
3. Legend has been provided.
4. The Site Plan shows what is existing and proposed. The Survey show the existing conditions.
5. A Carmel Flood Plain Permit will be applied for.
6. We will apply to the ECB.
7. The property is located on Rt 6N, a State Road not a County Road. Since no work is being proposed on the State Highway, I do not believe we need to apply to NYSDOT.
8. Information on the easement was submitted with the original application.
9. With regards to details, please note the following:
  - a. Construction details and sequence will be provided if we obtain the necessary variances and the project moves forward.
  - b. The Site Plan submitted indicates that no parking will be required.
  - c. Erosion Control will be added if the project moves forward.
  - d. High Water Mark is shown.
  - e. Fencing details will be provided if the project moves forward.
  - f. No Off-Street Parking is proposed.

I look forward to reviewing this project with you at your meeting of Wednesday September 25th, 2019

Very truly yours,

  
\_\_\_\_\_  
Joel Greenberg, AIA, NCARB

JLG/BAF

Two Muscoot Road North  
Mahopac, New York 10541  
P: (845) 628-6613 F: (845) 628-2807  
Email: [joel.greenberg@arch-visions.com](mailto:joel.greenberg@arch-visions.com)  
[www.arch-visions.com](http://www.arch-visions.com)







**RESOLUTION PURSUANT TO  
TOWN OF CARMEL TOWN CODE §156-76**

RESOLVED that the Town Board of the Town of Carmel, pursuant to Carmel Town Code §156-76, hereby refers the Petition for Change of Zoning filed by Centennial Golf Club of New York, LLC dated April 30, 2019 and received in the Office of the Town Supervisor June 19, 2019 to the Town of Carmel Planning Board for its review, comment and/or recommendation.

Resolution

Offered by: Councilwoman McDonough  
 Seconded by: Councilman Lupinacci

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>	
Michael Barile	<u>X</u>	<u>      </u>	
Jonathan Schneider	<u>      </u>	<u>      </u>	Absent
John Lupinacci	<u>X</u>	<u>      </u>	
Suzanne McDonough	<u>X</u>	<u>      </u>	
Kenneth Schmitt	<u>X</u>	<u>      </u>	

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L

I, Ann Spofford, Town Clerk of the Town of Carmel, Putnam County, New York, do hereby certify that the foregoing resolution is a true and exact copy of the original on file in my office which was adopted by the Town Board of said Town at a duly called and held meeting on the 2<sup>nd</sup> day of July, 2019; and of the whole thereof.

July 3, 2019  
Dated

*Ann Spofford*  
Ann Spofford, Town Clerk





TOWN BOARD  
TOWN OF CARMEL: COUNTY OF PUTNAM  
-----X

In the Matter of the Petition of

CENTENNIAL GOLF CLUB  
OF NEW YORK, LLC

**VERIFIED PETITION FOR  
CHANGE OF ZONING**

Petitioners,

For a Change of Zoning for Parcels of Real  
Property  
-----X

Petitioners, Centennial Golf Club of New York, LLC, by David Leibowits, member,  
(hereinafter "Petitioners") respectfully submit as follows:

1. Petitioners are the owner of certain property located at Town of Carmel, County of Putnam and State of New York.
2. The Tax Map numbers are 44.-2-4, 44.-2-2 and 44.-2-3.
3. The subject premises are located within both the Carmel Central School District and Brewster School District.
4. The Petitioners request that the Zoning Code of the Town of Carmel, be amended, and the Zoning Map of the Town of Carmel be reclassified and change the zone of the subject premises from a Residential District (3 acres) to a its former classification which was Residential (1 acre).
5. The Petitioners hereby declare, for the purpose of reliance thereon by the Town of Carmel, that the full particulars of the Petitioners' proposed use of the subject premises for the next five (5) years, if this change of zone is granted, are as follows:
  - a. Cluster development containing 96 residential units (attached).

6. The site plan is being processed and will be presented to the Town of Carmel Planning Board for referral.

7. Economics of the declining golf course requires this action and is the only means to keep the remaining portion of the golf course (18 holes) open to the public at large, and forever green in the Town of Carmel and Town of Southeast.

8. The proposed change of zone will be beneficial to the public of the Town of Carmel because it is seeking to develop the property in the spirit of the Greenway Connection as adopted by §156-90 of the Town of Carmel Code:

a. Petitioner is open to conditions offered by the Town to keep the remaining 18-hole golf course and to preserve the remainder of the undeveloped parcel, in keeping with the Town of Carmel's adopted Greenway Compact Program;

b. The proposed change will further benefit the Town of Carmel to create needed single family development to a school district with a documented declining population (see attached); and

c. Increased tax revenues to be received by Town.

9. The proposed change of zone will not be detrimental to the other residential properties in the adjoining neighborhood because the cluster development will result in the residential development being in the general proximity of Fair Street, leaving the area adjoining Kelly Ridge green and undisturbed, due to the cluster.

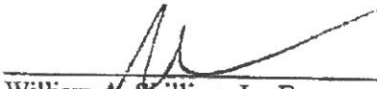
10. The parcels were previously zoned 1 acre at the time of Petitioner's purchase. Further, the property has been assessed from inception by paying charges to the Town of Carmel for the municipal sewer system on the basis of 162 units (see attached) and over \$3 million in sewer capital charges alone.

11. Currently, only commercial golf course and related purposes use the parcel. There are no non-conforming uses or structures on the subject premises.
12. The subject premises are located within 500 feet of the town line of the Town of Carmel. The remaining golf course use after the zoning is changed are located within the Town of Carmel and Town of Southeast.
13. The subject premises are not within 500 feet of any existing or proposed County or State Park or other recreation area except the existing golf course.
14. The subject premises are not located within 500 feet of any right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway.
15. Upon information and belief, the subject premises are not located within 500 feet of any existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel rights.
16. The subject premises are not located within 500 feet from the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated.
17. The proposed zone change does not affect property within the protectively zoned area of a housing project authorized under the Public Housing Law.
18. The Petitioners hereby consent to Board action reverting the subject premises to a zoning classification similar to its present zoning classification if the Town Board subsequently determines that any statement contained in this Petition or any statement made by the Petitioners at the public hearing is found to be materially false and was not made in good faith. The petitioner further consents to Board action reverting the subject premises to a zoning classification similar to its present zoning classification in the event that the Petitioners fail to abide by any conditions or restrictions contained herein or imposed hereafter by the Town Board.

19. Petitioners waive any or all rights otherwise afforded to them under provisions of the Zoning Code of the Town of Carmel upon the granting of the change of zone requested herein.

WHEREFORE, Petitioners Centennial Golf Club of New York, LLC, by David Leibowitz, member respectfully request that the Town Board of the Town of Carmel consider, review, and effectuate the requested change of zoning set forth herein.

Dated: Carmel, New York  
April 30, 2019



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William A. Shilling, Jr., Esq.  
William A. Shilling, Jr., P.C.  
Attorneys for Petitioners  
122 Old Route 6  
Carmel, New York 10512  
(845) 225-7500

VERIFICATION

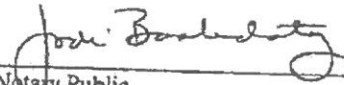
STATE OF NEW YORK            )  
  ) ss.:  
COUNTY OF PUTNAM         )

David Leibowits, being duly sworn, deposes and says:

I am one of the Petitioners herein. I have read the annexed Petition, know the contents thereof, and the same is true to my knowledge, except those matters that are stated to be alleged upon information and belief, and as to those matters, I believe them to be true upon my own investigation and knowledge.

  
David Leibowits

Sworn to before me this  
3<sup>rd</sup> day of April, 2019.

  
Notary Public

JODI ROBIN BAABDATY  
NOTARY PUBLIC  
State of Connecticut  
My Commission Expires Nov. 30, 2023

TOWN BOARD  
TOWN OF CARMEL: COUNTY OF PUTNAM

-----X  
In the Matter of the Petition of

CENTENNIAL GOLF CLUB  
OF NEW YORK, LLC

Petitioners,

For a Change of Zoning for Parcels of Real  
Property

-----X  
  
I

STATEMENT OF FACTS

The applicant purchased the subject property in 1996. Peter and David Leibowits created a 27-hole golf course in the Town of Carmel and the Town of Southeast in 1997-1998. It was created at a time when golf outings and banquets were in great demand. The twenty-seven holes made the acceptance of these functions possible while still keeping the golf course open to the general public.

The site has also become a venue for Town of Carmel groups for entertaining many social functions in the detached banquet room, often unrelated to golf.

At the time of the applicant's purchase, the zoning was R-1 which involved an entitlement to develop on one-acre parcels. The septic count was approved for 162 units which is an ongoing expense borne by applicant. Over the years, the applicant has paid over three million dollars in sewer capital charges alone.

The record is clear that the rate of golf course construction grew dramatically in the 1990's. However, the number of golfers slowly subsided and golf courses have increasingly been less profitable, leading to golf course owners under pressure to sell their land for more profitable uses.



Thus, applicant has incurred similar difficulties outlined herein. It is thus a necessary alternative being considered to re-develop the land residentially to sustain.

Golf courses are generally viewed by community residents as providing important areas of open space and recreation opportunities to the public at large. Conversely, neighboring land owners often oppose the prospect of housing complexes replacing the pastoral views created by golf courses. It is also fundamental that golf course re-development presents an opportunity for the municipality to negotiate desired community benefits.

The zone change proposed by the applicant will inure to the Town's benefit for several reasons. It will create needed residential single-family development to a community with declining school populations. It will create additional tax revenues for the Town of Carmel. Most importantly, the owner is aware of the planning initiatives outlined, and adopted by the Town, in the Greenway Compact Program, and is open-minded to conditions offered by the Town to restrict development and preserve open space. It is fundamental that the preservation of green and recreational space is a stated desired Town goal codified in §156-90.

## II

### **Preservation of Open Space and Recreation Areas are a Legitimate Governmental Interest**

As municipalities progress and adapt to changing environments and demographics, it must adopt new tools in order to develop stated goals and priorities. "Smart Growth" is often cited as a technique that offers towns and villages a way to attract new residents while providing and protecting green space and recreation areas to residents.

Smart growth is "sensible, planned growth that integrates economic development and job creation with community quality-of-life by preserving the built and natural environments." Smart growth has many advantages in boosting economic development while also prioritizing open space

and recreation opportunities. Benefits of smart growth expand beyond economic opportunities as well. Its use enhances environmental conditions, allows for calculated development, and makes communities more attractive to live in.

A central facet of smart growth is the use of cluster and conditional zoning in order to allow for development while simultaneously preserving open space. By utilizing these strategies, municipalities reap the rewards of development while ensuring that their green spaces will stay intact.

The Town of Carmel has indicated a desire to use smart growth by implementing §156-90 of the Town Code. The concepts expressed in the Greenway Connections report is directly on point with the desire to develop the subject premises. By reducing the required lot size and allowing for cluster development, the Town would be serving the goals of developing intelligently without changing the essential character of the community, and while ensuring open space and recreation.

The Greenway Connections report for Putnam County, titled, "Putnam County Pathways: A Greenway Planning Program Linking Putnam's Open Space, Historic, Cultural and Economic Resources," speaks directly to the desire to retain open space. One planning principle in the report is "Enhance the quality of life for Putnam County residents, residents of the Hudson River Valley and Hudson Highlands through intelligent stewardship of Putnam's land and water resources through sound planning, development, transportation and conservation policies." By allowing a smaller lot size requirement, the Town is enacting this goal since a significant portion of green space will be preserved as opposed to being developed.

A second planning principle is to, "Support and encourage the development of land use plans that present balanced growth policies where development is appropriately sited, housing is

affordable, watersheds are respected, historical assets are valued, natural resources and open space are protected, and recreational and cultural opportunities are diverse and numerous". This development falls squarely in line with these principles. This development would create a harmonious use of "built" and "non-built environments."

By implementing §156-90, the Town of Carmel has expressed a desire to implement more modern and flexible zoning and land use tools. This project seeks to utilize them. The requested relief would allow for attractive development while ensuring over 120 acres of space remains open and undevelopable.

### III

#### **Legal Justification for the Use of Conditional Zoning**

The concept of "conditional zoning," whereby open space and recreational venues are preserved in exchange for favorable conditions to applicant, is fundamental in New York Law.

The traditional idea of zoning is that provisions alone burden and limit land uses. In certain circumstances legislative and land use boards will approve projects but permit favorable conditions to an applicant where recreation or open space concerns can be protected and preserved.

The entitlement for conditional zoning is found in the landmark case of *Church v. Town of Islip*, 8 NY 2d 254, where the Court upheld rezoning of a property subject to conditions. In that case, conditions to restrict the maximum size of buildings and other restrictions were in response to community needs. The Court stated the power to rezone includes the power to add new restrictions when particular circumstances require.

The Court stated "it is understandable that in the public interest and in the interest of protracted expediency the practice of granting zoning changes and conditioning their uses by means of privately imposed restrictive covenants has seemingly become widespread."

Furthermore, the Court stated “We are not of the opinion that such practice is contrary to the spirit of zoning ordinance and is beyond the statutory power of local legislative bodies” (emphasis supplied).

In *Matter of Citizens v. Common Council of City of Albany*, 56 AD 3d 1060, the Court changed its zoning from a commercial office district to a highway commercial district. The Court ruled that the action did not constitute “spot zoning” because it was part of a thoroughly considered plan calculated to best serve the community and the approved use was not totally different than that of the surrounding area.

Significantly, it has been held that “Any such legislative action is entitled to the strongest presumption of validity and will stand if there is a factual basis” (*Shepherd v. Village of Skaneateles*, 30 NY 115; *Wiggins v. Town of Somers*, 4 NY 2d 215). Further, it is well established that Courts are reluctant to overturn zoning amendments when it is well designed and passed after careful consideration (*In the Matter of Save our Forests Action Coalition v. City of Kingston*).

Furthermore, New York State Comptroller Opinion No. 79-698 supports the validity of conditional zoning. This opinion confirms the notion that, “a town board may impose reasonable conditions for the protection of neighboring property owners.”

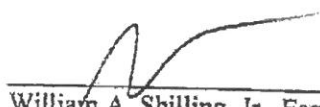
Conditional zoning, specifically related to golf courses, has been utilized across New York State. Locally, the Silo Ridge project in Amenia, New York utilized conditional zoning to allow for development while preserving open space. Of the project’s 670-acre footprint, 80 percent will be preserved as open space. Deed restrictions have been utilized in many instances to provide town boards with an assurance that the remaining undeveloped property would persist as open or recreational space. It is important to consider the developmental alternative to conditional zoning. Instead of preserving open space and recreation, sprawling fields and meadows would be

developed into residential units that are permitted as of right. (*\$500 Million Silo Ridge Project Breaks Ground*, The Poughkeepsie Journal, March 9, 2016)

The concept of conditional zoning has been affirmed not only in *Church*, but also in *Allison C. Collard v. Incorporated Village of Flower Hill* (52 N.Y.2d 594). In contrast, the concept of contractual zoning has been denied in *Madeline Levine v. Town of Oyster Bay* (26 A.D.2d 583). In conclusion, the use of conditional zoning offers municipalities the best of both worlds: the ability to preserve open and recreational space while simultaneously developing intelligently, boosting tax revenue, and offering much needed real estate inventory to bolster school district rolls.

WHEREFORE, we respectfully request that this application be in all respects granted and/or for such other and further relief as the Board deems appropriate.

Dated: Carmel, New York  
April 30, 2019



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William A. Shilling, Jr., Esq.  
William A. Shilling, Jr., P.C.  
Attorneys for Petitioners  
122 Old Route 6  
Carmel, New York 10512  
(845) 225-7500

## Exhibit A





**Exhibit B**  
(Please see pages 9 through 12)

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## MEMORANDUM

-----  
**To:** Chairman Gary & Members of the Planning Board  
**From:** Patrick Cleary, AICP, CEP, PP, LEED AP  
**Date:** November 11, 2018  
**Re:** Multi-Family Housing Zoning  
-----

### 1.0 INTRODUCTION

In 2002 the Town of Carmel amended the Zoning for the Town by replacing its traditional hierarchy of multiple residential zoning districts (R-60, R-60/40, R-40/30, R-40/20, R-40/10, R-MF, R-MFA)<sup>1</sup> with a single 3-acre single family district as the Town's only residential zone. It was anticipated that up-zoning would reduce development pressures, including concerns over increases in school district enrollments, by slowing home building as fewer parcels would be available for development, which would correspondingly increase housing prices. The Town's action in 2002 for all practical purposes eliminated the potential for development of new market-rate multifamily housing options for the general population.

Having only one residential zone in the entire Town, which requires a minimum of 3 acres for the development of a residential dwelling unit, leaves those with more diverse needs unable to find housing within the Town. As illustrated by the data in this report, the Town of Carmel is composed of a population of varying ages and income levels. There is an unmet need to provide housing for entry level homebuyers, young people just out of college, millennials, divorcees, empty nesters who are preparing for retirement and older people who may prefer to live in a general population community rather than a designated senior housing complex. Experience has demonstrated that large lot 3-acre zoning promotes sprawl, requires more infrastructure, and creates isolated neighborhoods that rely solely on automobiles. Large lot zoning is not the most effective measure for providing environmental protection to New York City watershed lands, nor does it meet the needs of the Town's existing demographics. This "exclusionary" zoning makes the Town vulnerable to a federal fair housing

<sup>1</sup> Prior to 2002, in previously existing zoning districts such as R-40/10, higher density minimum lot area would apply only if public sewer and water were available.

lawsuit similar to Westchester County which affected many of its municipalities in recent years.

Currently, some limited provisions for multifamily housing exist in Town, but these are restricted to the waterfront of Lake Mahopac, which is already mostly fully developed. Multifamily Housing for the Elderly is permitted as a Special Permit Conditional use in the residential, commercial/business park and commercial zones. The conditions which need to be met in order to develop market-rate multifamily housing for the elderly include, among others, the following;

- The site must be in or contiguous to the residential zone and CBP or commercial zones.
- The site must be a minimum of 5 acres.
- The site must be served by municipal or community water and municipal or community sewer.

### **2.0 DEMOGRAPHIC ANALYSIS**

Table 1 provides a summary of the population and housing statistics for the Town of Carmel. The Table provides a comparison of historic values from 2000 and 2010, compared to current 2018 data and provides a projection over the next 5 years to 2023.

As can be seen, according to the US Census data, the rate of growth which was approximately 14.4% over the previous decade, slowed to approximately 4% from 2000 to 2010 and has slowed to a projected 1.9% in the current decade. Projections by ESRI Demographic Forecasts indicate population growth will continue to decrease to an annual rate of one tenth of a percent. Taking a long lens look, growth of the Town was very tepid from 2000 to 2010 and has virtually stopped since 2010 which is the same time period when the impact of the Town's rezoning to exclusively large lots began to be felt.

The US Census data also indicates that during these same time periods the median age of Town residents has steadily increased from 37.1 in 2000 to 43.2 in 2018. This indicates the population is aging. Population aging is a trend that is being experienced throughout the region. In response, the Town placed an emphasis on providing housing for its Seniors. Putnam County and the Town of Carmel are aging at the fastest pace in the region. As a review of local real estate data confirms, existing homeowners are remaining in their homes and "aging in place", a likely result of the 2008 recession, and the lack of suitable housing alternatives.

The limited inventory of available housing choices has also restricted the influx of younger entry level residents. Increasing housing costs and a limited supply has

resulted in a steady decline in the ability to own a home. Steadily increasing prices make it hard for entry level homebuyers to get into the housing market. The housing market in Putnam and northern Westchester has continued to appreciate in value, putting home ownership out of reach for many entry level homebuyers.

A report was prepared by the Urban Land Institute (ULI) in conjunction with the Sierra Club and the American Institute of Architects (AIA) and the National Multi-Housing Council (NMHC), herein referred to as the ULI Study, entitled Higher Density Development Myth and Fact.<sup>2</sup> The Study provided data to refute popular myths which surround the potential development of multi-family housing. In the introduction the ULI Study states,

*"New markets are emerging for real estate that offers a more convenient lifestyle than is offered by many low-density sprawling communities. New Compact Development with a mix of uses and housing types throughout the country are being embraced as a popular alternative to sprawl. At the core of the success of these developments is density, which is the key to making these communities walkable and vibrant."*

Similar claims are made by ULI in their 2016 report "Emerging Trends in Real Estate® United States and Canada 2016"<sup>3</sup>, as discussed below.

As the housing market continues to sort itself out after the 2008 recession, a reasonable expectation is for the homeownership rate to settle in a narrow range around its 50-year average of 65 percent, indicating the rental and multifamily housing sectors will remain strong. This translates into the fact that housing demand will be greater across all residential segments.

Economic and demographic factors are influencing the housing market as it deals with issues around providing the type of housing desired by the baby boom generation, millennials, a population making an urban/suburban choice, and finding a way to provide housing that fits into the budgets of a changing workforce. A trend has emerged toward greater diversity in demand and supply across different sectors of the housing market.

In the Housing field, a simplistic focus on averages or medians can gravely mis key statistical points that can illuminate both opportunities and risks in the marketplace. Superior profit potential has skewed recent housing production toward the luxury end of product. What is not so obvious is that a shortfall of supply in the mid-to-lower end of the residential market is putting upward pressure on pricing for such units, exacerbating already severe budget limitations of entry-level home buyers.

<sup>2</sup> Higher-Density Development - Myth and Fact, Urban Land Institute, Sierra Club, National Multi-Housing Council, American Institute of Architects, Washington D.C. 2005.

<sup>3</sup>"Emerging Trends in Real Estate® United States and Canada 2016" Urban Land Institute, 2016

The percentage of renter occupied units in Carmel has grown from 14.8 percent to 20.9 percent. The ULI study confirms this trend around the country and states "One-third of Americans rent their housing." There has also been a significant migration of young persons out of Carmel to other areas in search of rental dwelling units and entry level housing within their budget. Young persons who witnessed the housing crisis of 2008 are also demonstrating a preference for rental housing because they view the stability of the investment in a home warily, and no longer assume that single-family home ownership is a sound investment in creating a nest-egg. Moreover, the paradigm of long-term employment stability is giving way to more transient and mobile employment in the "gig economy." Being tied down to a single-family home in the suburbs, which may prove to be a bad financial investment, is no longer the typical American Dream, particularly in the New York metropolitan area.

Entry level housing on small lots and condo ownership which do not result in an over extension of household budgets, will help to mitigate the risks of homeownership for first time home buyers. This is gateway housing for the Town. The ULI study indicates that housing preferences for millennials tend toward higher density housing. "Communities are being developed using the best concept of traditional communities-smaller lots, a variety of housing types, front porches and sidewalks, shops and offices within walking distance and public transit nearby."<sup>4</sup>

**Table 1  
Town of Carmel - Demographic Analysis**

Year	2000	2010	2018	2023
Total Population	32,997	34,305	34,935	35,290
Median Age	37.1	41.2	43.2	43.7
Number of Households	10,838	11,672	11,874	11,989
Rate of Growth	1990-2000 14.4%	2000-2010 4.0%	2010-2018 1.9%	2018-2023 1.0%
Total Housing Units	11,274	12,348	12,624	12,862
Owner Occupied Housing Units	9,160	9,668	9,227	9,467
Renter Occupied Housing Units	1,678	2,004	2,647	2,522
% Renter Occupied	14.8%	16.2%	20.9%	19.6%
Median Home Value	\$375,600	\$459,200	\$459,320	\$506,379
Average Home Value	\$430,955	\$523,015	\$523,152	\$582,465
Median Household Income	\$77,406	\$98,226	\$106,822	\$116,638
Average Household Income	\$86,467	\$114,496	\$136,133	\$157,023

Source: US Census Data, ESRI Demographic Forecasts.

<sup>4</sup> Ibid, pg. 31

Table 1 shows the Town's median age has been steadily increasing since 2000. Also shown in Table 1, the Town's rate of growth has steadily decreased from slow growth in 2000 to almost no growth since 2010. The proportion of renter occupied housing has steadily increased due in part to the fact that there isn't any new entry level housing or condominiums available for sale.

Table 2 provides a detailed breakdown of the Carmel's population by age category for the years 2010, 2018 and projection to 2023 and a further projection extrapolated out to 2028. As Table 2 shows there has been a steady aging of the population. The numbers and percentages of the 35 to 55-year-old population is consistently decreasing while the number and percentage of the 55 to 75-year-old population is projected to continue to steadily rise and almost double in a 20-year period.

It is noteworthy that the 25 to 34-year cohort has the potential for growth showing a modest increase in the percentage of the population that is represented. This cohort would include recent college graduates looking for that first career job and is very likely composed of young people who have moved back in with their parents after college in addition to other entry level homebuyers. This population specifically includes those persons in a category ripe to utilize multifamily housing, if it were available.

Without an influx of young families, the family-oriented nature of the Town of Carmel and Putnam County will inevitably change. Community priorities will shift. Recreation facilities and municipal services will need to cater to an older population not a family-oriented community. Section 4.0 below discusses the impacts this type of shift is having on the Town's school districts.

As Table 2 shows, the age categories 35 to 55 and below are losing population and all categories 55 + are continuing to grow. The projected growth in Carmel over the eighteen-year period between 2010 and 2028 is only 1,340 persons.



Age	<25	25-34	35-44	45-54	55-64	65-74	75+	Total
<b>Number of Persons</b>								
2010	11,141	3,109	5,090	6,390	4,339	2,458	1,805	34,305
2018	10,311	3,790	4,109	5,506	5,418	3,451	2,350	34,935
2023 (projection)	9,512	4,177	4,546	4,643	5,642	3,921	2,849	35,290
2028 (projection)	8,775	3,885	4,319	4,861	6,066	4,391	3,348	35,645
<b>Percent</b>								
2010	32.4%	9.1%	14.8%	18.6%	12.6%	7.1%	5.3%	100%
2018	29.6%	10.8%	11.7%	15.8%	15.5%	9.9%	6.8%	100%
2023 (projection)	26.7%	11.9%	12.9%	13.2%	16.0%	11.2%	8.0%	100%
2028 (projection)	24.6	10.9	12.1	13.6	17.1	12.3	9.4	100%

Source; US Census; ESRI Demographic Forecasts

Table 3 provides data on the 2018 household income, broken down by age category. In every age category between age 25 and 74, the highest percentage of household incomes is \$100,000 to \$149,999, indicating that this is the household income necessary to live in the Town of Carmel. There are also high percentages of the 45-54 and 55-64 age groups where the household income is over \$200,000. There is a marked decrease in incomes after age 75 with more than 75 percent of the over 75-year-old population having annual household incomes less than \$75,000. As this segment of the population continues to rise, the economic profile of the Town will change, which has the potential to hurt the business sector in the Town for years to come.



Age	<25	25-34	35-44	45-54	55-64	65-74	75+
Total number of persons	10,311	3,790	4,109	5,506	5,418	3,451	2,350
Income by Household							
<\$34,999	11%	10.7%	8.3%	6.7%	10.3%	15%	34.6%
\$35,000-\$49,999	12.9%	7.6%	5.0%	4.4%	5.0%	6.6%	14.6%
\$50,000-\$74,999	27.7%	13.9%	9.6%	9.0%	10.7%	18.0%	26.3%
\$75,000-\$99,999	19.8%	17.2%	13.5%	11.1%	12.9%	16.2%	4.9%
\$100,000-\$149,999	17.8%	30.3%	24.8%	27.2%	23.4%	20.5%	9.7%
\$150,000-\$199,999	4.0%	9.2%	17.0%	16.5%	15.0%	9.8%	5.0%
\$200,000+	6.9%	11.0%	21.8%	25.2%	22.6%	13.9%	5.0%

Source: US Census; ESRI Demographic Forecasts. Table prepared by TMA 2018.

Table 4 provides a comparison of population growth in the counties that make up the region including the lower Hudson Valley, southern Connecticut and northern New Jersey. As illustrated in Table 4 below, the 0.41 percent annual growth experienced in Putnam County during the period from 2000 to 2010 slowed to 0.12 percent annual growth during the period 2010 to 2018. This slowdown in growth is certainly influenced by the actions taken by the Carmel Town Board in 2002 in combination with the 2007 - 2008 recession. It is noteworthy that the growth in the surrounding Counties did not slow down to nearly the same extent, indicating the Zoning action taken by the Town of Carmel had a real impact. As Table 4 shows, the population density of 433 persons per square mile is by far the lowest of the Counties in the region, with only Orange County being close to the sparse density of Putnam County.

**Table 4**  
**Population Growth Comparison by County 2000 - 2023**

County	Land Area (Sq. Miles)	2000 Population	2010 Population	2010 Population Density (Person / Sq. Mile)	2018 Population	2023 Population Projection	2000-2010 Annual Rate	2010-2018 Annual Rate	2018-2023 Annual Rate Projection
Putnam	246	95,745	99,710	433	100,715	101,398	0.41%	0.12%	0.14%
Westchester	500	923,459	949,113	880	977,073	997,054	0.27%	0.35%	0.41%
Rockland	199	286,753	311,687	1,890	328,812	339,495	0.84%	0.65%	0.64%
Orange	839	341,367	372,813	471	393,529	407,897	0.89%	0.66%	0.72%
Bergen	247	884,118	905,116	4,070	951,353	979,924	0.24%	0.61%	0.59%
Fairfield	837	882,567	916,829	1,520	958,883	982,066	0.38%	0.55%	0.48%

Source: US Census; ESRI Demographic Forecast; Putnam County Department of Planning

As shown in Table 5, during this same time period, the over 50 population grew compared to the overall population. Putnam County has the highest percentage of seniors with 41.4 percent of the population over the age of 50 in 2018. The ESRI Demographic Forecasts show this trend is projected to continue with estimates of 43 percent of the total population being over 50 by 2023. This trend is directly related to the availability of senior housing in combination with the lack of new market-rate entry level housing that would attract young families. The current Carmel residential 3- acre zoning exacerbates these demographic trends by failing to provide balanced housing opportunities, especially for young people including millennials.

Given the current economic conditions, the existing smaller unit housing stock on smaller lots is not becoming available to young entry level buyers as existing residents are staying in their homes longer and ageing in place. The Town can rectify this by adding a non-age-restricted multi-family zone to balance the senior multi-family zone that currently exists in the Town.

**Table 5**  
**Population Age 50+ Comparison by County 2010 - 2023**

County	2010 Population 50+	2010 % of Total Population	2018 Population 50+	2018 % of Total Population	2023 Population Projection 50+	2023 % of Total Population
Putnam	34,831	34.9%	41,665	41.4%	43,579	43.0%
Westchester	326,888	34.4%	375,233	38.4%	397,142	39.8%
Rockland	100,395	32.2%	115,559	35.1%	121,326	35.7%
Orange	110,943	29.8%	134,130	34.1%	144,086	35.3%
Bergen	324,155	35.8%	379,590	39.9%	404,354	41.3%
Fairfield	303,038	33.1%	358,900	37.4%	383,056	39.0%

Source: ESRI Demographic Forecasts based upon US Census Data.

Table 6 provides a summary of the demographic profiles of the region. This comparison shows that Putnam has the lowest population, but the highest median age. Putnam County shows a steep drop in the rate of growth from 2000 to 2010 and an even steeper drop from 2010 to 2018 compared to the surrounding counties. The ESRI population projections to 2023 are also substantially lower than for the other counties. As shown in Table 5, the 2018 data shows that Putnam County has the highest percentage of over 50 population and this trend is expected to continue

through 2023. Putnam County also has the highest percentage of owner-occupied units (76%) compared to other counties, which are generally at about 64%.

**Table 6  
2018 Demographic Profile by County**

County	2018 Population	2018 Median Age	Total Households 2018	Owner Occupied Housing Units 2018	Renter Occupied Housing Units 2018	Percent of Owner / Rental Housing units	Median Household Income 2018	Average Home Value 2018
Putnam	100,715	44.0	35,299	26,830	8,469	76% / 24%	\$103,445	\$498,140
Westchester	977,073	41.2	355,434	209,823	145,611	59% / 41%	\$95,623	\$752,190
Rockland	328,812	37.0	103,673	71,245	32,428	69% / 31%	\$97,147	\$559,161
Orange	393,529	37.2	131,853	84,155	47,698	64% / 36%	\$78,935	\$360,589
Bergen	951,353	42.6	348,209	221,653	126,556	64% / 36%	\$92,940	\$586,135
Fairfield	958,883	40.6	346,445	222,550	123,895	64% / 36%	\$90,061	\$532,735

Source; US Census; ESRI Demographic Forecast

### **3.0 SCHOOLDISTRICT ENROLLMENTS**

The Town of Carmel is located primarily in the Carmel and Mahopac Central School Districts. There is a very small portion of the northeast corner of the Town located in the Brewster Central School District, which based upon the relative size is not included in this study.

According to the demographic projections provided by the Mahopac and Carmel Central School Districts, enrollments have been steadily declining in both the Carmel and Mahopac Central School Districts for more than ten years.

Peak enrollment for the Carmel CSD occurred in 2002 when enrollment was 4,956 students; compared to the 2018 enrollment which was 4,040 students, a reduction of 916 students or an 18.5 percent decline from peak enrollments. According to the projections made by Westchester Southern BOCES, this trend is expected to continue to 2023 and beyond, with the 2023 enrollment for the Carmel School District estimated at 3,662, which represents a 26.1 % decline from the peak enrollment. Carmel School District projections to 2028 estimate the student population to be 3,479, which is a reduction of approximately 1,500 students equating to an almost a 30% decline from peak enrollments district wide.

Similarly, peak enrollment for the Mahopac CSD occurred in 2004 when enrollment was 5,369 students; compared to the 2018 enrollment which was 4,138 students a reduction of 1,231 students or about a 22.9 % decline. This trend is expected to continue to 2028 and beyond, with the 2023 enrollment estimated at 3,671 which represents a 31.6 % decline from the peak enrollment of 2004. Projections for 2028 estimate 3,448 students which is a reduction of almost 2,000 students which equates to a decline of more than 35% compared to the 2004 peak enrollments.

**Table 7**  
**School Populations - Town of Carmel 2002 to 2028**

School District	Peak Year Enrollment	2010 Enrollment	2018 Enrollment	Decline from Peak to 2018	2023 Enrollment Projection	Decline from Peak to 2023	2023 Reduction in number of Students from Peak	2028 Enrollment Projection	Decline from Peak to 2028	2028 Reduction in number of Students from Peak
Carmel (Peak 2002)	4,956	4,581	4,040	18.5%	3,662	26.1%	1,294	3,479	29.8%	1,477
Mahopac (Peak 2004)	5,369	4,922	4,138	22.9%	3,671	31.6%	1,698	3,448	35.7%	1,921

Source: Mahopac School District, Superintendent of Business, July 2018  
Carmel Superintendent of Business, Western Suffolk BOCES, NYS ED BEDS 2018

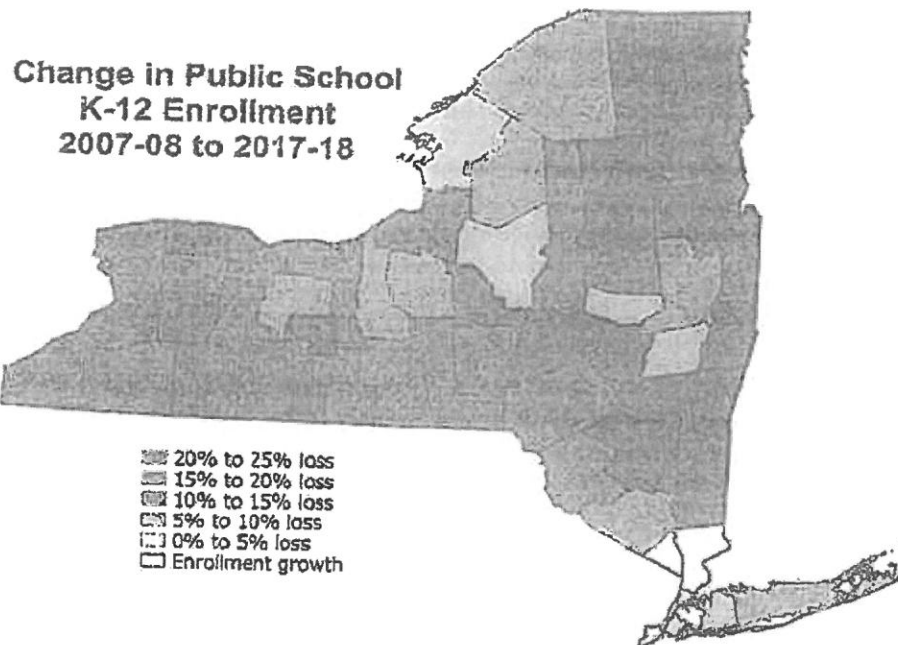
The Superintendent for Business in the Mahopac Central School District indicated, that although enrollments are declining there are no plans for expansion or contraction at this time<sup>5</sup>. A review of both school district's budget for the 2018-2019 school year indicates that both districts have allocated funds for School Bus Replacement and for the provision of School Safety Officers. No other capital improvements are currently scheduled.

A Review of current school enrollment and budget data and school enrollment projections for the next 5 to 10 years indicate continuing declines for both the Carmel and Mahopac School Districts by more than 30% compared to peak enrollments. This substantial declining enrollment trend has the potential to result in excess infrastructure, where the number of students is significantly lower than the enrollment capacity. The potential for the elimination of school clubs, sports teams and other extra-curricular activities will increase as enrollments continue to decline.

A recent report by the New York State Empire Center indicates enrollment reductions are taking place statewide with few exceptions.<sup>6</sup> The map below focuses on trends over the past 10 years. It should be noted that both Westchester and Rockland Counties are seeing school enrollment growth.

In contrast, Putnam County is seeing enrollment losses of 20 to 25%. The Carmel and Mahopac School Districts have lost 21% of their enrollment since their respective peaks in 2002 and 2004 and are projected to lose up to 35 percent of their peak enrollment by the 2028 school year.

<sup>5</sup> Phone call with Greg Sullivan, Superintendent for Business Mahopac CSD, July 11, 2018  
<sup>6</sup> NYS Empire Center Research & Data, September 2018; Data posted at <http://www.p12.nysed.gov/irs/statistics/enroll-n-staff/home/html>



At the same time enrollments are declining, legacy costs, i.e. pensions, disability, state mandated expenses, which make up about 50% of the school budget costs continue to increase. Although school districts can take measures to control their operating expenses, the legacy costs are not optional and cannot be reduced.

An increase in residential development would result in an increase in the assessed valuation of the School Districts, which translates into additional school tax revenues. Since the infrastructure and staff resources are already in place, the costs for new students associated with multi-family housing would be minimal. It should also be noted that while market-rate multifamily housing would provide a significant increase in the districts assessed valuation, the ratio of students associated with multifamily housing is low compared to traditional single-family housing – and as such would not over-burden the schools. Families are having fewer children than the previous generation in general and market-rate multifamily housing results in an even lower generation of school age children. A review of the Census data in Table 9 indicates the make-up of the families today is much different that it was 25 years ago. Current demographic research is being conducted<sup>7</sup>. Preliminary data indicates that today's market-rate multi-family buyer has even fewer children than previously projected.

<sup>7</sup> New Jersey Planning Conference January 25-28, 2018. Demographic Multipliers Progress, Research and Applications. David Listoken, Ph.D. CUPR.

The ULI study indicates that market-rate multifamily housing typically pays its own way. A typical mixed-use development with retail, office, and market-rate multifamily housing may subsidize the schools and other public services required by residents of low-density housing in the same community.<sup>8</sup> The ULI Study further states, "Thus, introducing higher density projects into a community will actually increase that community's revenue without significantly increasing the infrastructure and public service burdens." Blending market-rate multifamily housing into low-density communities can help pay for school expenses without drastic increases in the number of students. Diversifying housing options and adding amenities like shops and offices close by will improve the quality of life and attract businesses and people that will strengthen the community's economic stability. Increasing density provides a real economic boost to the community and helps pay for the infrastructure and public services that everyone needs.<sup>9</sup>

The lack of market-rate multifamily housing for young people advances the demographic trend in Carmel that sees the population of people aged 35 to 55 declining, and the portion of people aged 55 and over growing significantly, creating significant adverse consequences for Carmel and Mahopac schools and other adverse economic and fiscal impacts. As shown in Table 2, by 2028 it is estimated that the population below 25 will be less than 25% of the overall population and that the over 55 population will constitute about 32% of the population. This population distribution will have ramifications as to where the emphasis is placed on allocating Town resources. This in turn has the potential to negatively affect the commercial businesses in the Town. Failed businesses will ultimately have a negative implication on the tax bases of the Carmel and Mahopac School Districts and hurt the hamlet business districts with empty stores and closed businesses.

#### **4.0 NEED FOR MARKET-RATE MULTIFAMILY HOUSING**

The severe slowdown in growth in Putnam County and the Town of Carmel compared to the surrounding counties indicates there are contributing factors that need to be addressed.

The demographic analysis above shows the declining population of persons 35-55 years old, the age cohorts most likely to have young families. There is a need for additional housing for this segment of the population. Aging baby boomers are tending to stay in their houses longer while ageing in place, closing out opportunities for the young home buyer and millennials to enter the housing market. The declining school enrollments underscore the need for additional young families to fill the existing school infrastructure, while at the same time increasing the assessed valuation in the districts to help to broaden the overall tax base. A review of the data presented in Table 3, illustrates that a household income of \$100,000 to \$149,999 is

<sup>8</sup> Higher-Density Development – Myth and Fact, Urban Land Institute, Sierra Club, National Multi-Housing Council, American Institute of Architects, Washington D.C. 2005, Pg. 11

<sup>9</sup> Ibid, Pg. 12



generally necessary to live in Carmel today. This is a significant number, typically requiring more than one income per household.

The current residential zoning in Carmel is almost exclusively restricted to single family homes on three acre lots, which does not provide for an array of balanced housing opportunities, particularly entry level housing for young households and transitional housing for divorcees and others in transition. The failure to provide balanced housing opportunities, exacerbates the current demographic trends especially for young people. This failure leads to the lost economic and fiscal benefits for the Town and the business community and could easily be defined as "exclusionary zoning." Younger families mature into families with higher incomes which results in more disposable income, which helps support the businesses and overall economic vitality of the Town.

The provision of multifamily housing can help to meet the Town's housing needs and alter the current demographic trends in the Town of Carmel and Putnam County of an aging population and increase in the number of younger people. The lack of young people creates a social void and results in a hole in the fabric of the community. Entry-level housing opportunities will serve to encourage the growth of this segment of the population. Younger families can have a positive impact on economic and fiscal matters, including impacts on real estate taxes and commercial businesses. As shown in the attached Table 10, family households of 3 to 5 people spend much more money in Carmel than smaller senior households of 1 to 2 people. Once comfortable with the Town and the school system, as members of the community, these people could eventually sell their entry level house and buy a larger single-family home on a larger lot for their expanding family in the Town and School District.

The ULI Study states, "Providing balanced housing options to people of all income groups is important to a region's economic vitality. The availability of multifamily housing helps attract and retain the workers needed to keep any economy thriving. In many American towns and cities, rapidly rising house prices are forcing working families to live farther away from their jobs."<sup>10</sup>

Most recently an article in the NY Times Real Estate section confirms that the trends predicted by ULI are indeed happening. <sup>11</sup>In this area, millennials desire to move to the suburbs and are looking for housing that meets their needs and fits their budget.

The millennials who are looking to buy houses today have somewhat different priorities compared to the generation before them. They are focused on a life balance and value their free time as much as their careers. They are looking for smaller lots, low maintenance, common amenities, and no need for major renovations. As described above they are usually balancing home and work with family life and want

<sup>10</sup> *Ibid*, pg. 32

<sup>11</sup> NY Times, September 30, 2018, Real Estate

a home that's easy to maintain. Their needs are very similar to the needs of active adults 55+. The housing that is desirable for seniors is the same type of housing desirable to young families. Young people desire 2 to 3 bedrooms while seniors desire 2 bedrooms plus a home office. Common amenity space and low maintenance is important to both groups. Both of these populations clearly prefer new or recently updated housing in move-in condition.

Based upon the similarities in the needs of young people starting out and active adults 55+ or senior citizens, general population multifamily housing would likely accommodate a mix of young families and seniors. If the age restriction is lifted, the new non-age restricted communities likely will have a mix of 50% age 55 and up and 50% age 55 and below, similar to the mix at Heritage Hills in Somers<sup>12</sup>. By encouraging the development of market-rate multifamily units that are conducive to senior living, i.e. master down single living level layouts, the Town can continue to provide for the needs of its seniors within general population communities. A combination of active adult housing for persons above age 55 and non-age restricted market-rate multi-family housing for young people can serve to address both the current and future needs of Carmel and Putnam demographics within the same new communities. If a senior wants to live in a community that is exclusively 55+, they have the option to buy at one of the 55 and over communities that currently exist in the Town.

Young entry level homebuyers will eventually get comfortable as community members of the Town and School Districts, and develop a tangible stake in the community. As they outgrow an entry-level home they will likely look to buy a larger single-family home in the Town of Carmel, utilizing the substantial number of larger single-family homes on 1 to 3 acres currently existing throughout Carmel.

The ULI Study supports these concepts. "Higher density development can be a viable housing choice for all income groups and people in all phases of their lives. Many financially secure baby boomers, who have seen their children leave the nest, have chosen to leave behind the yard maintenance and repairs required of a single-family house for the more carefree and convenient lifestyle multifamily housing provides. Interestingly, the baby boomers' children, the echo boomers, are entering the age where many will likely live in multifamily housing. Just entering careers, many are looking for the flexibility of multi-family living to follow job opportunities. Their grandparents, likely on a fixed income, may also prefer or need to live in multifamily housing as physical limitations may have made living in a single-family house too challenging."<sup>13</sup>

A recent Study (2017), by the National Association of Realtors (NAR) that millennials are finally buying residences of their own. Of all the homebuyers in the U.S. more than a third were millennials in 2017. They aren't buying in the cities where they

<sup>12</sup> Heritage Hills was constructed as an age-restricted community of more than 2,500 total units but was ultimately converted to a general population development based upon market conditions.

<sup>13</sup> Ibid, pg. 32



have been renting for over a decade. Those who choose to own their home are packing their bags and moving largely to the suburbs.<sup>14</sup>

The ULI Study indicated "This country's population is changing, and so are its real estate preferences. For the first time there are more single-person households (26.4 percent) than married couples with children (23.3 percent). The groups growing the fastest, people in their mid-20's and empty nesters in their 50's, are the groups most likely to look for an alternative to low-density, single family housing."<sup>15</sup> The most recent Census indicates this trend is continuing as illustrated in Table 8. Based upon the 2010 Census Data, there continue to be more single-person households (26.7 percent) than married couples with children (20.2 percent).

The Country's population is changing and so is family structure. It is no longer necessarily the norm to have two married parents, two to four children and a dog. There is a significant number of married couples without children, there are many blended families as a result of current divorce rates, there is a growing number of same sex family units and there are other types of non-family households.

Table 8 below shows the current statistics of households by type as reported in the 2010 US Census. These numbers are likely to show an even wider range when the Census is updated in 2020.

Married Couples with Children	20.2%
Married Couples without Children	28.2%
Other Family Households	18.1%
Men Living Alone	11.9%
Women Living Alone	14.8%
Other non-Family Households	6.9%

Source: US Census 2010: DP-1

The numbers in Table 8 above are striking. There are more married couples without children than there are married couples with children. The Town must adapt and address this real change in household types. The household makeup above is very different than just 20 or 30 years ago. Large lot single family housing no longer meets the needs of a majority of homebuyers today as shown by the data above and yet these new household configurations need somewhere to live that suits their needs.

### **5.0 EXCLUSIONARY ZONING**

The current administration in Washington is continuing the direction of the prior administration by taking an aggressive stance regarding the enforcement of the Federal Fair Housing Act<sup>16</sup>. Ben Carson, Secretary of Housing and Urban Development, wants to spur the construction of multi-family housing all over the

<sup>14</sup> Nation Association of Realtors Report, 2017

<sup>15</sup> Ibid, pg. 29

<sup>16</sup> NY Times, August 21, 2018.

Country. The goal is to end exclusionary zoning that restricts housing choices and affordability for the general population, particularly new homebuyers.

Exclusively large lot zoning does not meet the needs of the Town's existing demographics nor provide opportunities for future growth. This exclusionary zoning makes the Town very vulnerable to a federal fair housing lawsuit similar to Westchester County which affected many of its municipalities in recent years. The Federal Fair Housing Act, guarantees the opportunity to choose where one lives free from obstacles. This promise of fair housing choice requires vigorous enforcement of laws advancing the community's commitment to fair housing. A community must take appropriate actions to overcome the effects of any impediments to Affirmatively Further Fair Housing (AFFH). The provision of a diverse housing market that meets the needs of all members of the community is necessary to help in meeting these goals. Clearly the Town's current 3-acre zoning creates a barrier and severely limits the housing choices for many people. In addition, large lot zoning has a significant impact on housing affordability which leaves the Town vulnerable to a federal lawsuit similar to Westchester County.

#### **6.0 SURROUNDING PROPERTY VALUES**

The ULI Study concludes, "No discernible difference exists in the appreciation rate of properties located near higher-density development and those that are not. Some research even shows that higher-density development can increase property values."<sup>17</sup>

A well-designed multifamily development can add to the value of the surrounding neighborhood. There is more flexibility of design and opportunities for creativity in larger cluster developments in terms of landscaping, site layout, amenity packages and cohesive architecture. When designed well, the multifamily development creates a sense of place where a community of people live together.

The ULI publication provides the results of three separate studies which indicate the value of surrounding single family real estate does not suffer declines in value as a result of nearby market-rate multifamily development. One study by the National Association of Home Builders looked at data from the American Housing Survey, which is conducted every two years by the U.S. Census Bureau and the Department of Housing and Urban Development. It found that between 1997 and 1999, the value of single-family houses within 300 feet of an apartment or condo-minimum building went up 2.9 percent a year, slightly higher than the 2.7 percent rate for single-family homes without multifamily properties nearby. A long-term study by Harvard University's Joint Center for Housing Studies published in 2003 also confirmed that multifamily units pose no threat to nearby single-family house values, based on U.S. Census data from 1970 to 2000. Not only is there compelling evidence that increased density does not hurt property values of nearby neighbors; researchers at Virginia Tech University have concluded that over the long run, well-placed market-rate multifamily housing with attractive design and landscaping actually increases the overall value of detached houses nearby. They cite three possible reasons. First, the new condominiums could themselves be an indicator that an area's economy is vibrant

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<sup>17</sup> Ibid, Pg. 13

and growing. Second, multifamily housing may increase the pool of potential future homebuyers, creating more possible buyers for existing owners when they decide to sell their houses. Third, new multifamily housing, particularly as part of mixed-use development, often makes an area more attractive than nearby communities that have fewer housing and retail choices.<sup>18</sup>

	Not Near Multifamily	Near Multifamily	Near Low-Rise Multifamily	Near Mid- or High-Rise Multifamily
Appreciation Rate	2.66%	2.90%	2.91%	2.79%
Source: NAHB based upon American Community Housing Survey, US Census, US Department of Housing and Urban Development				

### **7.0 RETAIL GOODS & SERVICES**

Attachment A, provides a comparison of the Retail Goods and Services expenditures for a general population multifamily housing community, based upon the example of Heritage Hills Village in the adjacent Town of Somers; to an all senior citizen housing community, based upon the example of Jefferson Village down Route 6, in the Town of Yorktown.

The data in the table shows the average annual household expenditure on various spending categories. As the table shows the median income and financial assets of the all senior development is equal to or less than half that of the general population community. Similarly, expenditures on food, apparel, entertainment, household expenses, transportation and travel are generally half from the senior community compared to the general population community. Younger families of 3-5 people eat out more after sporting events and other school activities. They also spend more on retail goods and services, i.e. clothes and shoes for growing children, electronics, groceries school supplies, etc.

The reduced income and expenditures of the senior population affects the economy of the Town's commercial base. Senior households of 1-2 persons, being on a fixed income, typically have less discretionary income to spend. Seniors needs also tend to be simpler, they don't need new sneakers every 6 months, nor a new soccer ball or ballet costume and constant new clothes purchases the same way a young family might.

The spending habits of young professionals and families supports and maintains a wider diversity of the Town's business types. These families are more likely to need a new car, purchase new computers or cell phones, spend money on pets and have a higher entertainment budget for movie, video games, sports centers, etc. A younger professional population will help create a stronger local economy, which will help

<sup>18</sup> Ibid, Pg. 14

retain and attract businesses. The differential in consumer expenditure potential between senior households and young professionals and families will help to feed the Town of Carmel business community allowing it to thrive and prosper and will result in increased sales tax revenue to Putnam County.

Market-rate multi-family housing, which serves as entry-level housing, has the ability to attract younger households, due to the difference in monthly housing expenses compared to a large single-family home on three acres. It also provides a housing option for young people who have grown up in Carmel and those looking to return to Carmel after college to continue to live, work and shop in the area. This could also help divorced persons to remain close to their families.

Appendix A also provides a comparison to the Retail Goods & Services of a typical single-family development in the Town of Carmel, based upon the example of the Willow Ridge Development. As the Table shows there are similar spending patterns for the Multifamily Mixed-use development as there are from the single-family residential neighborhood.

An important aspect of the provision of multifamily housing is the provision of a growing and ready supply of future occupants for the larger move-up single-family housing stock already existing in the Town. Once an entry level resident has established roots in the community, they are more likely to look for housing in Town to grow into. These people will have a stake in the community, be comfortable with the schools and other community programs and have established spending patterns that support the local economy. General population multi-family housing provides this opportunity while at the same time bringing new residents who will support the local economy in a similar manner to single family housing. Multi-family housing will not only serve as entry level housing but will also be a viable option for seniors.

### **3.0 OTHER CONSIDERATIONS**

#### **3.1 Brain Drain**

Putnam County and the surrounding area is a great place to raise a family. The new homebuyers of the 1960's thru the 1980's raised many families here. Those children are now grown and starting families of their own. The lack of housing options for persons in the entry level housing market, generally the population (25 - 40) is forcing many people who grew up in Carmel to leave or not return. Young persons who do not return to the area after attending college results in a lost potential for them to utilize their education here. The lack of multi-family housing in Carmel is contributing to the brain drain problem in Carmel and the lower Hudson Valley. The lack of such housing is forcing educated millennials to leave the area or not even consider moving here in search of housing choices or reasonably priced housing that meets their needs. This is a loss to the business community, the many volunteer organizations and to the larger corporations who have located in the region and support the economy.

## 8.2 Community Needs

The Town government is tasked with the job of meeting their resident's needs. Carmel's aging population will have an impact on the Town's priorities for recreation facilities, municipal services and spending. If the existing demographic trends continue, such priorities will need to shift away from facilities serving families and be shifted toward a clearly growing senior population. This creates a negative disincentive cycle as fewer services for families will encourage even more families to leave or not to come to Carmel to live and raise a family.

In a similar manner, the infrastructure needs and curriculum of the Town's School districts will need to adjust if school enrollments continue to decline. There may also be budgeting conflicts as a growing number of residents no longer have students enrolled in the school and are thus less inclined to support increases in expanding school budgets. By 2028 the reduction in school enrollment is projected to approach 35%. Continuing legacy costs will continue to rise without any way to slow down the cost increases. This trend can already be felt. The 2018 Budget for the Carmel Central School District passed by a vote of 678 to 554, not an overwhelming margin. The voting margin on the school budget in Mahopac was more supportive at 1,261 to 573 in support of the 2018-2019 Budget.

Infrastructure needs in general are a continuing concern of Putnam County and the local municipalities. Putnam County has recently (July 2018) published a study entitled Putnam County Commercial Corridors Study<sup>19</sup> which identifies the need for additional sewer infrastructure and transportation improvements by region in the County. The County acknowledges the need for diversity of housing, identifies the infrastructure improvements necessary to support a higher density of housing and acknowledges the contribution additional development would provide to help defray the costs of the associated costs of the improvements. Carmel is fortunate to have areas that are already serviced by municipal water and sewer and are ideal areas for both non-age restricted multifamily housing and senior housing developments. It should be noted that a common community septic and common community sewer is a viable option for clustered multifamily development in areas where sewer is not available. Common community water supply (wells) is also a viable option where municipal water service is not available.

Volunteer organizations such as the volunteer fire department, volunteer ambulance, Lions, Knights of Columbus, scout leaders, sports programs etc. are most typically populated by young family-oriented persons. A lack of housing that meets the needs of this population will result in fewer persons who are inclined to volunteer in the many valuable community organizations that help create real community character and a special Town. Continuing Town and School legacy costs will continue to rise without any way to slow down the cost increases.

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<sup>19</sup>Putnam County Commercial Corridors Study, July 2018

### 8.3 Traffic

As discussed in Section 5.0, the housing needs of active adults, seniors and young millennials are similar. It is likely that a general population multifamily housing project could include a significant percentage of residents over the age of 55 who would be looking for a cost-effective, maintenance free lifestyle. Trip generation characteristic of a 100 % age 55 and above community compared to a mixed non-age restricted community where approximately half the residents are below age 55, would be similar. Trip generation rates for senior housing and non-age restricted multifamily housing development are among the lowest residential trip rates.

The ULI study confirms the comparatively low trip generation rates of multifamily housing compared to traditional single-family suburban housing and indicates that single family detached houses have an average of 10 trips per day, whereas a multifamily unit has an average of 6.3 trips per day. This is consistent with NYS DOT counts which indicates that traffic volumes have gone down over the past 10 years, leaving additional capacity on area roadways.

The number of trips per unit is going down. The most recent (2017) Institute of Transportation Engineers (ITE), publication Trip Generation 10<sup>th</sup> Edition the average total trips per day for Single family is 9.5 compared to the average total trips per day from a multifamily unit of 5.4 trips. Both of these factors have dropped since the last edition of Trip Generation. Multifamily residents typically have fewer cars and fewer drivers than a typical suburban single-family residence. Multifamily living is also more conducive to transit opportunities. Even in semi-rural environments, the concentration of population in a multi-family development lends itself to being a designated bus stop or car-pooling location.

### 9.0 RECOMMENDATIONS

Zoning is the legal mechanism for implementation of a community's goals with regard to development including housing and business development. Revisiting the concept of general population, non-age restricted multifamily housing in the Town would provide for balance in the Town's housing options to help to address the unmet need for entry level and maintenance free housing options for all ages. It would also allow the Town to comply with the Federal Fair Housing Law.

It is recommended that the existing multi-family development provision that erroneously remains in the Zoning Code (§156-28), even though the use is currently prohibited in Town, be re-used and updated to allow for the use.

Then following zoning text is recommended:

**Key:**

Text in black is existing

~~Text in Red is proposed to be deleted~~

Text in Blue is proposed to be added.



**§ 156-28 Multifamily developments.**

A. In the R Residential Zones, C - Commercial and C-BP - Commercial Business Park Zones, multifamily developments and their on-site accessory uses for parking and recreation shall be permitted ~~as a garden apartment design or townhouse design,~~ provided that:

- (1) The site of the development shall be at least ~~10~~ 5 acres for multi-family developments of 39 or fewer units, or 10 acres for multi-family developments of 40 units or more.
- (2) The site of a multi-family development consisting of 40 or more units in the R - Residential zoning district must be adjacent to property located within the C - Commercial or C/BP - Commercial Business Park zoning districts in the Town of Carmel.
- (3) The site of a multi-family development consisting of 40 or more units in either the C - Commercial or C/BP - Commercial Business Park zoning districts must be adjacent to property located within the R - Residential zoning district in the Town of Carmel.
- (4) The maximum permitted density shall not exceed five units per acre, ~~in a R-MF and 3.4 units per acre in an R-MFA Zone.~~
- (5) Multi-family developments consisting of 40 or more units must have its primary access driveway directly off a State Highway located in the Town of Carmel, and said access shall not run through land in any another municipality.
- (6) All multi-family developments consisting of 40 or more units shall be served by municipal or community water and municipal or community sewer or septic.
- (7) For each housing unit there shall be provided a minimum of ~~two~~ on-site parking spaces for each ~~three-bedroom unit~~, 1.5 on-site parking spaces for each two-bedroom unit, 1 on-site parking space for each one-bedroom unit and 1.25 on-site parking spaces for each studio unit. Additionally, 2 guest parking space shall be provided for every 5 units. ~~two on-site parking spaces as defined in this chapter. However, for multifamily developments (nonapartment) that are designated for occupancy by the elderly exclusively, there shall be a minimum of 1.5 on-site parking spaces for every dwelling unit. No parking space shall be located in a front setback area or within 10 feet of any side or rear lot line, with the exception of driveway parking for townhouses.~~
- (8) The building height for a multi-family development of 40 or more units shall not exceed ~~35~~ 40 feet. A maximum of 3 stories shall be permitted above an enclosed or semi-enclosed garage. The building height for a multi-family development of 39 or fewer units shall not exceed 35 feet. A maximum of 2 stories shall be permitted above an enclosed or semi-enclosed garage.



- (9) Coverage of the lot by buildings shall not exceed 30% for multi-family developments of 40 or more units, or 35% for multi-family developments of 39 or fewer units.
- (10) There shall be a distance of ~~at least 50 feet~~ between all buildings of a distance sufficient to meet Fire Code access requirements.
- (11) No building shall exceed a length of 200 feet in multi-family developments of 40 or more units, or 100 feet in length in multi-family developments of 39 or fewer units.
- (12) There shall be a perimeter building setback area of ~~at least 100~~ 50 feet for apartment developments and 30 feet for detached buildings and townhouses, on all sides of the site. A comprehensive landscaping and screening plan shall be provided which shall be designed to mitigate visual impacts created by the multi-family development.
- (13) A total of not less than 300 square feet per dwelling unit shall be improved with recreational facilities, such as swimming pools, tennis, basketball and other court games, playground or other recreational equipment, gazebos, or walking, jogging or fitness trails for the use of the residents of the site and their guests. Such facilities shall not be operated for profit. No such recreational facilities shall be required for developments of 8 units or less.
- (14) In addition to the required 300 square feet per dwelling unit which shall be provided for recreational facilities for use by the residents of the site, the applicant shall pay to the Town of Carmel an amount to be established annually by the Town Board and on file in the office of the Town Clerk, for each dwelling unit shown on the site plan prior to the issuance of the certificate of occupancy. This amount shall constitute a trust fund to be used by the Town exclusively for park, playground or other recreational purposes, including the acquisition of property.
- (15) A landscaped buffer area of ~~at least 10~~ 15 feet in width shall be provided along all property lines and around all parking areas. Such buffer planting shall be maintained at a height of at least four feet to satisfactorily screen the parking area.
- (16) ~~No multifamily development in a R-District~~ with direct access to a State Road shall contain more than 150 dwelling units per lot.
- (17) No multi-family development with direct access to a County or Local Road shall contain more than 39 dwelling units for projects served by municipal or community sewer and municipal or community water, or 20 units served by a subsurface septic system.
- (18) Adequate water supplies shall be made available the entire year for fire protection purposes. These sources may be pressured systems, cisterns or dry hydrants. The quantity available must meet NFPA Standard 1231

entitled "Standard on Water Supplies for Suburban and Rural Fire Fighting," primarily Tables 5-1.1(a) and (b). All water supply distribution points shall be readily accessible and so located that the maximum travel distance for fire-fighting apparatus shall not exceed 1,000 feet from distribution point to farthest delivery point.

- (19) All apartment buildings shall contain a fire suppression system.
- (20) A minimum of 650 square feet shall be provided for all dwelling units. The maximum number of bedrooms in an multi-family dwelling unit shall be three.
- (21) All requirements of the New York State Uniform Fire Prevention and Building Code and all applicable State, County and Town regulations shall be met.

**Attachment A**

**Retail Goods and Services Expenditures**

	2018 Population	Households	Median Age	Median Household Income	Financial Assets	Food At Home	Food away from Home	Apparel & Services	Entertainment & Recreation	Household Furnishings & Equipment	Household Operations	Transportation	Travel	Annual Household Total
Heritage Village Somers	2,715	1,240	55.6	\$115,246	\$70,012	\$14,238	\$6,979	\$3,625	\$5,778	\$7,367	\$3,010	\$9,755	\$3,220	\$49,036
Jefferson Village Yorktown	2,132	1,216	69.1	\$44,061	\$35,889	\$4,510	\$3,583	\$1,759	\$2,068	\$1,219	\$1,543	\$5,007	\$1,320	\$22,139
Census Tract 115 Block group 4 including Pulte Active Adult	1,778	721	46.6	\$72,320	\$47,731	\$6,266	\$5,143	\$2,713	\$4,105	\$1,649	\$2,183	\$6,779	\$2,225	\$31,063
Census Tract 115 Block group 3 including Willow Ridge	1,259	450	65.5	\$119,110	\$68,500	\$8,165	\$6,787	\$1,580	\$5,579	\$2,223	\$3,078	\$9,005	\$3,236	\$41,757
Town of Central	44,935	15,974	43.2	\$106,822	\$61,444	\$7,396	\$6,184	\$3,334	\$5,037	\$2,025	\$2,765	\$8,248	\$2,885	\$97,074

These figures represent the average spending in certain categories per household on an annual basis for comparison. They do not represent all household spending.

## Exhibit C

CENTENNIAL GOLF PROPERTIES		
CSD #2 CAPITAL COST UNIT C		
Parcel	Units	Tax
44.2.4.1	3.99	\$ 3,734.62
44.2.4.2	20.85	\$ 19,515.50
44.2.3.2	13.34	\$ 12,860.57
44.2.3.1	13.78	\$ 12,898.01
44.2.2.2	25.71	\$ 24,064.44
44.2.2.1	84.39	\$ 78,988.63
<b>Annual Total</b>	<b>162.06</b>	<b>\$ 152,061.77</b>
<b>Parcels-To-Date (18 Years)</b>	<b>17</b>	<b>\$ 2,585,050.09</b>

CSD #2 O & M		
Parcel	Units	Tax
44.2.4.1	0	\$ -
44.2.4.2	0	\$ -
44.2.3.2	0	\$ -
44.2.3.1	0	\$ -
44.2.2.2	0	\$ -
44.2.2.1	23.8	\$ 4,284.07
<b>Annual Total</b>	<b>23.8</b>	<b>\$ 4,284.07</b>

CSD #2 WWTP	Flow in GPD	Note
Design Capacity	1,100,000	Assumed
Current Flow	750,000	Assumed
Unassigned Capacity	350,000	
Assigned	Carmel	
Less 10 Percent operating range	110,000	
<b>Reserve Capacity</b>	<b>240,000</b>	

Proposed Project Flow	Carmel	Southeast
Number of Units	40	80
ADF /unit	220	330
Total GPD per town	8,800	26,400
<b>Project GPD</b>	<b>35,200</b>	

Availability	Units C	GPM
Units	162.06	48,618
Existing	23.8	7,140
Available	138.26	41,478
Proposed	120	35,200
<b>Difference</b>	<b>18.26</b>	<b>6,278</b>

CSD # 2 CENTENNIAL GOLF PROPERTIES CAPITAL BOND PAYMENT				
Year #	Year	CSD Capital Cost	Cumulative	Per Benefit Unit
1	1997	\$ 152,061.77	\$ 152,061.77	\$ 938.31
2	1998	\$ 152,061.77	\$ 304,123.54	\$ 1,876.61
3	1999	\$ 152,061.77	\$ 456,185.31	\$ 2,814.92
4	2000	\$ 152,061.77	\$ 608,247.08	\$ 3,753.22
5	2001	\$ 152,061.77	\$ 760,308.85	\$ 4,691.53
6	2002	\$ 152,061.77	\$ 912,370.62	\$ 5,629.83
7	2003	\$ 152,061.77	\$ 1,064,432.39	\$ 6,568.14
8	2004	\$ 152,061.77	\$ 1,216,494.16	\$ 7,506.44
9	2005	\$ 152,061.77	\$ 1,368,555.93	\$ 8,444.75
10	2006	\$ 152,061.77	\$ 1,520,617.70	\$ 9,383.05
11	2007	\$ 152,061.77	\$ 1,672,679.47	\$ 10,321.36
12	2008	\$ 152,061.77	\$ 1,824,741.24	\$ 11,259.66
13	2009	\$ 152,061.77	\$ 1,976,803.01	\$ 12,197.97
14	2010	\$ 152,061.77	\$ 2,128,864.78	\$ 13,136.28
15	2011	\$ 152,061.77	\$ 2,280,926.55	\$ 14,074.58
16	2012	\$ 152,061.77	\$ 2,432,988.32	\$ 15,012.89
17	2013	\$ 152,061.77	\$ 2,585,050.09	\$ 15,951.10
FUTURE				
18	2014	\$ 152,061.77	\$ 2,737,111.86	\$ 16,891.75
19	2015	\$ 152,061.77	\$ 2,889,173.63	\$ 17,834.41
20	2016	\$ 152,061.77	\$ 3,041,235.40	\$ 18,775.06

**SUMMARY**

Total Bond Benefit Units	162.06
O & M	23.8
Town of Carmel Development Potential/Zoning	40
Total projected Benefit Units usage	63.8
Percentage of Total	39.37%
<b>Overage on 20 year bond</b>	<b>\$ (1,843,957.73)</b>





September 13, 2019

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

RE: Union Valley Cemetery  
730 Union Valley Road  
Town of Carmel  
TM# 76.16-1-8

Dear Chairman Paepre and Members of the Board:

Please find enclosed the following plans in support of a Regrading Application for the above referenced project:

- Grading Plans (2 Sheets), dated August 7, 2019 and revised September 13, 2019. (5 copies)

In response to the Richard Franzetti P.E., Town Engineer comments that have been offered in the letter dated September 3, 2019, we offer the following responses:

- 1) A note has been added to Drawing GP-1 stating "All fill material brought to the site will be certified per NYSDEC regulations and manifests/certifications of the fill material being delivered will be provided."
- 2) The truck access location has been added to Drawing GP-1.
- 3) Erosion control will be managed in accordance with the submitted Erosion and Sedimentation Control Plan. The regraded slopes will not cause landslides or significant changes in area runoff.
- 4) A note has been added to Drawing GP-1 stating "The project contemplates the import of approximately 10,000 cubic yards of fill material."
- 5) A vicinity map has been added to Drawing GP-1 showing the 300 feet adjacent to the project area. Within that 300 feet, potential septic locations are noted.
- 6) Existing and final contours with elevation are shown on Drawing GP-1. No slopes steeper than one foot vertical to two feet horizontal are shown.
- 7) A riprap swale is identified on site plan of Drawing GP-1 and a Riprap Swale Detail has been added.

As discussed at the September 11, 2019 Planning Board meeting, we kindly request the project be placed on the agenda for the September 25, 2019 Planning Board meeting for a public hearing.

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:

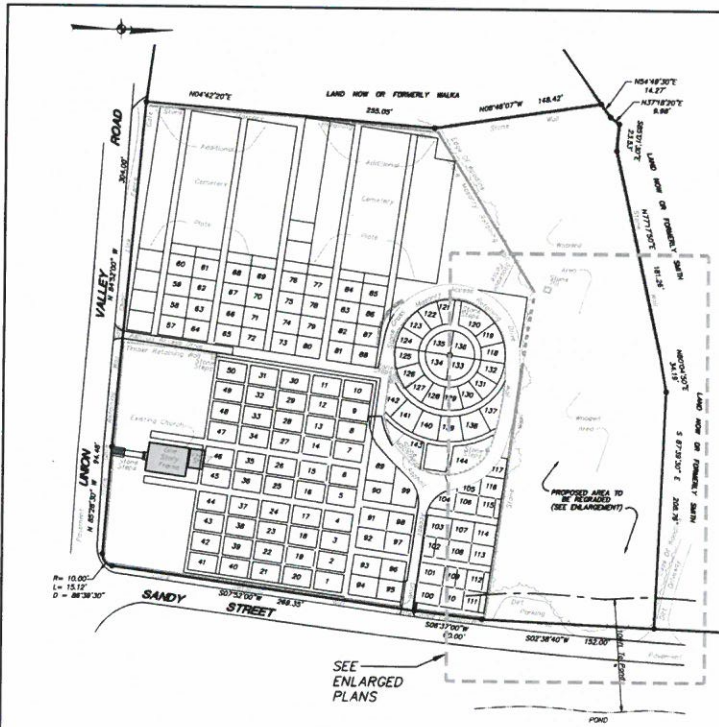
  
\_\_\_\_\_  
Jeffrey J. Contelmo, PE  
Senior Principal Engineer

JJC/kms

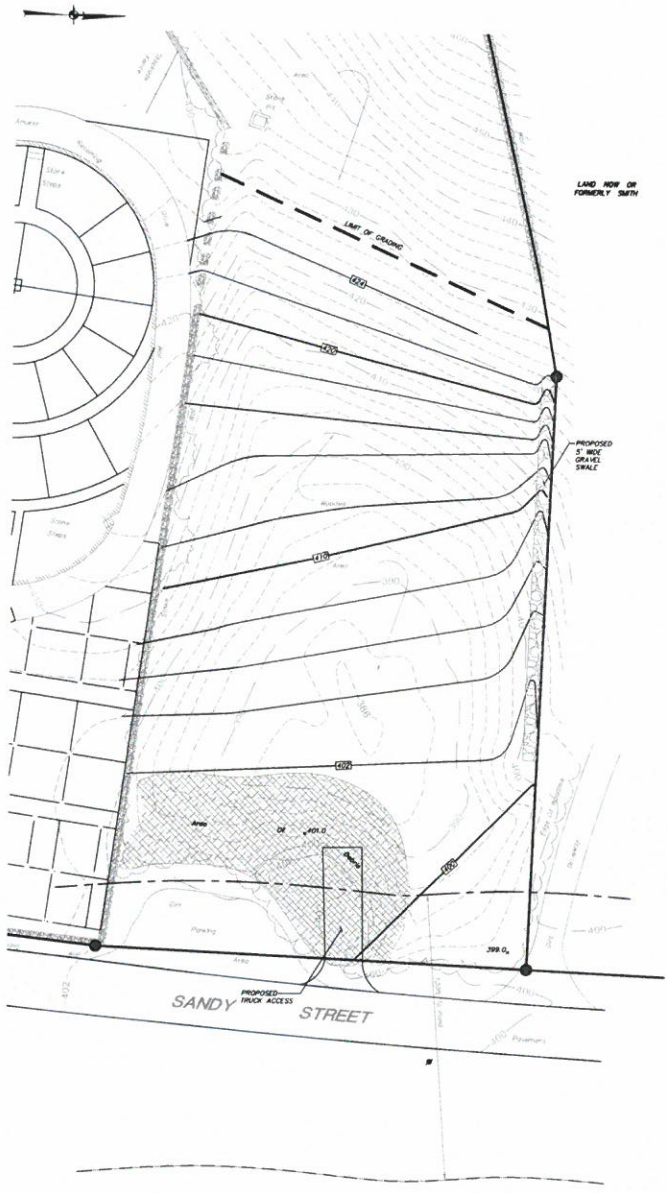
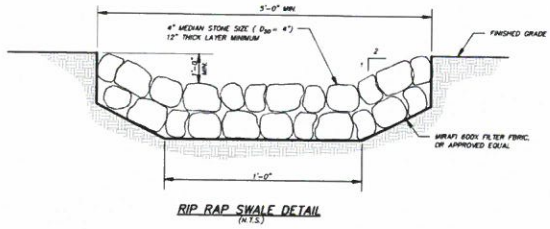
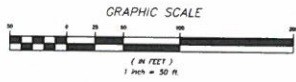
Enclosures

cc: Wendy Erickson

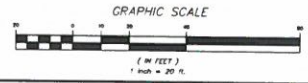
Insite File No. 19188.100



OVERALL PLAN  
SCALE: 1" = 50'



REGRAIDING PLAN  
SCALE: 1" = 20'



LOCATION MAP  
SCALE: 1" = 1,000'



VICINITY MAP  
SCALE: 1" = 200'

**OWNER/APPLICANT:**  
Union Valley Church  
730 Union Valley Road  
Canal, Putnam County, New York 12521

**SITE DATA:**  
Zone: R-Residential  
Total Acreage: 4.36 AC ±  
Tax Map No.: 76.18-1-B

**GENERAL NOTES:**

- Existing property boundaries, features and topography shown herein are taken from map entitled "Topographic Survey of Property Situate in Town of Canal, Putnam County, New York", prepared by Lutz-Schuyler P.C. dated December 7, 2008.
- All fill material brought to the site will be certified per NYSDOT regulations and monthly certifications of the fill material being delivered will be provided.
- The project contemplates the import of approximately 10,000 cubic yards of fill material.

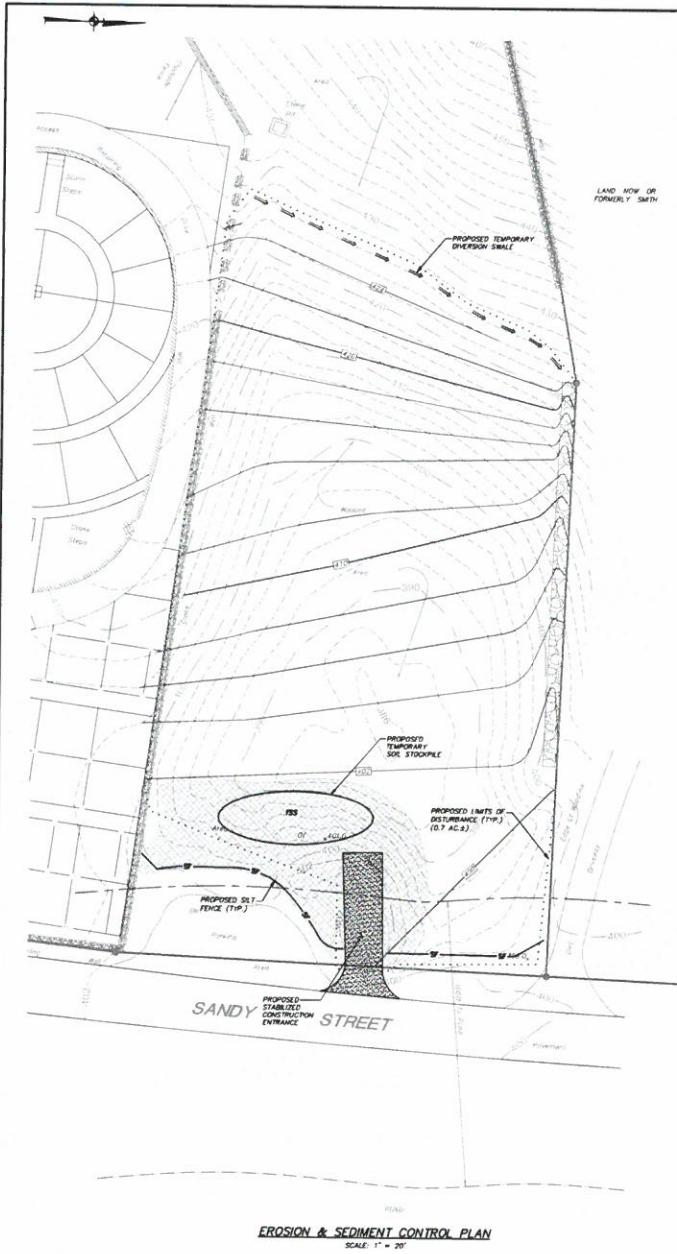
NO.	DATE	REVISIONS PER PLANNING BOARD COMMENTS	REVISION	NEW
1	9-13-19			BY

		3 Cornett Place Canal, NY 12512 (845) 235-8620 (845) 235-9177 fax www.insite-eng.com	
PROJECT: <b>UNION VALLEY CEMETERY</b>			
730 UNION VALLEY ROAD, TOWN OF CANAL, PUTNAM COUNTY, NY			
DRAWING: <b>OVERALL PLAN &amp; ENLARGED GRADING PLAN</b>			
PROJECT NUMBER	19188.100	PROJECT MANAGER	J.J.C.
DATE	08-07-19	DRAWN BY	M.E.U.
SCALE	AS SHOWN	CHECKED BY	K.M.S.
		DRAWING NO.	SHEET
		GP-1	2

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED SURVEYOR, VIOLATES SECTION 7209 OF ARTICLE 178 OF THE EDUCATION LAW.



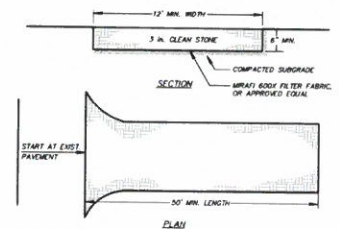


**EROSION & SEDIMENT CONTROL NOTES:**

- The owner's field representative (O.F.R.) shall be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
- All construction activities involving the removal or displacement of soil are to be provided with appropriate protective measures to prevent erosion and sedimentation. Erosion sedimentation within, minimum and erosion and sediment control measures shall be implemented as shown on this plan and shall be in accordance with "New York State Standards and Specifications for Erosion and Sediment Control," latest edition.
- Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
- 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 shall be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceases. Disturbance shall be minimized to the areas required to perform construction.
- Silt fence shall be treated as shown on the plans prior to beginning any clearing, grubbing or earthwork.
- All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Regrass (annual or perennial) at a rate of 50 lbs per acre shall be used for temporary seeding in areas summer or early fall. "Jantzen" Water Eye (cored type) shall be used for temporary seeding in late fall and winter.
- Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
  - Seed mixture to be planted between March 21 and May 31, or between August 15 and October 15 or as directed by project representatives at a rate of 100 pounds per acre at the following proportions:
    - Perennial Ryegrass 20%
    - Cowpeas 20%
    - Annual Ryegrass 20%
    - Mulch: Soft hay or small grain straw applied at a rate of 80 lbs./1000 S.F. or 2 tons/acre. To be applied and anchored according to "New York State Standards and Specifications For Erosion and Sediment Control," latest edition.
- Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specifications, Construction and Materials, Section 610-1.02, Item 10-1," hydroseeding shall be performed using materials and methods as approved by the site engineer.
- Cut or fill slopes steeper than 3:1 shall be stabilized immediately after grading with Cutler 1 Single Mat Erosion Control Blanket, or approved equal.
- Powered roadways shall be kept clean at all times.
- The site shall at all times be graded and maintained such that all stormwater runoff is directed to and contained within erosion and sediment control facilities.
- All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
- Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
- Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to ensure that silt fences, temporary and permanent ditches and signs are kept in good condition and that all silt fences and ditches have not been breached and that all silt fences and ditches are intact. Any failure of erosion and sediment control measures shall be immediately reported to the contractor and inspected for approval by the O.F.R. and/or site engineer.
- Ditch shall be completed by spraying or other approved methods as necessary, or as directed by the O.F.R.
- Cut and fill shall not endanger adjoining property, nor divert water onto the property of others.
- All fills shall be placed and compacted in 8" lifts to provide stability of material and to prevent settlement.
- The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
- As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Team Engineer shall be installed by the contractor.
- Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

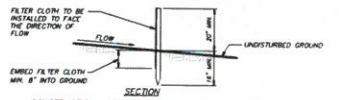
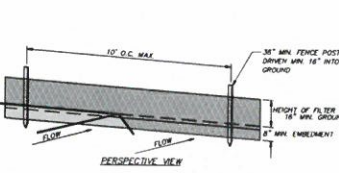
- NOTES:**
- AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
  - MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
  - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH 40# PERENNIAL TALL FESCUE.
  - ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

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



- INSTALLATION NOTES:**
- STONE SIZE - USE 3" STONE
  - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
  - THICKNESS - NOT LESS THAN SIX (6) INCHES.
  - WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
  - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
  - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE, IF PIPING IS IMPRACTICAL, A SUITABLE BENCH WITH 1:1 SLOPES WILL BE PERMITTED.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT, ALL SEDIMENT SPILLED, DISPOSED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
  - INSPECTION - BENCHES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE:**
- FILTER CLOTH TO BE FASTENED SECURELY TO POSTS: STEEL OTHER THAN U TYPE OR 2" HARDWOOD.
  - IF TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FASTENED.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED FROM "BULGES" DEVELOP IN THE SILT FENCE.

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



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7000 OF ARTICLE 140 OF THE EDUCATION LAW.

NO.	DATE	REVISIONS PER PLANNING BOARD COMMENTS	REVISION	MEY	BY
1	8-13-19				

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

3 Garrett Place  
Carmel, NY 12012  
(845) 225-9880  
(845) 225-9777 fax  
www.insite-ny.com

PROJECT: **UNION VALLEY CEMETERY**  
300 UNION VALLEY ROAD, TOWN OF CARMEL, NYS/ALBANY COUNTY, NY

DRAWING: **EROSION & SEDIMENT CONTROL PLAN**

PROJECT NUMBER: 19188.100	PROJECT MANAGER: J.J.C.	DRAWING NO.:	SHEET:
DATE: 08-07-19	DRAWN BY: M.E.U.	GP-2	2
SCALE: AS SHOWN	CHECKED BY: K.M.S.		