

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice Chairman

BOARD MEMBERS
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER
RAYMOND COTE

**TOWN OF CARMEL
PLANNING BOARD**



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

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

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

**PLANNING BOARD AGENDA
OCTOBER 10, 2018 – 7:00 P.M.**

MEETING ROOM #2

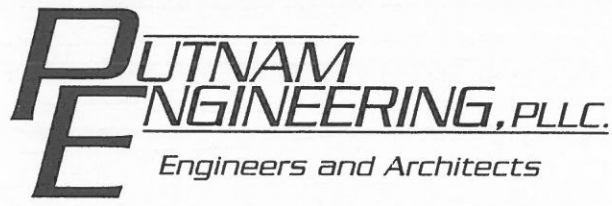
TAX MAP # PUB. HEARING MAP DATE COMMENTS

SITE PLAN

- | | | | |
|---|--------------|---------|-------------------|
| 1. The Retreat at Carmel H.O.A. Inc -
Carmel Centre Senior Housing – Lot 4 | 55.14-1-11.2 | 8/30/18 | Amended Site Plan |
|---|--------------|---------|-------------------|

MISCELLANEOUS

- | | | | |
|--|------------|--------|------------------------------------|
| 2. Racek, Tom – 65 Secor Road | 74.11-1-11 | | Waiver of Site Plan
Application |
| 3. Gonzalez, Nidia & Enrique – 67 Dixon Road | 54.5-1-84 | 5/1/18 | Regrading Application |
| 4. Minutes – 08/08/18, 09/12/18 & 09/26/18 | | | |



September 7, 2018

Harold Gary, Chairman
Town of Carmel Planning Board
Carmel Town Hall
60 McAlpin Avenue
Mahopac, NY 10541

Re: The Retreat at Carmel H.O.A., Inc.
Carmel Centre Senior Housing Lot 4
Amended Site Plan – Proposed Park
T.M. 55.14-1-11.2

Dear Chairman Gary and Members of the Board:

We have reviewed the comments prepared by the Town Engineer and Town Planner and have prepared the following responses:

ENGINEERING:

General Comments:

1. The following regulatory permits will be required for the application:
 - 1a. New York State Department of Conservation (NYSDEC) Stormwater Permit:

The Stormwater permit that was granted for this project is still open. The location for the park is where six (6) attached cottages were to be built. The site work was completed in this location in and around 2006/7. Due to settlement issues, the foundations that were originally poured were demolished and removed from the site. The building platforms were graded and the area seeded. In 2008 an amended site plan was presented to Carmel Planning Board and in that application the site for the six homes was left as vacant space-lawn area.

This proposal calls for the disturbance of land that had previously been disturbed. There is no condition in the (NYS) General Permit that states you can only disturb

1b. New York City Department of Environmental Protection (NYCDEP) Stormwater:

A submission has been made to the NYCDEP in order for them to issue a revised stormwater pollution prevention plan approval. The proposal is under review, and I've copied the Engineering Department on my correspondence.

2. The following referrals would appear to be warranted:

2a. Carmel Fire Department:

The plan has been mailed to the Carmel Fire Department.

2b. Town of Carmel Environmental Conservation Board:

An application has been prepared and submitted to the Carmel Environmental Conservation Board in order for them to issue a permit to remove certain physical structures that were constructed within the wetland buffer when the pitch and put was built.

3. The applicant may be required to supply a stormwater maintenance agreement and maintenance guarantee per Town Code (section 156-85 and section 156-87 B respectively) to assure long-term maintenance of all stormwater management practices (SWMP) proposed for the site. The applicant will provide this with the finalized SWPPP:

This comment does not apply to the applicants' in my opinion, but to the developer of the project.

4. The overall disturbance for the project has not been provided. It is unclear if the project meets or exceeds the threshold criteria of disturbance for New York State Department of Environmental Conservation (NYSDEC) stormwater regulations:

As stated in my answer to 1a, this is a re-disturbance of an area that was approved to be disturbed. There is no condition in the General Permit that precludes the disturbance of the same area multiple times.

5. All easements (water, sewer stormwater, etc.) should be provided:

There are no water, sewer or stormwater easements associated with this proposal.

Detailed Comments:

1. The applicant should use an electronic version of the Short Environmental Form (SEAF):

Comment noted.

2. Provide details for parking at the proposed park:

Pulte Homes presented plans to the Town to construct the parking lot in order to provide parking for potential customers viewing the three (3) model homes that were built. The parking lot is existing and has been in place for over ten (10) years.

The existing parking lot has been shown in its entirety on the site plan drawings.

3. Provide details related to the abandonment of the pitch and putt area:

The applicants have filed an application with the Town of Carmel Environmental Conservative Board and detailed their proposed abandonment. A copy of that application is included with this submittal.

4. Provide details regarding the amenities schedule and how the new amenity meets the prior Planning Board approval:

The Town of Carmel Code stipulates that 300 s.f. of recreation space has to be constructed for each dwelling unit.

110 dwelling units on Lot 4 multiplied by 300 s.f./dwelling = 33,000 s.f.

The park area is approximately 23,600 s.f. and when combined with the clubhouse, pool, bocce courts and putting green totals 46,845 s.f. which is in excess of what is required.

I would like to remind the Board that the Homeowners Association proposed this park to their members and that over two-thirds voted for this change.

5. All re-grading required to accomplish the intended development must be shown:

There will not be any re-grading. The intent is to install a walking path over the existing land and till various areas in order to plant flowers.

6. All plantings must be installed per section 142 of the Town of Carmel Town Code:

Comment noted.

7. All plantings should be verified by the Town of Carmel Wetlands Inspector:

A request has been made that the Town's Wetland Inspector review the planting list.

8. All curbs and asphalts should meet the specifications provided in the Town of Carmel Town Code:

There is nothing proposed relative to the existing parking lot that was constructed in 2007/2008.

9. Sidewalks must be installed per section 128 of the Town of Carmel Town Code:

We are not proposing to install a sidewalk but a paved walking trail.

10. The stormwater design must consider the existing regulatory approved (NYCDEP) stormwater infrastructure. The applicant must meet with the NYCDEP to discuss the proposed stormwater design:

Plans and calculations have been presented to the NYCDEP.

11. Provide a construction sequence:

A construction sequence has been added to the plans.

Planning:

1. The proposed recreational facility has been designed by the HOA to meet their needs. No site planning issues relate to the layout, design or configuration of the area:

Statement noted.

2. Note #1 on drawing C-1 indicates that the park is proposed in the location of three former housing units. Is this the same pitch and putt area or a different area? Clarification is requested:

The proposed park is to be located on Blair Heights, uphill of the three (3) story multifamily housing unit on the location that was previously approved (2006) for the construction of six (6) cottage style homes.

The pitch and putt is located off the cul-de-sac at the end of Blair Heights. The pitch and putt is to be abandoned after certain installed structures are to be removed.

3. It is recommended that the applicant consider the use of more native plants in the landscaping plan:

The landscaping plan has been sent to the Town Wetland Inspector for comment.

4. Is lighting proposed? If so, details are required:

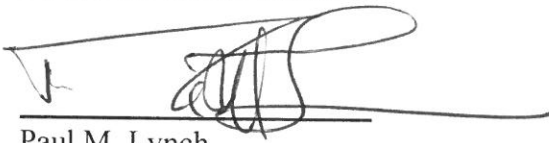
No site lighting is proposed.

5. A note should be added to the plans documenting compliance with the required recreational space requirement and that the area originally approved is not being reduced:

The note has been added to the plans as requested.

Sincerely,

PUTNAM ENGINEERING

A handwritten signature in black ink, appearing to read 'Paul M. Lynch', is written over a horizontal line. The signature is stylized and somewhat cursive.

Paul M. Lynch
PML/dac



September 10, 2018

Chief David DiRienzo
Carmel Fire Department
94 Gleneida Ave.
Carmel, NY 10512

Re: The Retreat at Carmel H.O.A., Inc.
Carmel Centre Senior Housing Lot 4
Proposed Park

Dear Chief DiRienzo:

Enclosed is one print of the site plan layout and existing grading plan for an area of vacant land (currently lawn) that the H.O.A. wants to turn into a park. The location is adjacent to Blair Heights.

The Town of Carmel Planning Board, as part of their practice, requested that we send this proposal to your department for comment.

Sincerely,

PUTNAM ENGINEERING

A handwritten signature in black ink, appearing to be 'Paul M. Lynch', written over a horizontal line.

Paul M. Lynch
PML/dac

Enclosure

cc: Mr. Richard Franzetti, P.E., Town Engineer
Town of Carmel Planning Board

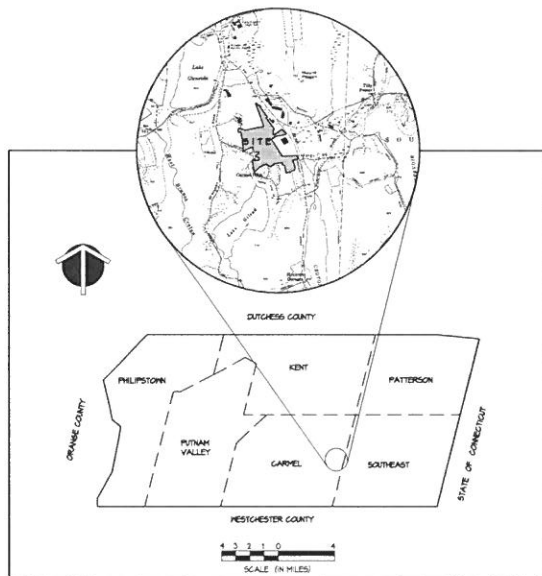
PROPOSED PARK PLAN PREPARED FOR:

THE RETREAT at CARMEL H.O.A., INC. CARMEL CENTRE SENIOR HOUSING - LOT No. 4

BLAIR HEIGHTS
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK



AREA MAP
SCALE: 1"=400'



LOCATION MAP
SCALE (IN MILES)

DRAWING SCHEDULE

DRAWING NO.	SHEET NO.	DRAWING TITLE
G-1	1	COVER SHEET
G-1	2	SITE LAYOUT PLAN AND PROFILES
G-1	3	EROSION AND DRAINAGE PLAN
G-1	4	EXISTING CONDITIONS PLAN
G-1	5	EROSION AND SEDIMENT CONTROL PLAN
G-1	6	LANDSCAPE PLAN
G-1	7	EXISTING PAVES AND PAVT. RENOVALS PLAN
P-1	8	PROFILES
D-1	9	DETAILS

OWNER / APPLICANT

THE RETREAT AT CARMEL, H.O.A., INC.
17 DICKINSON DRIVE
CARMEL, NEW YORK 10522

CARMEL PLANNING BOARD APPROVAL

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

TOWN OF CARMEL PLANNING BOARD

SIGNED THIS _____ DAY OF _____, 20____ BY _____

CHAIRMAN _____

SECRETARY _____

PROJECT NO.	DATE	BY	DESCRIPTION
17-001-01	11/11/10	ML	PRELIMINARY
17-001-02	11/11/10	ML	REVISED
17-001-03	11/11/10	ML	REVISED
17-001-04	11/11/10	ML	REVISED
17-001-05	11/11/10	ML	REVISED
17-001-06	11/11/10	ML	REVISED
17-001-07	11/11/10	ML	REVISED
17-001-08	11/11/10	ML	REVISED
17-001-09	11/11/10	ML	REVISED
17-001-10	11/11/10	ML	REVISED
17-001-11	11/11/10	ML	REVISED
17-001-12	11/11/10	ML	REVISED
17-001-13	11/11/10	ML	REVISED
17-001-14	11/11/10	ML	REVISED
17-001-15	11/11/10	ML	REVISED
17-001-16	11/11/10	ML	REVISED
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17-001-25	11/11/10	ML	REVISED
17-001-26	11/11/10	ML	REVISED
17-001-27	11/11/10	ML	REVISED
17-001-28	11/11/10	ML	REVISED
17-001-29	11/11/10	ML	REVISED
17-001-30	11/11/10	ML	REVISED



4 OLD ROUTE 6, BREWSTER, NEW YORK 10509
(845) 274-6184 FAX (845) 274-6184
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PURSUANT TO NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 2709 SUBSECTION 2, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY MANNER IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED. THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

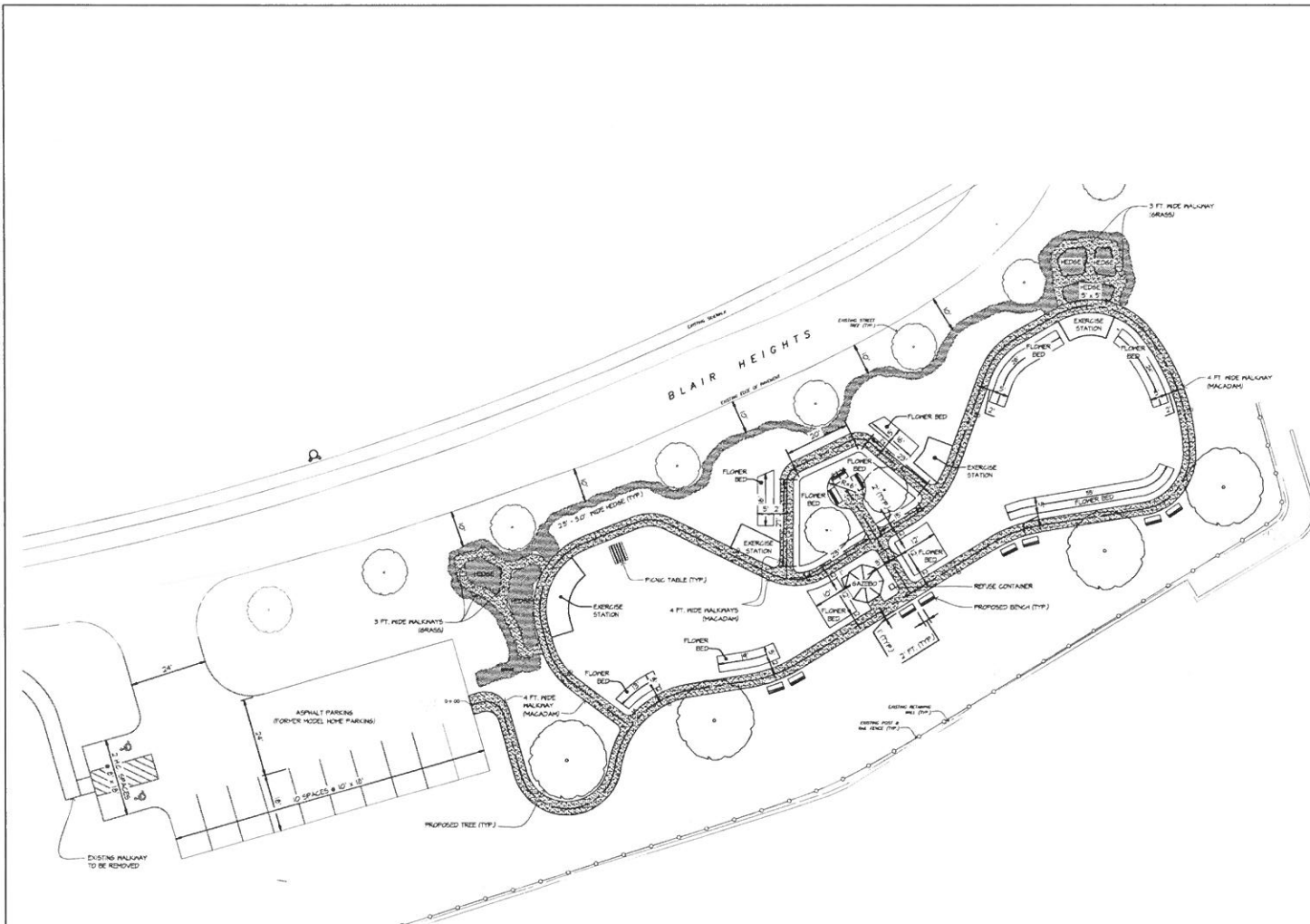
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4	NO AFB B	11/11/10	REVISED
5	NO AFB B	11/11/10	REVISED
6	NO AFB B	11/11/10	REVISED
7	NO AFB B	11/11/10	REVISED
8	NO AFB B	11/11/10	REVISED
9	NO AFB B	11/11/10	REVISED
10	NO AFB B	11/11/10	REVISED

PROJECT: PROPOSED PARK PLAN PREPARED FOR:
THE RETREAT at CARMEL H.O.A., INC.
CARMEL CENTRE SENIOR HOUSING LOT No. 4
BLAIR HEIGHTS
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK
TAX MAP 5014, BLOCK L, LOT 112

DATE: 11/11/10
PROJECT MANAGER: PML
DRAWN BY: PML
CHECKED BY: PML
SCALE: AS NOTED

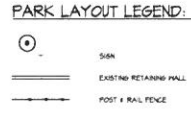
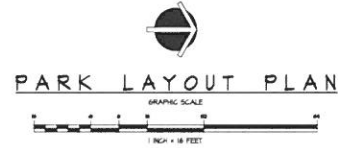
DRAWING: PROPOSED PARK PLAN
COVER SHEET

PROJECT NUMBER: 8308
DRAWING NUMBER: **G-1**
SHEET: 1 OF 1



LOCATION MAP
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
- PROPOSED APPLICATION IS FOR A PARK AND FITNESS TRAIL IN THE FORMER LOCATION OF THREE SENIOR HOUSING UNITS AS SHOWN ON APPROVED SITE PLAN DRAWINGS PREPARED FOR CARMEL CENTRE SENIOR HOUSING LOT 4.
 - NO AUTHORIZED CONSTRUCTION OPERATION SHALL BE PERMITTED ON SUNDAY OR BEFORE 8:00 A.M. OR AFTER 5:00 P.M. ON OTHER DAYS.
 - NO OPERATION SHALL BE COMMENCED OR CARRIED ON WHICH IS PRIMARILY FOR THE PURPOSE OF THE SALE OR EXCHANGE OF EXCAVATED TOPSOIL, SAND, GRAVEL, ROCK OR OTHER SUBSTANCE FROM THE GROUND.
 - ALL FILL SHALL BE CLEAN SOIL, ROCKS OR SAND AND SHALL BE VENEERABLE AND SHALL CONTAIN NO GARBAGE, REFUSE, WASTE OR MATERIAL DESIRED TO BE DELETED ACCORDING TO THE STANDARDS OF THE APPLICABLE HEALTH CODES.
 - PRIOR TO COMMENCEMENT OF SITE WORK, ALL REQUIRED EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS SHOWN ON THE APPROVED PLANS. THE EROSION CONTROLS MAY BE CHANGED OR MODIFIED BY THE ORDER OF THE TOWN ENGINEER OR THE TOWN BUILDING INSPECTOR BASED ON FIELD CONDITIONS.
 - BOUNDARY INFORMATION TAKEN FROM "AMENDED FINAL SUBDIVISION PLAN OF CARMEL CORPORATE CENTER" LAST REVISED MARCH 17, 2008, AS PREPARED BY TERRY BERENSON/ORTHY COLLING, 50 STARBUCK ROAD, BREWSTER, NY.
 - TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "CARMEL TOWNSHIP UPDATE" DATED JANUARY 31, 2008 AS PREPARED BY HAPPING, INC.
 - OWNER/APPLICANT: THE RETREAT AT CARMEL H.O.A., INC. 17 DUGAN ROAD, CARMEL, NY 12052
 - PROPOSED USE: PARK AND FITNESS TRAIL
 - SITE DATA: LOT AREA = 2,242,861 S.F. (52.63 AC.) TAX MAP NO. 59.04, BLOCK 1, LOT 12
 - ZONING DISTRICT: C-2P - COMMERCIAL/BUSINESS PARK
 - THE PROPOSED SITE AND BUILDINGS SHALL CONFORM TO THE REQUIREMENTS OF THE CARMEL ZONING CODE, CHAPTER 166-26 EXCEPT AS NOTED.
 - ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 65-11 OF THE ZONING CODE OF THE TOWN OF CARMEL.
 - THERE ARE NO PARKING SPACES PROPOSED WITH THIS APPLICATION.
 - 2 FOOT CONTOUR INTERVAL, DATUM NAVD 83
 - THERE ARE NO 100 YEAR FLOODPLANS EXISTING ON THE PROJECT SITE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 30068R 50002 C.
 - THERE ARE NO WETLANDS LOCATED WITHIN 100 FEET OF THE PROPOSED WORK.
 - PER NEW YORK STATE LAW, THE CONTRACTOR SHALL CALL THE ADEQUATOR FACILITIES PROTECTIVE ORGANIZATION (PFO) AT 1-800-NO-NO-782 TWO (2) FULL DAYS PRIOR TO PERFORMING ANY EXCAVATION WORK.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AND IN CONFORMANCE WITH LOCAL, COUNTY AND STATE CITY GOVERNMENT REQUIREMENTS.
 - THERE ARE NO SEWER OR WATER FACILITIES PROPOSED.
 - THE EXISTING DRAINAGE PATTERN SHALL REMAIN THE SAME, WITH THE DRAINAGE BASIN DIV. POINT BEING DESIGN POINT #1.
 - NO OUTDOOR RECREATION SPACE SHALL BE LIGHTED.
 - IRRIGATION SYSTEM TO BE PROVIDED DESIGN AND LAYOUT BY OTHERS.
 - AREA OF AMENITY IMPROVEMENTS = 15,600 SF (10.36 AC.). TOTAL AMENITY AREA FOR LOT 4 IS 26,104 S.F. (WICH IS GREATER THAN THE 25,000 S.F. MINIMUM (10 UNITS X 300 S.F.)).
 - THERE ARE NO AREAS PROPOSED TO BE USED FOR OUTDOOR SELLING, DISPLAY OR STORAGE.
 - ALL ON-SITE DEBRIS AND GARBAGE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF



PUTNAM ENGINEERING, LLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6, BREWSTER, NEW YORK 10509
(845) 274-6104 FAX (845) 274-6104
#PTN04 00000000 11.02.2011

PURSUANT TO NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 2209 SUBDIVISION 2, (1) IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED. THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

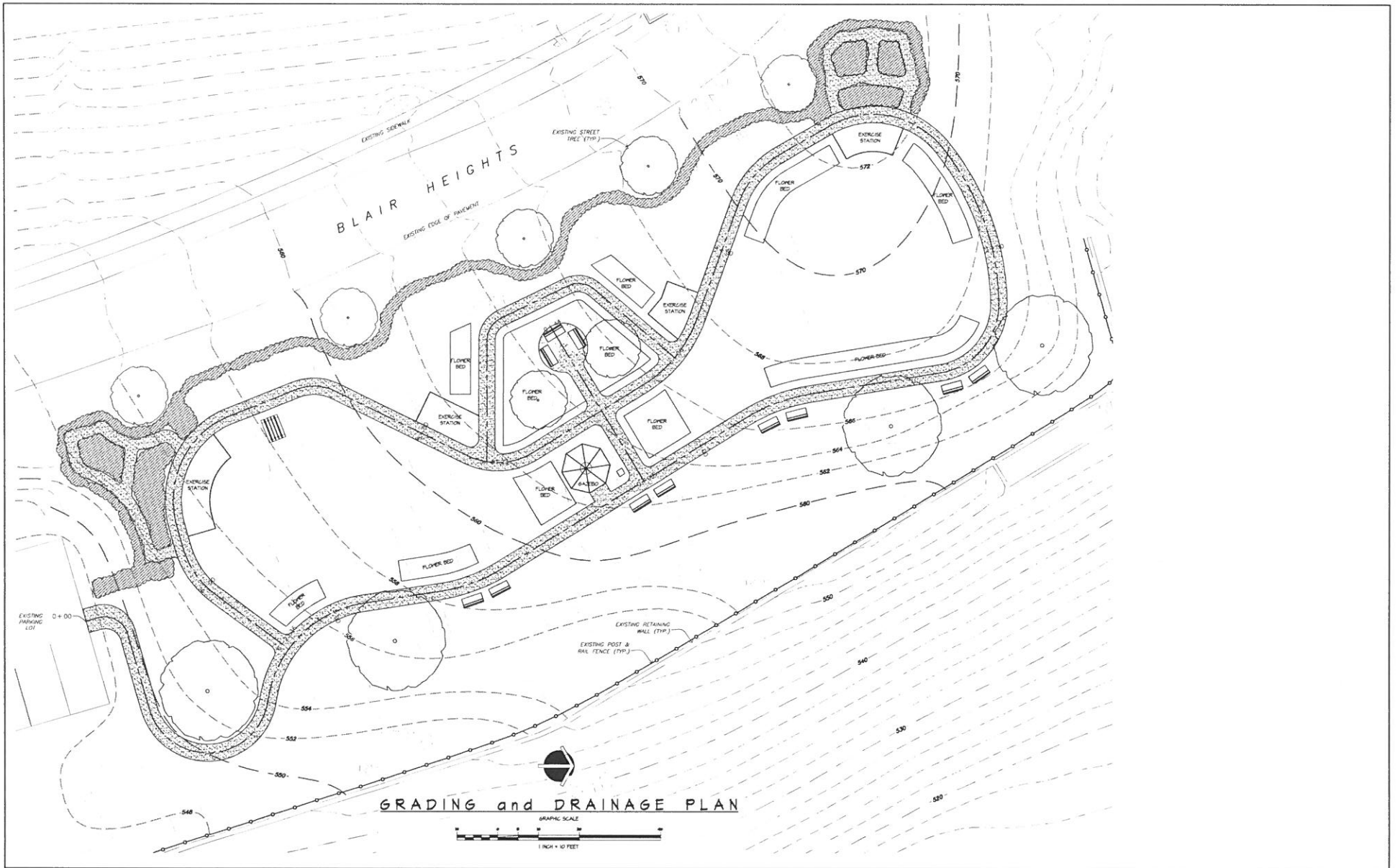
REVISIONS	NO.	DATE	DESCRIPTION
1	50-448-B	11/20/2011	ISSUED FOR PERMIT

PROJECT: PROPOSED PARK PLAN PREPARED FOR:
THE RETREAT at CARMEL H.O.A., INC.
CARMEL CENTRE SENIOR HOUSING LOT No. 4
BLAIR HEIGHTS
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK
TAX MAP 59.04, BLOCK 1, LOT 12

DATE: 11/02/11
PROJECT MANAGER: P.M.E.
DRAWN BY: P.M.E.
CHECKED BY: P.M.E.
SCALE: AS NOTED

DRAWING: PROPOSED PARK PARK LAYOUT PLAN

PROJECT NUMBER: 2508
DRAWING NUMBER: C-1
SHEET 2 OF 4



4 OLD ROUTE 6, BREWSTER, NEW YORK 10504
 (845) 274-6784 FAX (845) 274-6784
 # Putnam Engineering LLC 2017

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 2709 SUBDIVISION 2, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED. THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

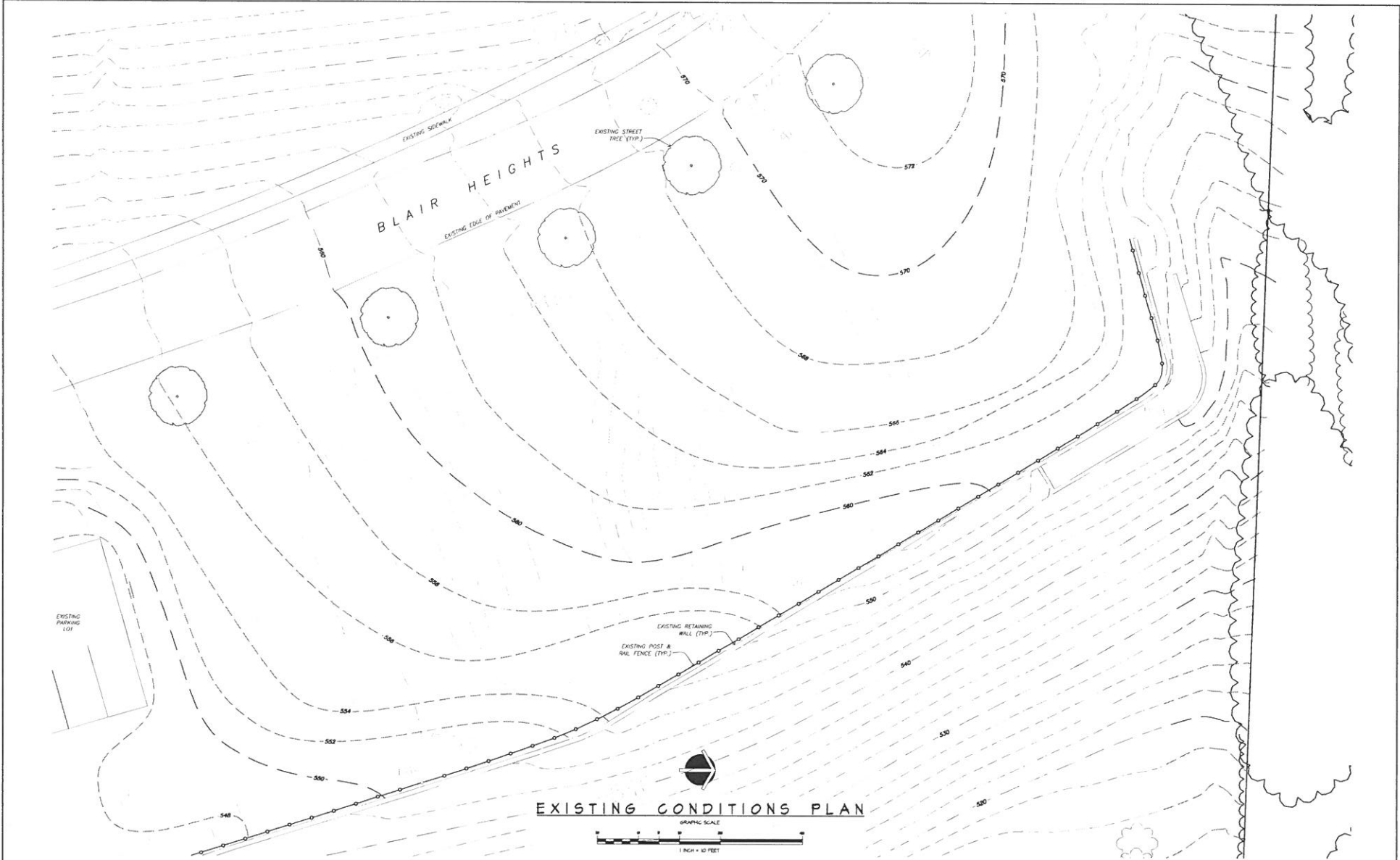
REVISIONS		DATE	DESCRIPTION
1	BY A/E		HYDRO SUB-DRAWN

PROPOSED PARK PLAN PREPARED FOR:
THE RETREAT at CARMEL H.O.A., INC.
 CARMEL CENTRE SENIOR HOUSING LOT No. 4
 BLAIR HEIGHTS
 TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK
 TAX MAP 501A BLOCK 1 LOT 12

DATE: 11/11/17
 PROJECT MANAGER: PML
 DRAWN BY: PML
 CHECKED BY: PML
 SCALE: AS NOTED

DRAWING: PROPOSED PARK GRADING and DRAINAGE PLAN

PROJECT NUMBER: 8809
 DRAWING NUMBER: C-2
 SHEET 3 OF 3



EXISTING CONDITIONS PLAN



4 OLD ROUTE 6, BREWSTER, NEW YORK 10504
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NO.	DATE	DESCRIPTION
1	02 AUG 18	ISSUE FOR PERMIT

PROPOSED PARK PLAN PREPARED FOR:
THE RETREAT at CARMEL H.O.A., INC.
 CARMEL CENTRE SENIOR HOUSING LOT No. 4
 BLAIR HEIGHTS
 TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK
 TAX MAP 5514 BLOCK 1 LOT 12

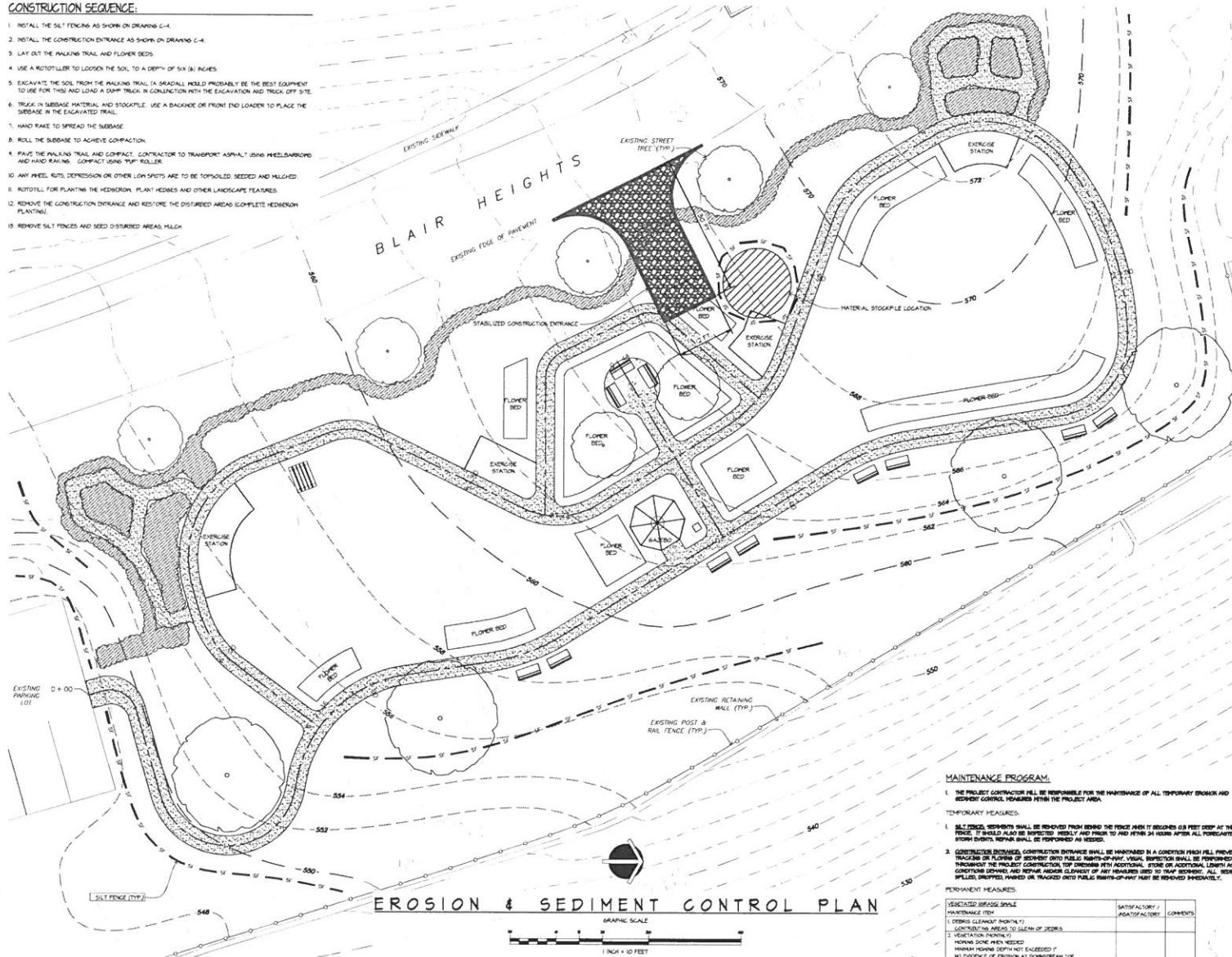
DATE: 11 DEC 17
 PROJECT MANAGER: PML
 DRAWN BY: PML
 CHECKED BY: PML
 SCALE: AS NOTED

DRAWING: PROPOSED PARK EXISTING CONDITIONS PLAN

PROJECT NUMBER: 8305
 DRAWING NUMBER: C-3

CONSTRUCTION SEQUENCE:

1. INSTALL THE SALT FENCING AS SHOWN ON DRAWING C-4.
2. INSTALL THE CONSTRUCTION ENTRANCE AS SHOWN ON DRAWING C-4.
3. LAY OUT THE WALKING TRAIL AND FLOWER BEDS.
4. USE A ROTOTILLER TO LOOSEN THE SOIL TO A DEPTH OF SIX (6) INCHES.
5. EXCAVATE THE SOIL FROM THE WALKING TRAIL. (A SPREADER WOULD PROBABLY BE THE BEST EQUIPMENT TO USE FOR THIS) AND LOAD A DUMP TRUCK IN CONJUNCTION WITH THE EXCAVATION AND TRUCK OFF SITE.
6. TRUCK IN SUBGRADE MATERIAL AND STOCKPILE. USE A BACKHOE OR FRONT END LOADER TO PLACE THE SUBGRADE IN THE EXCAVATED TRAIL.
7. HAND RAKE TO SPREAD THE SUBGRADE.
8. ROLL THE SUBGRADE TO ACHIEVE COMPACTION.
9. PAVE THE WALKING TRAIL AND COMPACT. CONTRACTOR TO TRANSPORT ASPHALT USING WHEELBARROWS AND HAND RAKING. CONTRACT USING TYP. ROLLER.
10. ANY FREEZE RUTS, DEPRESSION OR OTHER LOW SPOTS ARE TO BE TOPSOILED, SEEDED AND MULCHED.
11. ROTOTILL FOR PLANTING THE HEDGEROW. PLANT HERBES AND OTHER LANDSCAPE FEATURES.
12. REMOVE THE CONSTRUCTION ENTRANCE AND RESTORE THE DISTURBED AREAS COMPLETE HERBEROW PLANTING.
13. REMOVE SALT FENCES AND SEED DISTURBED AREAS. MULCH.



GENERAL NOTES:

1. THE SITE SHALL BE DISTURBED ONLY WHERE NECESSARY. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. AREA LAND TO BE EXPOSED SHALL BE LEFT TO THE SHORTEST PRACTICAL PERIOD OF TIME BY PROMPTLY REVEGETATION WITH THE SPECIFICATION NOTES. (LAWN SPECIFIED OTHERWISE). ALL DISTURBED AREAS ARE CONSIDERED "BARE" FROM THE BEGINNING OF CONSTRUCTION UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED OR OTHERWISE STABILIZED (REVEGETATION SUCH AS MULCH, GEOTEXTILE, BERMUS, ETC.) HAVE BEEN PROPERLY EMPLOYED. NO WORK SHALL CONTINUE BEFORE PROPER DISTURBANCE IS STOPPED.
2. PROVIDE FEASIBLE NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
3. AREAS UNDESIRABLE FOR PLANTING, THESE SOILS TO BE LEFT EXPOSED FOR MORE THAN FIFTEEN DAYS, SHALL BE COVERED WITH OTHER VEGETATIVE COVER. TEMPORARY VEGETATIVE COVER SHALL BE USED FROM THE PROJECT START TO THE END OF THE PROJECT. IN GENERAL, OPTIMAL PLANTING TIMES FOR PERMANENT VEGETATIVE COVER SHALL BE DETERMINED BY THE LOCAL EXTENSION SERVICE. PLANTING TIMES FOR PERMANENT VEGETATIVE COVER SHALL BE DETERMINED BY THE LOCAL EXTENSION SERVICE.
4. THE PROJECT OWNER OR DESIGNATED REPRESENTATIVE SHALL MAINTAIN A PROHIBITION AGAINST SMOKING ALL AREAS WITHIN THE PROJECT BOUNDARIES AND REMOVED FROM THE PROJECT BOUNDARIES BY THE PROJECT OWNER OR DESIGNATED REPRESENTATIVE. SMOKING SHALL BE PROHIBITED DURING THE ENTIRE CONSTRUCTION PERIOD. THE PROJECT OWNER OR DESIGNATED REPRESENTATIVE SHALL MAINTAIN A PROHIBITION AGAINST SMOKING ALL AREAS WITHIN THE PROJECT BOUNDARIES AND REMOVED FROM THE PROJECT BOUNDARIES BY THE PROJECT OWNER OR DESIGNATED REPRESENTATIVE. SMOKING SHALL BE PROHIBITED DURING THE ENTIRE CONSTRUCTION PERIOD. THE PROJECT OWNER OR DESIGNATED REPRESENTATIVE SHALL MAINTAIN A PROHIBITION AGAINST SMOKING ALL AREAS WITHIN THE PROJECT BOUNDARIES AND REMOVED FROM THE PROJECT BOUNDARIES BY THE PROJECT OWNER OR DESIGNATED REPRESENTATIVE. SMOKING SHALL BE PROHIBITED DURING THE ENTIRE CONSTRUCTION PERIOD.

STABILIZATION NOTES:

1. TEMPORARY VEGETATIVE COVER:
 - A. SEEDING COMPACTED SOIL AREAS.
 - B. LIME AS REQUIRED TO PH 5.5.
 - C. TOPSOIL WITH 10-20% AT A RATE OF 300 LBS/SQ. YD.
 - D. LIME AS REQUIRED TO PH 5.5.
 - E. SEED AS FOLLOWS:
 - 1. BERMUS (SEEDING) FULL PLANTING - ANNUAL, PERENNIALS AND GENERAL GRASS.
 - 2. AT 80 LBS/ACRE.
 - 3. MULCH (STRAW) WITHIN 14 DAYS AFTER SITE IS 100% LIME.
 - 4. MULCH WITHIN 30 DAYS OF STRAW FOR ANNUAL, HERBES AS NOTED.
 - F. MULCH WITHIN 30 DAYS OF STRAW FOR ANNUAL, HERBES AS NOTED.
2. PERMANENT VEGETATIVE COVER:
 - A. GRAZE TO PREPARED SLOPES.
 - B. SEEDING COMPACTED SOIL AREAS.
 - C. TOPSOIL WITH 10-20% AT A RATE OF 300 LBS/SQ. YD.
 - D. LIME AS REQUIRED TO PH 5.5.
 - E. PERMANENT VEGETATIVE COVER WITHIN 14 DAYS OF STRAW FOR ANNUAL, HERBES AS NOTED.
 - F. SEED AS FOLLOWS:
 - 1. BERMUS (SEEDING) FULL PLANTING - ANNUAL, PERENNIALS AND GENERAL GRASS.
 - 2. AT 80 LBS/ACRE.
 - 3. MULCH (STRAW) WITHIN 14 DAYS AFTER SITE IS 100% LIME.
 - 4. MULCH WITHIN 30 DAYS OF STRAW FOR ANNUAL, HERBES AS NOTED.

AREA OF DISTURBANCE:

AREA OF DISTURBANCE = 25,000 SQ. FT.

MAINTENANCE PROGRAM:

1. THE PROJECT CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WITHIN THE PROJECT AREA.
2. SLOPE PROTECTION SHALL BE REMOVED FROM BEHIND THE FENCE WHEN IT REACHES 6.0 FEET DEEP AT THE FENCE. IT SHOULD ALSO BE REPEATED WEEKLY AND PRIOR TO AND AFTER 24 HOURS AFTER ALL FORECASTED STORM EVENTS. REPAIR SHALL BE TOPSOILED AS NEEDED.
3. CONSTRUCTION ENTRANCE, CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOES OR SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. VISUAL INSPECTION SHALL BE PERFORMED DAILY THROUGHOUT THE CONSTRUCTION TOP THROUGHOUT THE CONSTRUCTION PERIOD. ANY ADDITIONAL EROSION OR ADDITIONAL SEDIMENT SHALL BE REPAIRED IMMEDIATELY. ANY ADDITIONAL EROSION OR ADDITIONAL SEDIMENT SHALL BE REPAIRED IMMEDIATELY. ANY ADDITIONAL EROSION OR ADDITIONAL SEDIMENT SHALL BE REPAIRED IMMEDIATELY.

NO.	DATE	DESCRIPTION	STATUS	COMMENTS
1	01/15/2024	DESIGNATED BRASSIE BRASSIE MAINTENANCE ITEM	SATISFACTORY	
2	01/15/2024	CONSTRUCTION ENTRANCE	SATISFACTORY	
3	01/15/2024	CONSTRUCTION ENTRANCE	SATISFACTORY	

TOWN OF CARMEL GENERAL EROSION CONTROL NOTES:

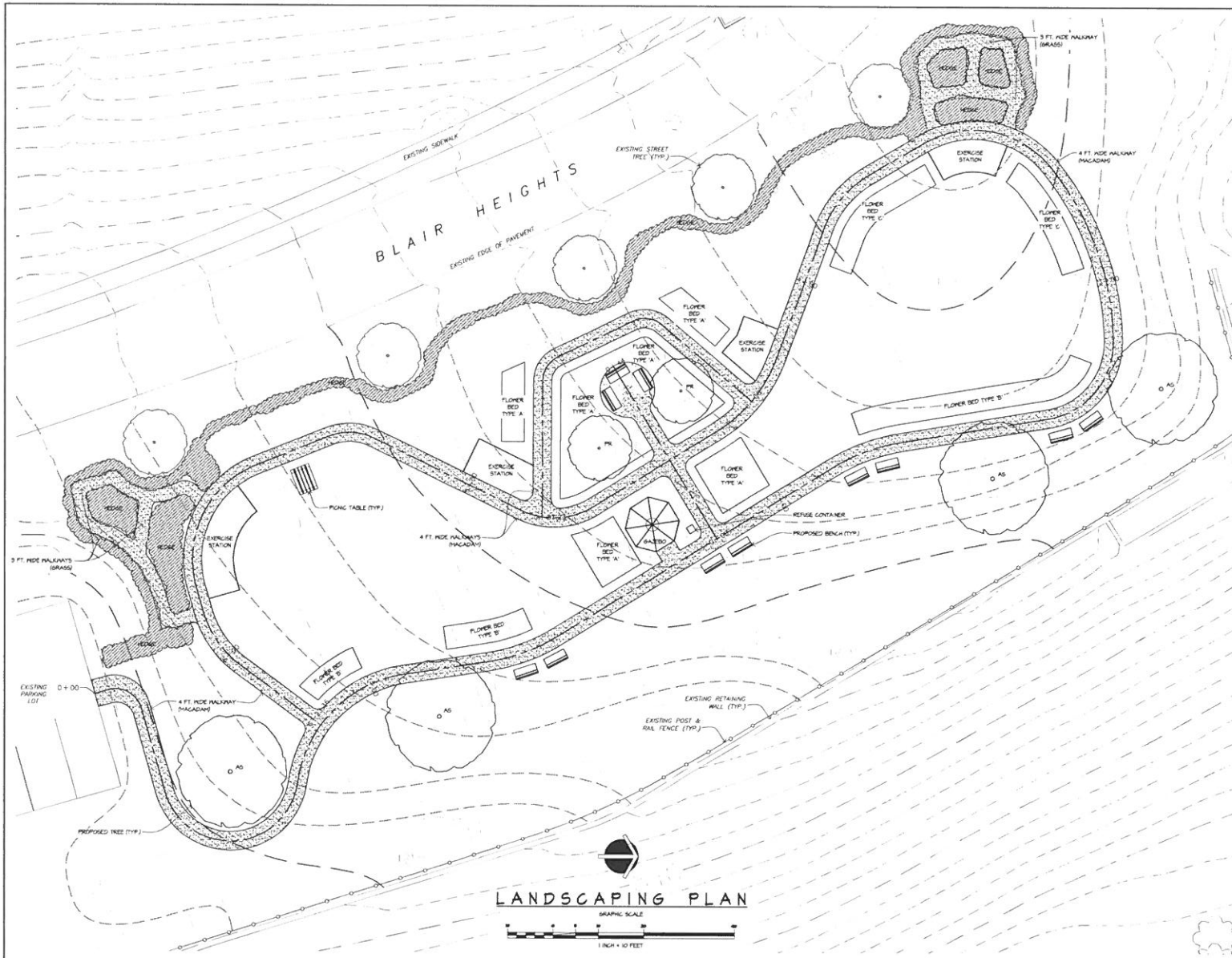
1. CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIME STRIPS EXCEPT BY MEANS OF BRIDGES AND GULLIES OR OTHER APPROVED METHODS. BRIDGES SHALL BE MAINTAINED AND PROTECTED.
2. PROVIDE FEASIBLE NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
3. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.
4. UNDESIRABLE DISTURBED AREAS, THE EXPOSURE SHALL BE LEFT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
5. THE TEMPORARY FINAL VEGETATION AND STRUCTURES SHALL BE REPAIRED AS SOON AS PRACTICAL AND AS MAY BE DIRECTED BY THE INSPECTOR.

PUTNAM ENGINEERING, LLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6, BREWSTER, NEW YORK 10504
(845) 274-6104 FAX (845) 274-6764
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NO.	DATE	DESCRIPTION
1	NO. 00	NO. 00
2	NO. 00	NO. 00

PROJECT: PROPOSED PARK PLAN PREPARED FOR THE RETREAT at CARMEL H.O.A., INC. CARMEL CENTRE SENIOR HOUSING LOT No. 4 BLAIR HEIGHTS TOWN OF CARMEL PUTNAM COUNTY, NEW YORK TAX MAP 594 BLOCK, LOT 1.2

DATE: 11/13/23	DRAWING: PROPOSED PARK EROSION and SEDIMENTATION CONTROL PLAN	PROJECT NUMBER: 8309
PROJECT MANAGER: P.M.E.	DRAWN BY: P.M.E.	DRAWING NUMBER: C-4
CHECKED BY: P.M.E.	SCALE: AS NOTED	SHEET: 3 of 4



PLANTING NOTES:

1. NO PARKING OR STORAGE OF MATERIALS WILL BE PERMITTED UNDER DRIP LINE OF EXISTING TREES AND SHRUBS TO REMAIN.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, FULLY FORMED AND IN A HEALTHY CONDITION, FREE OF INSECTS, FUNGI, DISEASE OR DAMAGE AT THE TIME OF INSTALLATION. ALL PLANTINGS SHALL BE GUARANTEED FOR A MINIMUM OF THREE (3) YEARS WHICH WILL INCLUDE THREE GROWING SEASONS.
3. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
4. ALL LANDSCAPING SHOWN SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE USE BEING SERVED. PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH HEALTHY NEW PLANTS OF GOVERNABLE SIZE, TYPE AND QUANTITY AT THE BEGINNING OF THE IMMEDIATELY FOLLOWING GROWING SEASON.
5. TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS IN ACCORDANCE WITH THE SEEDING NOTES.
6. NO HERBICIDES OR PESTICIDES ARE TO BE USED WITHIN THE RETLAND BUFFER.
7. ALL PLANTINGS SHALL BE INSTALLED PER CHAPTER 143 OF THE TOWN OF CARMEL TOWN CODE.
8. ALL PLANTINGS SHALL BE VERIFIED BY THE TOWN OF CARMEL RETLANDS INSPECTOR.

NOTES:

1. PRIOR TO THE INSTALLATION OF PLANTINGS, THE APPLICANT OR HIS REPRESENTATIVE WILL MEET WITH THE DESIGN ENGINEER, TOWN ENGINEER AND SITE CONTRACTOR FOR A CONFERENCE TO REVIEW THE SPECIES, QUANTITIES, SPACING AND LOCATIONS OF TREES TO BE INSTALLED. INSTALLATION OF TREES SHALL NOT BE PERMITTED UNTIL SUCH MEETING OCCURS.
2. EXERCISE STATION AREAS ARE SHOWN SCHEMATICALLY WITH NO APPARATUS CHOSEN AT THIS TIME.

PLANT SCHEDULE

SYM NAME	SIZE	ROOT SP.	QTY.
AS SILVER QUEEN SILVER MAPLE / ALICE SAGGAMORE	55" H-CAL.	848	4
PR SHAW BOOSE CHERRY / FRANKS SHAW BOOSE	7-8 HGT.	848	2
HERBALS:			
ARROWWOOD VIBURNUM / VIBURNUM DEPENSAUM	15-2 HGT.	CONF.	4 O.G. AS REQD.
FLOWER BED TYPE A:			
PERENNIALS: PURPLE CORNELIUS, SALVIA VERONICAL, CORNUS DOBIE, DOGWOOD ROSE, TAMARIX, ACHILLE, SCAM, DAY LILIES, MONARD, GERANIUM, BESSAN SAGE, BLOOMING AZALEA, DANIELA ASTERS	-	CONF.	45 REQD.
ANNUALS: GERANIUM, PETERDUN	-	CONF.	45 REQD.
FLOWER BED TYPE B:			
DRIFT: PURPLE FOXTAIL GRASS, MISSISS, BUTTERFLY BUSH	-	CONF.	45 REQD.
FLOWER BED TYPE C:			
RED TIPS DAMAZO, SPREA, BUTTERFLY BUSH, ROSE OF SHARON	-	CONF.	45 REQD.



4 OLD ROUTE 6, BREWSTER, NEW YORK 10804
 (845) 274-6104 FAX (845) 274-6164
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PURSUANT TO NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 2209 SUBSECTION 2, THIS IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR ARCHITECT, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THIS NOTATION SHALL BE FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS		DATE	DESCRIPTION
1	AS SHOWN		ISSUE FOR PERMIT

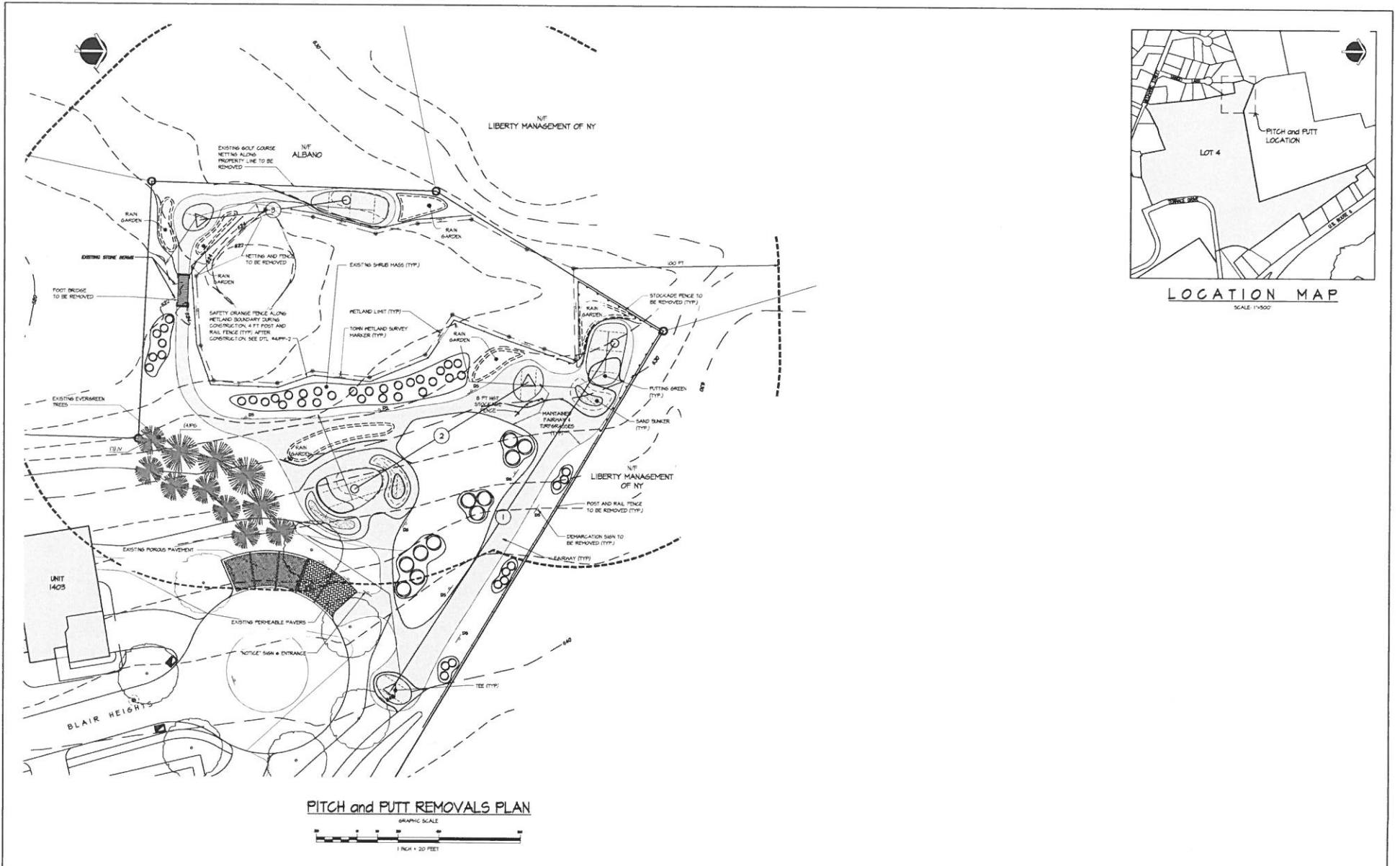
PROPOSED PARK PLAN PREPARED FOR:
THE RETREAT at CARMEL H.O.A., INC.
 CARMEL CENTRE SENIOR HOUSING LOT No. 4
 BLAIR HEIGHTS
 TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK
 TAX MAP 5614 BLOCK 1 LOT 12

DATE: 11 DEC 17
 PROJECT MANAGER: PML
 DRAWN BY: PML
 CHECKED BY: PML
 SCALE: AS NOTED

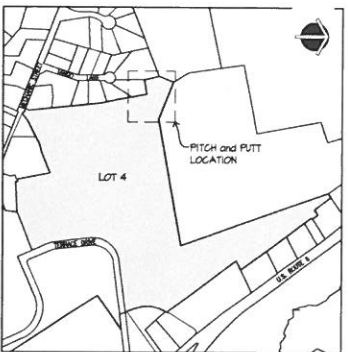
PROPOSED PARK
 LANDSCAPING PLAN

PROJECT NUMBER: 8309
 DRAWING NUMBER: C-5

SHEET 1 OF 1



PITCH and PUTT REMOVALS PLAN
 GRAPHIC SCALE
 1 INCH = 20 FEET



LOCATION MAP
 SCALE: 1"=500'



4 OLD ROUTE 6 BREWSTER, NEW YORK 10509
 (845) 278-6704 FAX (845) 278-6704
 #PTN001 QUANTICOVA PLLC 3071

PURSUANT TO NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 3209 SUBDIVISION 2, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED. THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

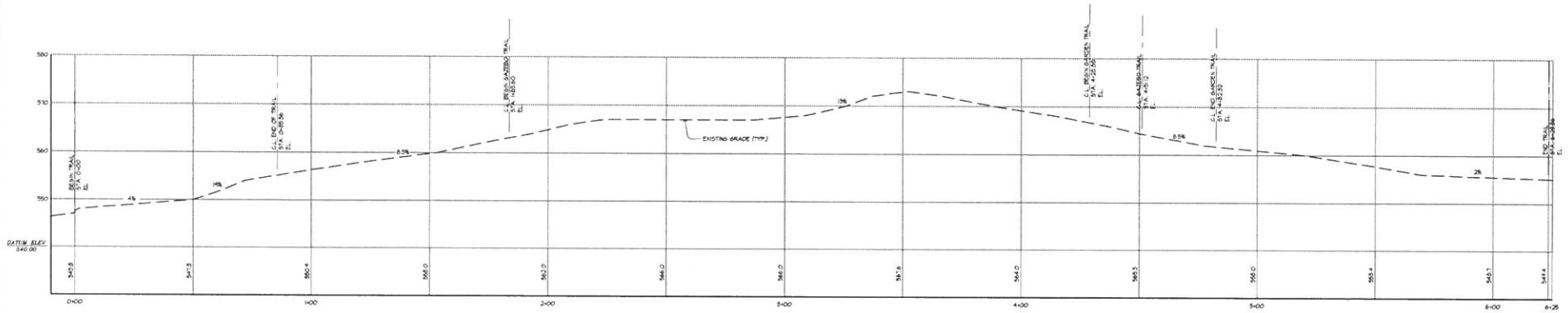
NO.	DATE	DESCRIPTION
1	02 APR 11	ISSUE FOR SUBMISSION

PROJECT: PROPOSED PARK PLAN PREPARED FOR
THE RETREAT at CARMEL H.O.A., INC.
CARMEL CENTRE SENIOR HOUSING LOT No. 4
 BLAIR HEIGHTS
 TOWN of CARMEL
 PUTNAM COUNTY, NEW YORK
 TAX MAP 5514 BLOCK 1 LOT 1-2

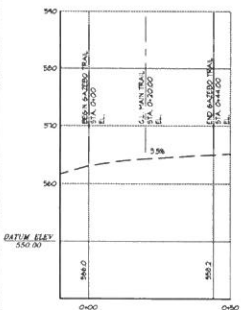
DATE: 11 DEC 11
 PROJECT MANAGER: PHE
 DRAWN BY: PHE
 CHECKED BY: PHE
 SCALE: AS NOTED

DRAWING: **PITCH and PUTT REMOVALS PLAN**

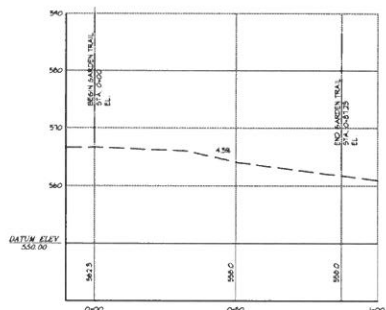
PROJECT NUMBER: 8309
 DRAWING NUMBER: **C-6**
 SHEET 1 OF 4



A MAIN TRAIL PROFILE
 SCALE: HORIZ 1"=20', VERT 1"=10'



B GAZEBO TRAIL PROFILE
 SCALE: HORIZ 1"=20', VERT 1"=10'



C GARDEN TRAIL PROFILE
 SCALE: HORIZ 1"=20', VERT 1"=10'



4 OLD ROUTE 6, BREWSTER, NEW YORK 10504
 (845) 274-6154 FAX (845) 274-6164
 4 POND DRIVE, P.O. BOX 201

PURSUANT TO NEW YORK STATE EDUCATION LAW ARTICLE 143, SECTION 2109 SUBDIVISION 2, THIS IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER IN ANY MANNER IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED. THE ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION"

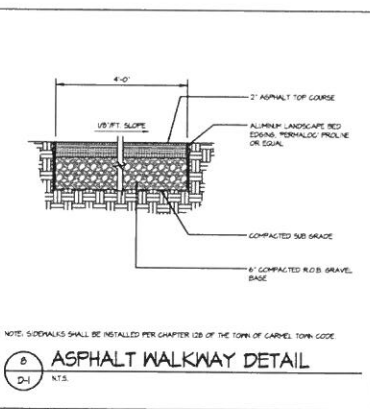
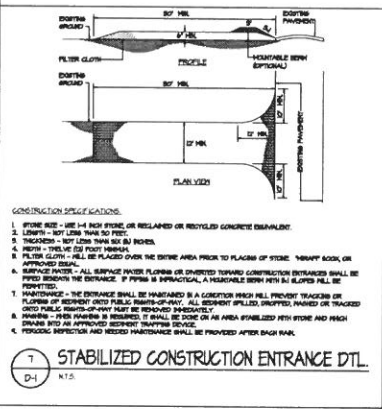
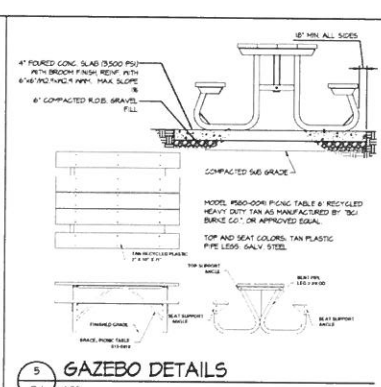
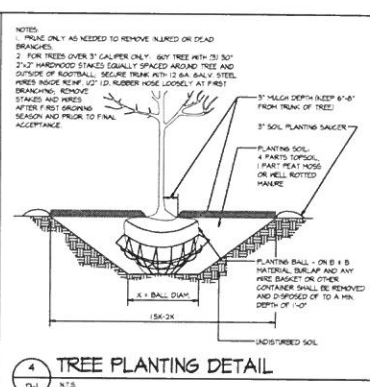
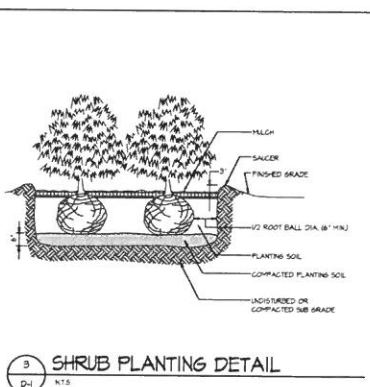
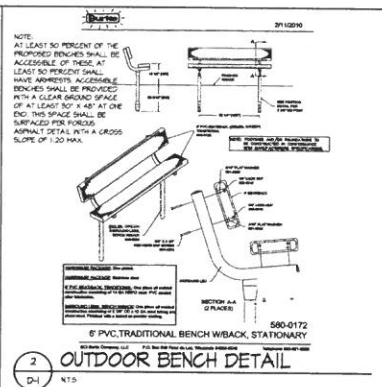
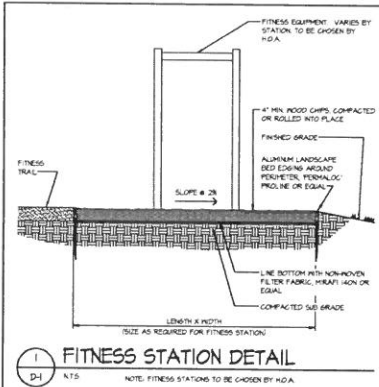
NO.	DATE	BY	DESCRIPTION
1	NO. 10.18	WYOMY SUBMITTAL	

PROJECT: PROPOSED PARK PLAN PREPARED FOR
THE RETREAT at CARMEL H.O.A., INC.
CARMEL CENTRE SENIOR HOUSING LOT No. 4
 BLAIR HEIGHTS
 TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK
 TAX MAP 504 BLOCK 1 LOT 12

DATE: 11/02/11
 H. DEG. IT.
 PROJECT MANAGER: P.M.E.
 DRAWN BY: P.M.E.
 CHECKED BY: P.M.E.
 SCALE: AS NOTED

DRAWING: PROPOSED PARK PROFILES

PROJECT NUMBER: 6309
 DRAWING NUMBER: P-1
 SHEET 1 OF 1



PUTNAM ENGINEERING LLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6 BREWSTER, NEW YORK 10504
(845) 274-6704 FAX (845) 274-6704
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NO.	DATE	DESCRIPTION
1	NO. 08 18	ISSUE FOR PERMIT
2	NO. 08 18	ISSUE FOR PERMIT

PROJECT: PROPOSED PARK PLAN PREPARED FOR:
THE RETREAT at CARMEL H.O.A., INC.
CARMEL CENTRE SENIOR HOUSING LOT No. 4
BLAIR HEIGHTS
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK
TAX MAP 90-A-BLOCK LOT 1-2

DATE: 11 DEC 17	DRAWING: PROPOSED PARK DETAILS	PROJECT NUMBER: 8309
PROJECT MANAGER: PML	DRAWN BY: PML	DRAWING NUMBER: D-1
CHECKED BY: PML	SCALE: AS NOTED	SHEET: 4 OF 4

William A. Shilling, Jr., P.C.

Attorney at Law

122 Old Route 6

Carmel, New York 10512

E-Mail waslaw@shillinglegal.com

Of Counsel:

Michael V. Caruso

**Also admitted in CT*

Phone (845) 225-7500

Fax (845) 225-5692

September 11, 2018

Town of Carmel Planning Board

Attn: Rose Trombetta

60 McAlpin Avenue

Carmel, NY 10512

RE: Tom Racek – Waiver of Site Plan Approval Application

Dear Rose,

Please find enclosed five copies of the documents required to accompany Tom Racek's Waiver of Site Plan Approval Application.

Please advise as to when this matter will be scheduled to come before the Planning Board.

Very truly yours,

A handwritten signature in black ink, appearing to read 'WAS' followed by a flourish and the initials 'FJS III'.

William A. Shilling, Jr., Esq.

WAS:fjsIII

REQUEST FOR WAIVER OF SITE PLAN

1. The subject property is located at 65 Secor Road, Mahopac, NY, Tax Map #74.11-1-11.
2. The ZBA found that the mixed use (restaurant and residence in existence in 1984) was legally permitted pursuant to the 1982 Zoning Code. The ZBA further opined that pursuant to 156-47(2) a 3-family residential use, which was established in 2013, was more restrictive than the legally established mixed-use.
3. Since the ZBA interpretation, applicant submitted to the Building Department a plot plan establishing conformance with the parking zoning regulations.
4. The applicant requests waiver of site plan since the 3-family use has been in existence since 2013. There is no reason for site plan approval given the established legal use of a 3-family residence since 2013.
5. Finally, since the use has been legally recognized, the property is, as a matter of law, "in conformance with all requirements of the Code".



PLANNING BOARD
Town of Carmel - Town Hall
Mahopac, NY 10541
(845) 628-1500

WAIVER OF SITE PLAN APPLICATION

To: Town of Carmel Planning Board

I would like to request a waiver of the site plan requirements in connection with a change of use on the property located at:

65 SECOR ROAD, MAHOPAC, NY

Tax Map # 74.11-1-11 in the MIXED USE Zone.

For the following reasons: PLEASE SEE ADDENDUM

I do not plan to make any exterior changes to the building.

My proposed use of the site is THREE FAMILY USE

The present use of the site is THREE FAMILY USE

I will employ 0 people (number).

There is (is not) a loading dock to receive my supplies.

Signs will conform to the code.

Special Comments PLEASE SEE ADDENDUM

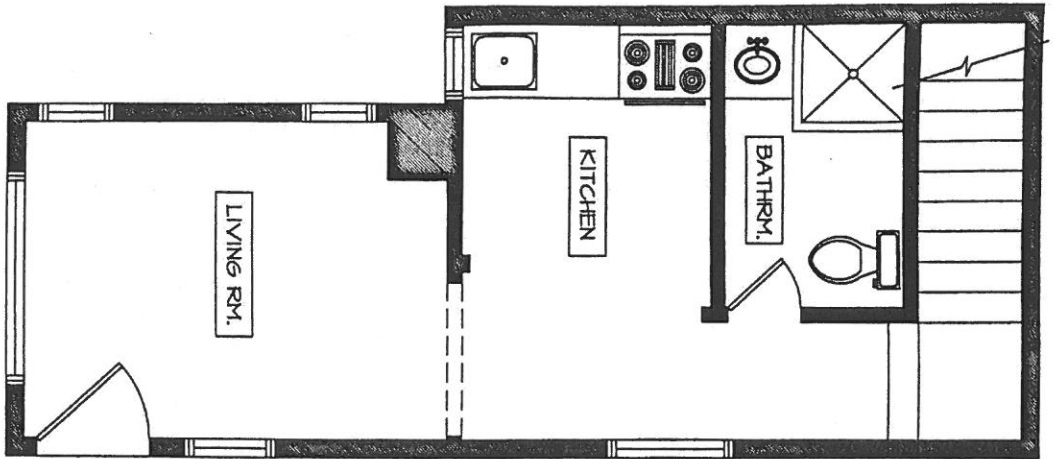
In support of my request, I have attached the following:

- Requirements:
- 5 copies of this waiver request.
 - 5 copies of a floor layout drawn to scale.
 - 5 copies of a parking layout drawn to scale on your survey.
 - 5 copies of a location map.

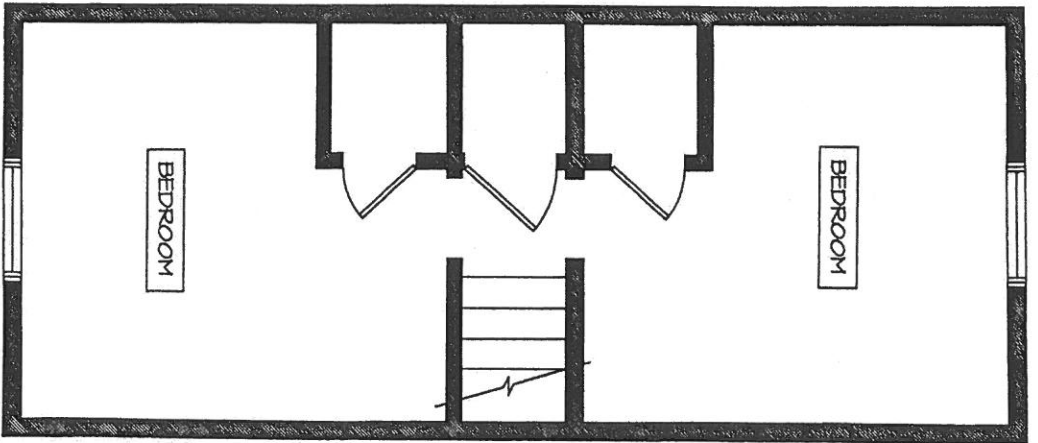
TOM RALEK 56 PAPANEA DR., MAHOPAC, NY 10541

Print Applicant's Name, Address & Telephone Number (914) 497-3230

[Signature] 9/5/2018
Applicant's Signature & Date

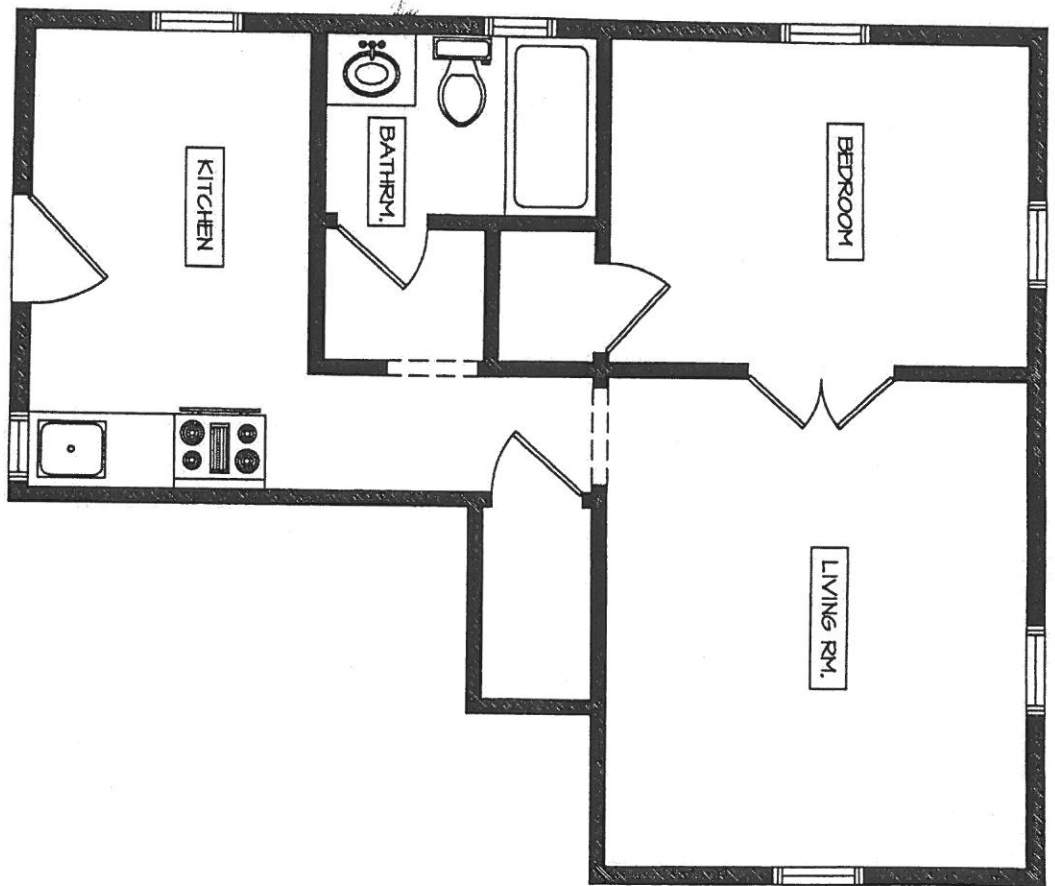


FIRST FLOOR 280 SQ. FT.



SECOND FLOOR 290 SQ. FT.

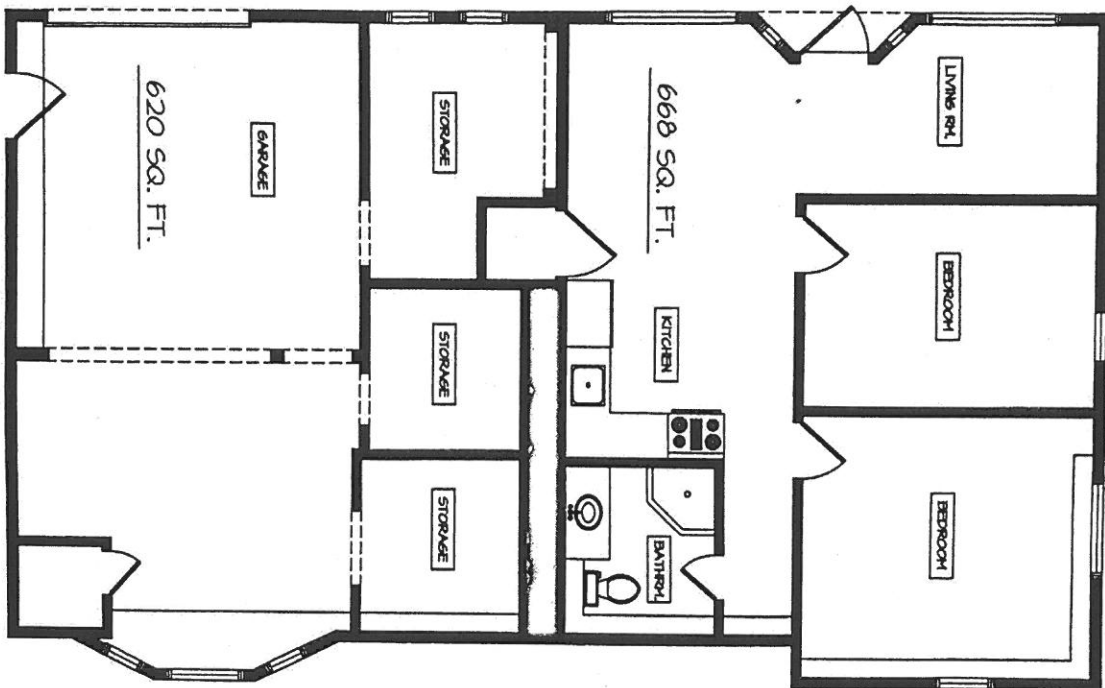
APRTMENT #1



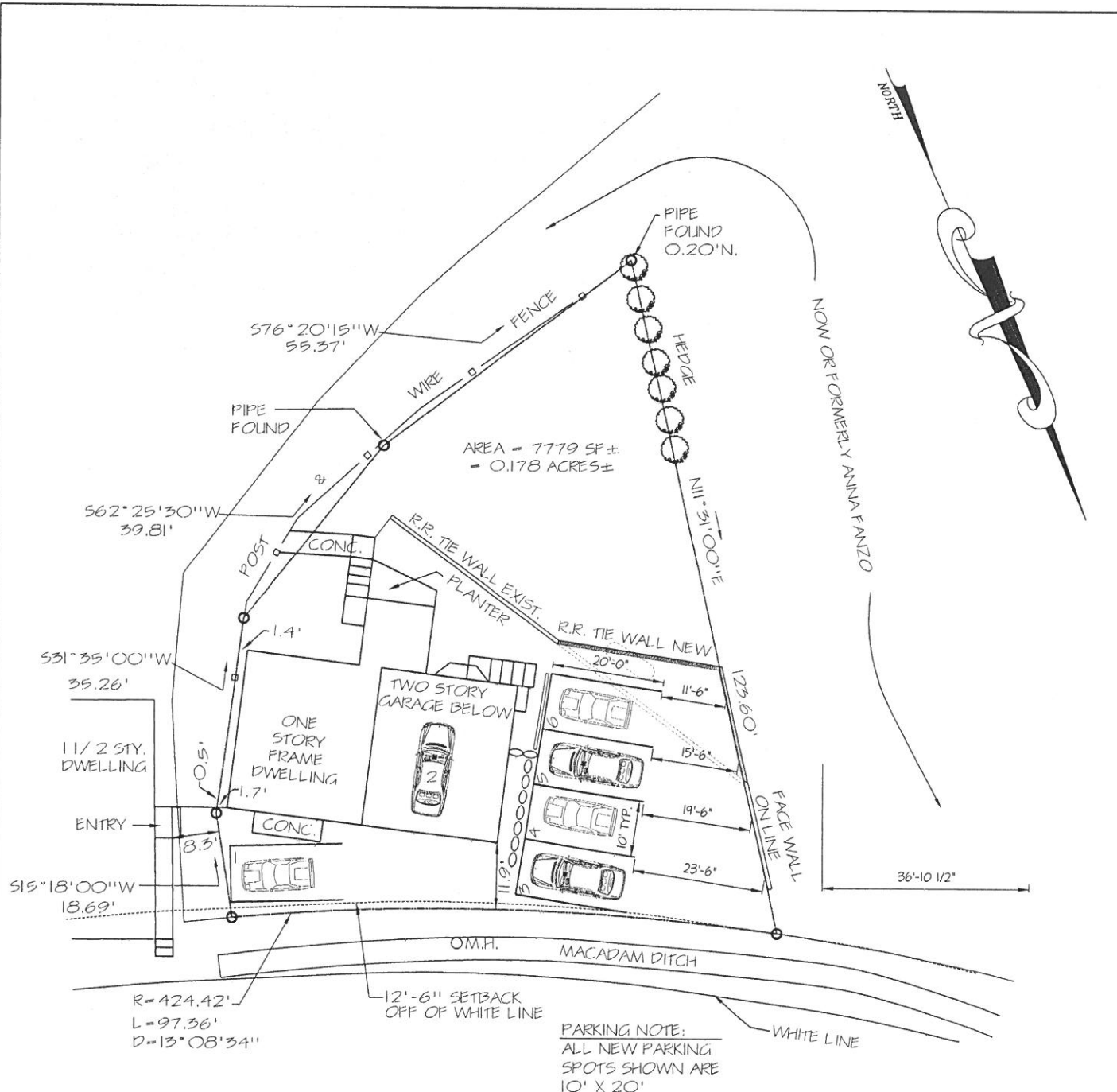
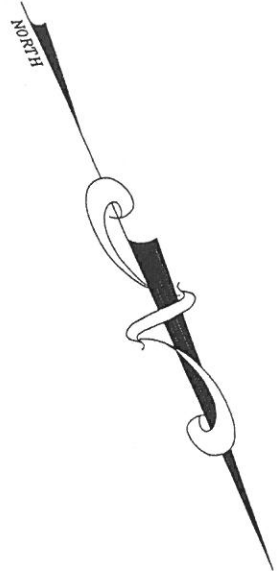
487 SQ. FT.

APT. #2

1175 47 STREET NORTH WILLOWDALE, ONT.



APRTMENT #3 / GARAGE
N.T.S. 65 SECOR ROAD MAHOPAC NY



65 SECOR ROAD

NATHANIEL J. HOLT, PE

dan@holtengineering.net

August 31, 2018

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

Attn: Harold Gary, Chairman

RE: Gonzalez Property
67 Dixon Road
Tax Map #54.5-1-84

Dear Chairman Gary and Members of the Planning Board:

I have been retained by the Gonzalez's to assist them in correcting the complaint contained within the Notice of Violation dated January 16, 2018. Specifically, the Owner's imported fill onto their property for the purposes of creating more "useable" land. Unfortunately, they did so without a Permit from the Town of Carmel and perhaps more importantly the area in which the fill was placed is a NYSDEC Designated Wetland (LC-22) and Buffer.

Upon receiving a Notice of Violation from the from Denis Marousek, the Property Compliance Officer, I was contacted by a mutual acquaintance to assist them in correcting this situation. We immediately formed a team to prepare the necessary plans; in addition to this office, the firm of Bergendorff Collins was retained to prepare a topographic survey. Similarly, Paul Jaehnig, a Professional Wetland Scientist and Certified Professional Geologist delineated the wetlands, conducted a soil survey and contacted representatives of the NYSDEC. Upon being notified an agent(s) from the NYSDEC visited the property and took soil samples for laboratory analysis. Unfortunately, the weather this winter followed by the spring was less than cooperative so scheduling to complete the field work was delayed.

Based upon the work described above, it has been determined that:

- Approximately 7,775 square feet of the one acre property was disturbed due to the placement of the fill - all of which is within the regulated wetland setback. It is estimated that the fill depth varies between a minimum of 0 feet to a maximum of 10+ feet. The mean depth of fill has been estimated at 6 feet
- Approximately 750 square feet of designated wetland was disturbed by the filling operations
- There are approximately 7,775 square feet of encroachment into the wetland buffer.
- The imported fill is best defined as construction demolition ("C & D")

- Soil testing revealed that there was a presence (some high) of metals and semi volatile organics. No pesticides were found. It is believed that the material was generated from a “city-like” setting.
- It is estimated that approximately 750 cubic yards of fill will need to be removed from the property

The intent of the attached plan is to completely remove all imported fill material and restore the area to the prior topographic conditions. The NYSDEC is in full agreement with this approach.

As there are no known topographic surveys which represent the “pre-fill” condition, it is planned to make use of the soil testing performed by Mr. Jaehnig. A total of ten test holes was excavated with a “Dutch” auger and spade. Each hole extended through the fill layer and into the original ground surface. The depth of each test hole was logged and entered into Mr. Jaehnig’s report. The proposed grading plan would best be described as “initial pass”; the fine tuning of the grading will be determined by an on-site to monitor.

After all the fill is removed, a minimum of 4 inches of topsoil will be imported, spread and seeded.

All excavated material designated for removal will be transported to a licensed transfer facility, where Bills of Lading will be obtained.

Attached, please find the following:

- Ten Copies of the Regrading Application
- Ten Copies of the Short Environmental Assessment Form
- Ten Sets of Site Plans, Sheets 1 and 2 of 2 dated August 15, 2018 and prepared by this office
- Ten Copies of the Wetland and Soils Survey prepared by Paul Jaehnig
- Ten Copies of the Laboratory report on the soils conducted by TestAmerica, dated June 26, 2018
- Ten Copies of the Wetland Survey prepared by Bergendorff Collins containing the NYSDEC Validation Signature Block (at the time of this submission, the NYSDEC has not validated the survey)

In consideration of the above, kindly place us on the next available agenda of the Planning Board so that we can discuss this matter in further detail and ultimately restore the area before the winter sets in.

Very truly yours,



Nathaniel J. Holt, PE

encl

cc: Frank Scrianno
Paul Jaehnig



PLANNING BOARD
Town of Carmel - Town Hall
Mahopac, NY 10541
(845) 628-1500

REGRAIDING APPLICATION

SUBMIT 11 APPLICATIONS, 11 SHORT EAF FORMS, 2 DISCLOSURE ADDENDUM STATEMENTS,
5 SITE PLANS & APPROPRIATE FEE.

Date Submitted: 9/3/18

Tax Map # 54.5-1-84

Commercial _____ Residential Other _____

Name of Applicant: NIDIA GONZALEZ Applicant's Signature: *Nidia Gonzalez*

Applicant's Address: 67 DIXON ROAD Telephone Number: 914 227 4156

Name of Present Owner if Different from Applicant: _____

Address: _____ Telephone Number: _____

Person who Prepared Map: NATHANIEL J. HOLT PE

Address: 592 ROUTE 22 PAULINA 12564 Telephone Number: 914 760 1800

Size of Lot: 43445 SF Description of Proposed Work & Purpose: REMOVE IMPORTED
FILL, RESTORE TO PRIOR CONDITIONS

.....
Refer to Attached Town of Carmel Code for Further Regulations and Requirements.

Amount of Fee Paid: (Up to 5 acres \$300.00) \$ 300.00 - Pd Cash (RT)

Over 5 Acres \$300.00 Plus \$40.00 an Acre \$ —

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

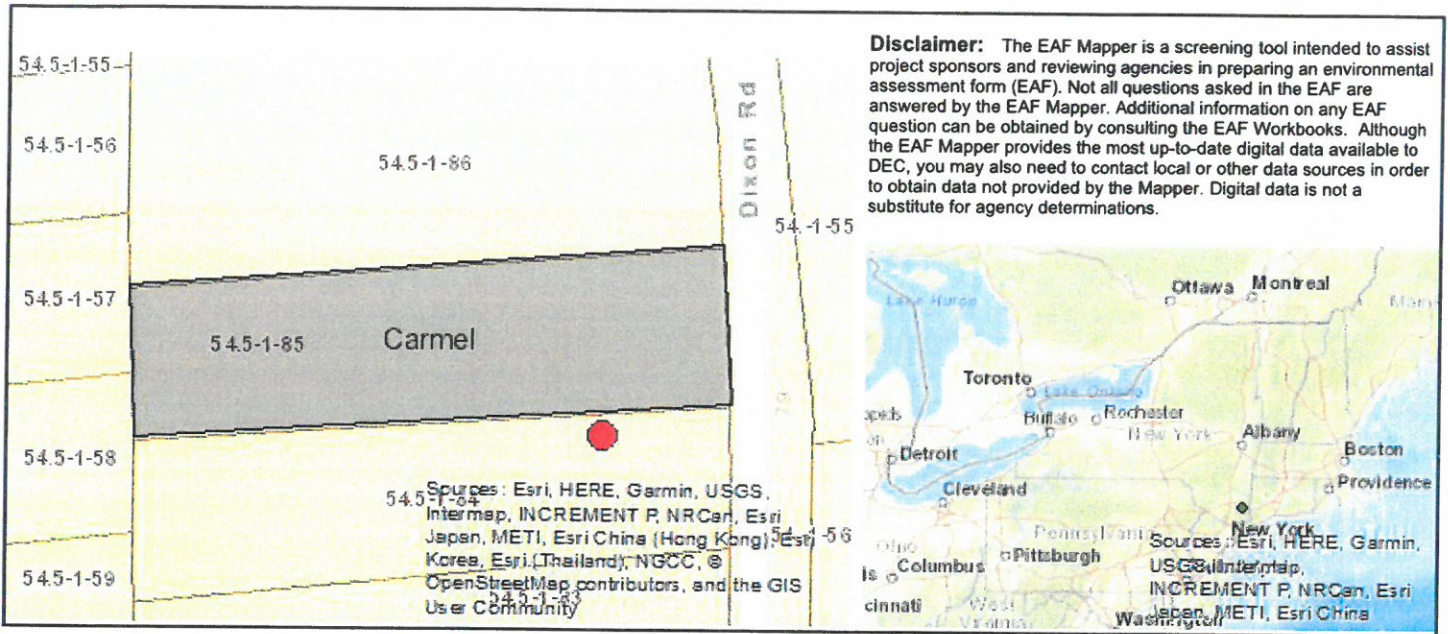
Part 1 - Project and Sponsor Information			
Name of Action or Project: Mitigation Plan for Gonzalez			
Project Location (describe, and attach a location map): 67 Dixon Road, Carmel, NY 10512			
Brief Description of Proposed Action: Removal of non-permitted fill and restoration to previous condition.			
Name of Applicant or Sponsor: Gonzalez, Nidia & Enrique		Telephone: 914-227-4156	
Address: 67 Dixon Road		E-Mail:	
City/PO: Carmel		State: New York	Zip Code: 10512
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Carmel Planning Board			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 0.997 acres			
b. Total acreage to be physically disturbed? _____ 0.179 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.997 acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

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

Applicant/sponsor name: ENRIQUE L. GONZALEZ Date: 10-1-18

Signature: Enrique Gonzalez



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

TestAmerica

THE LEADER IN ENVIRONMENTAL TESTING

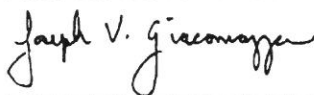
ANALYTICAL REPORT

TestAmerica Laboratories, Inc.
TestAmerica Buffalo
10 Hazelwood Drive
Amherst, NY 14228-2298
Tel: (716)691-2600

TestAmerica Job ID: 480-136998-1
Client Project/Site: Solid Waste Enforcement

For:
New York State D.E.C.
21 South Putt Corners Road
New Paltz, New York 12561

Attn: Mr. Steve Parisio



Authorized for release by:
6/26/2018 11:33:04 AM
Joe Giacomazza, Project Management Assistant II
joe.giacomazza@testamericainc.com

Designee for
Judy Stone, Senior Project Manager
(484)685-0868
judy.stone@testamericainc.com

LINKS

Review your project results through
Total Access

Have a Question?

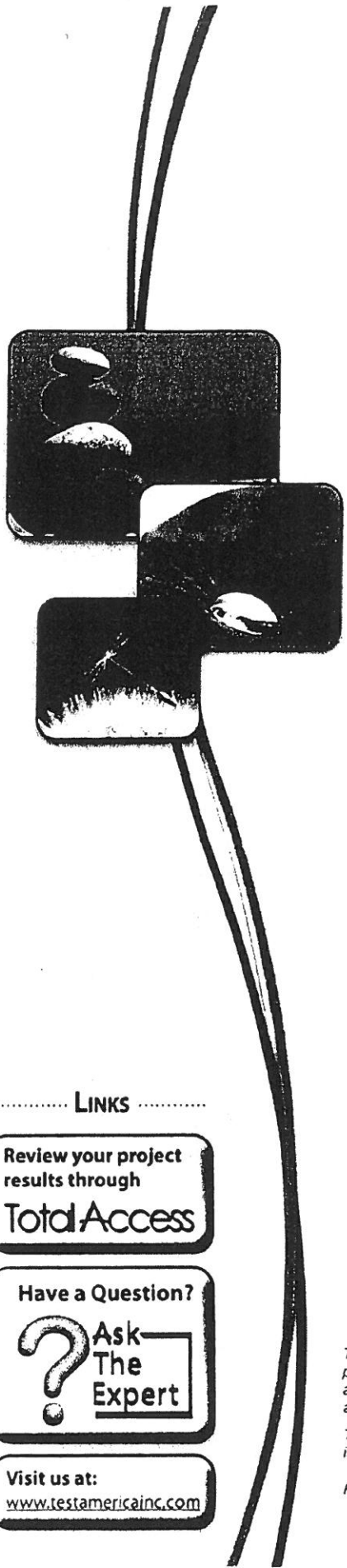
Ask The Expert

Visit us at:
www.testamericainc.com

The test results in this report meet all 2003 NELAC and 2009 TNI requirements for accredited parameters. exceptions are noted in this report. This report may not be reproduced except in full, and with written approval from the laboratory. For questions please contact the Project Manager at the e-mail address or telephone number listed on this page.

This report has been electronically signed and authorized by the signatory. Electronic signature is intended to be the legally binding equivalent of a traditionally handwritten signature.

Results relate only to the items tested and the sample(s) as received by the laboratory.

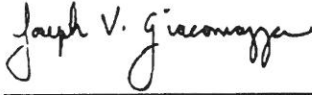


Client: New York State D.E.C.
Project/Site: Solid Waste Enforcement

TestAmerica Job ID: 480-136998-1

1

I certify that this data package is in compliance with the terms and conditions of the contract, both technically and for completeness, for other than the conditions detailed within the body of this report. Release of the data contained in this sample data package and in the electronic data deliverable has been authorized by the Laboratory Manager or his/her designee, as verified by the following signature.



Joe Giacomazza
Project Management Assistant II
6/26/2018 11:33:04 AM

Client Sample Results

Client: New York State D.E.C.
Project/Site: Solid Waste Enforcement

TestAmerica Job ID: 480-136998-1

Client Sample ID: MM3-SWENF-051718-1

Lab Sample ID: 480-136998-6

Date Collected: 05/17/18 11:10

Matrix: Solid

Date Received: 06/06/18 12:00

Percent Solids: 98.8

5

Method: 8270D - Semivolatile Organic Compounds (GC/MS)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Acenaphthene	ND	H	1700	250	ug/Kg	01	06/08/18 14:44	06/18/18 17:54	10
Acenaphthylene	480	J H	1700	220	ug/Kg	01	06/08/18 14:44	06/18/18 17:54	10
Anthracene	590	J H	1700	420	ug/Kg	01	06/08/18 14:44	06/18/18 17:54	10
Benzo[a]anthracene	1600	J H	1700	170	ug/Kg	01	06/08/18 14:44	06/18/18 17:54	10
Benzo[a]pyrene	1500	J H	1700	250	ug/Kg	01	06/08/18 14:44	06/18/18 17:54	10
Benzo[b]fluoranthene	1600	J H	1700	270	ug/Kg	01	06/08/18 14:44	06/18/18 17:54	10
Benzo[g,h,i]perylene	1200	J H	1700	180	ug/Kg	01	06/08/18 14:44	06/18/18 17:54	10
Benzo[k]fluoranthene	840	J H	1700	220	ug/Kg	01	06/08/18 14:44	06/18/18 17:54	10
Chrysene	1700	H	1700	380	ug/Kg	01	06/08/18 14:44	06/18/18 17:54	10
Dibenz(a,h)anthracene	310	J H	1700	300	ug/Kg	01	06/08/18 14:44	06/18/18 17:54	10
Fluoranthene	3300	H	1700	180	ug/Kg	01	06/08/18 14:44	06/18/18 17:54	10
Fluorene	250	J H	1700	200	ug/Kg	01	06/08/18 14:44	06/18/18 17:54	10
Indeno[1,2,3-cd]pyrene	920	J H	1700	210	ug/Kg	01	06/08/18 14:44	06/18/18 17:54	10
Naphthalene	ND	H	1700	220	ug/Kg	01	06/08/18 14:44	06/18/18 17:54	10
Phenanthrene	2300	H	1700	250	ug/Kg	01	06/08/18 14:44	06/18/18 17:54	10
Pyrene	3100	H	1700	200	ug/Kg	01	06/08/18 14:44	06/18/18 17:54	10

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
2-Fluorobiphenyl	81		60 - 120	06/08/18 14:44	06/18/18 17:54	10
Nitrobenzene-d5 (Surr)	73		53 - 120	06/08/18 14:44	06/18/18 17:54	10
p-Terphenyl-d14 (Surr)	98		65 - 121	06/08/18 14:44	06/18/18 17:54	10

Method: 8270D - Semivolatile Organic Compounds (GC/MS) - RE

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Acenaphthene	ND	H	1700	250	ug/Kg	01	06/22/18 07:37	06/24/18 14:44	10
Acenaphthylene	370	J H	1700	220	ug/Kg	01	06/22/18 07:37	06/24/18 14:44	10
Anthracene	600	J H	1700	420	ug/Kg	01	06/22/18 07:37	06/24/18 14:44	10
Benzo[a]anthracene	1600	J H	1700	170	ug/Kg	01	06/22/18 07:37	06/24/18 14:44	10
Benzo[a]pyrene	1400	J H	1700	250	ug/Kg	01	06/22/18 07:37	06/24/18 14:44	10
Benzo[b]fluoranthene	1700	H	1700	270	ug/Kg	01	06/22/18 07:37	06/24/18 14:44	10
Benzo[g,h,i]perylene	950	J H	1700	180	ug/Kg	01	06/22/18 07:37	06/24/18 14:44	10
Benzo[k]fluoranthene	740	J H	1700	220	ug/Kg	01	06/22/18 07:37	06/24/18 14:44	10
Chrysene	1700	H	1700	380	ug/Kg	01	06/22/18 07:37	06/24/18 14:44	10
Dibenz(a,h)anthracene	ND	H	1700	300	ug/Kg	01	06/22/18 07:37	06/24/18 14:44	10
Fluoranthene	3500	H	1700	180	ug/Kg	01	06/22/18 07:37	06/24/18 14:44	10
Fluorene	270	J H	1700	200	ug/Kg	01	06/22/18 07:37	06/24/18 14:44	10
Indeno[1,2,3-cd]pyrene	760	J H	1700	210	ug/Kg	01	06/22/18 07:37	06/24/18 14:44	10
Naphthalene	ND	H	1700	220	ug/Kg	01	06/22/18 07:37	06/24/18 14:44	10
Phenanthrene	2400	H	1700	250	ug/Kg	01	06/22/18 07:37	06/24/18 14:44	10
Pyrene	3100	H	1700	200	ug/Kg	01	06/22/18 07:37	06/24/18 14:44	10

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
2-Fluorobiphenyl	82		60 - 120	06/22/18 07:37	06/24/18 14:44	10
Nitrobenzene-d5 (Surr)	69		53 - 120	06/22/18 07:37	06/24/18 14:44	10
p-Terphenyl-d14 (Surr)	92		65 - 121	06/22/18 07:37	06/24/18 14:44	10

Method: 8081B - Organochlorine Pesticides (GC)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
4,4'-DDD	ND	H	34	6.5	ug/Kg	01	06/08/18 06:22	06/12/18 17:56	20
4,4'-DDE	ND	H	34	7.0	ug/Kg	01	06/08/18 06:22	06/12/18 17:56	20

TestAmerica Buffalo

Client Sample Results

Client: New York State D.E.C.
Project/Site: Solid Waste Enforcement

TestAmerica Job ID: 480-136998-1

Client Sample ID: MM3-SWENF-051718-1

Lab Sample ID: 480-136998-6

Date Collected: 05/17/18 11:10

Matrix: Solid

Date Received: 06/06/18 12:00

Percent Solids: 98.8

5

Method: 8081B - Organochlorine Pesticides (GC) (Continued)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
4,4'-DDT	ND	H	34	7.8	ug/Kg	01	06/08/18 06:22	06/12/18 17:56	20
Aldrin	ND	H	34	8.2	ug/Kg	02	06/08/18 06:22	06/12/18 17:56	20
alpha-BHC	ND	H	34	6.0	ug/Kg	03	06/08/18 06:22	06/12/18 17:56	20
cis-Chlordane	ND	H	34	17	ug/Kg	04	06/08/18 06:22	06/12/18 17:56	20
beta-BHC	ND	H	34	6.0	ug/Kg	05	06/08/18 06:22	06/12/18 17:56	20
delta-BHC	ND	H	34	6.2	ug/Kg	06	06/08/18 06:22	06/12/18 17:56	20
Dieldrin	10	J H	34	8.0	ug/Kg	07	06/08/18 06:22	06/12/18 17:56	20
Endosulfan I	ND	H	34	6.4	ug/Kg	08	06/08/18 06:22	06/12/18 17:56	20
Endosulfan II	ND	H	34	6.0	ug/Kg	09	06/08/18 06:22	06/12/18 17:56	20
Endosulfan sulfate	ND	H	34	6.3	ug/Kg	10	06/08/18 06:22	06/12/18 17:56	20
Endrin	ND	H	34	6.6	ug/Kg	11	06/08/18 06:22	06/12/18 17:56	20
Endrin aldehyde	ND	H	34	8.6	ug/Kg	12	06/08/18 06:22	06/12/18 17:56	20
Endrin ketone	ND	H	34	8.2	ug/Kg	13	06/08/18 06:22	06/12/18 17:56	20
gamma-BHC (Lindane)	ND	H	34	6.2	ug/Kg	14	06/08/18 06:22	06/12/18 17:56	20
trans-Chlordane	ND	H	34	11	ug/Kg	15	06/08/18 06:22	06/12/18 17:56	20
Heptachlor	ND	H	34	7.3	ug/Kg	16	06/08/18 06:22	06/12/18 17:56	20
Heptachlor epoxide	ND	H	34	8.6	ug/Kg	17	06/08/18 06:22	06/12/18 17:56	20
Methoxychlor	ND	H	34	6.8	ug/Kg	18	06/08/18 06:22	06/12/18 17:56	20
Toxaphene	ND	H	340	190	ug/Kg	19	06/08/18 06:22	06/12/18 17:56	20

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
DCB Decachlorobiphenyl	107		45 - 120	06/08/18 06:22	06/12/18 17:56	20
Tetrachloro-m-xylene	0	X	30 - 124	06/08/18 06:22	06/12/18 17:56	20

Method: 6010C - Metals (ICP)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Aluminum	9140		9.9	4.3	mg/Kg	01	06/14/18 13:22	06/15/18 21:50	1
Antimony	ND		14.8	0.39	mg/Kg	02	06/14/18 13:22	06/15/18 21:50	1
Arsenic	2.6		2.0	0.39	mg/Kg	03	06/14/18 13:22	06/15/18 21:50	1
Barium	71.9		0.49	0.11	mg/Kg	04	06/14/18 13:22	06/15/18 21:50	1
Beryllium	0.25		0.20	0.028	mg/Kg	05	06/14/18 13:22	06/18/18 12:14	1
Cadmium	0.18	J	0.20	0.030	mg/Kg	06	06/14/18 13:22	06/15/18 21:50	1
Calcium	8770	B	49.4	3.3	mg/Kg	07	06/14/18 13:22	06/15/18 21:50	1
Chromium	24.9		0.49	0.20	mg/Kg	08	06/14/18 13:22	06/18/18 12:14	1
Cobalt	7.7		0.49	0.049	mg/Kg	09	06/14/18 13:22	06/15/18 21:50	1
Copper	29.7		0.99	0.21	mg/Kg	10	06/14/18 13:22	06/15/18 21:50	1
Iron	15700		9.9	3.5	mg/Kg	11	06/14/18 13:22	06/15/18 21:50	1
Lead	33.9		0.99	0.24	mg/Kg	12	06/14/18 13:22	06/15/18 21:50	1
Magnesium	6070	B	19.7	0.92	mg/Kg	13	06/14/18 13:22	06/15/18 21:50	1
Manganese	244	B	0.20	0.032	mg/Kg	14	06/14/18 13:22	06/18/18 12:14	1
Nickel	20.9		4.9	0.23	mg/Kg	15	06/14/18 13:22	06/15/18 21:50	1
Potassium	2170		29.6	19.7	mg/Kg	16	06/14/18 13:22	06/15/18 21:50	1
Selenium	ND		3.9	0.39	mg/Kg	17	06/14/18 13:22	06/15/18 21:50	1
Silver	ND		0.59	0.20	mg/Kg	18	06/14/18 13:22	06/15/18 21:50	1
Sodium	755		138	12.8	mg/Kg	19	06/14/18 13:22	06/15/18 21:50	1
Thallium	ND		5.9	0.30	mg/Kg	20	06/14/18 13:22	06/18/18 12:14	1
Vanadium	33.9		0.49	0.11	mg/Kg	21	06/14/18 13:22	06/15/18 21:50	1
Zinc	53.1		2.0	0.63	mg/Kg	22	06/14/18 13:22	06/15/18 21:50	1

TestAmerica Buffalo

Client Sample Results

Client: New York State D.E.C.
Project/Site: Solid Waste Enforcement

TestAmerica Job ID: 480-136998-1

Client Sample ID: MM3-SWENF-051718-1

Lab Sample ID: 480-136998-6

Date Collected: 05/17/18 11:10

Matrix: Solid

Date Received: 06/06/18 12:00

Percent Solids: 98.8

Method: 7471B - Mercury (CVAA)

Analyte

Mercury

Result Qualifier

0.090 H

RL

0.019

MDL Unit

0.0078 mg/Kg

D

01

Prepared

06/20/18 16:20

Analyzed

06/20/18 18:20

Dil Fac

1

5

Definitions/Glossary

Client: New York State D.E.C.
Project/Site: Solid Waste Enforcement

TestAmerica Job ID: 480-136998-1

Qualifiers

GC/MS Semi VOA

Qualifier	Qualifier Description
H	Sample was prepped or analyzed beyond the specified holding time
J	Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value
F2	MS/MSD RPD exceeds control limits
F1	MS and/or MSD Recovery is outside acceptance limits
X	Surrogate is outside control limits

GC Semi VOA

Qualifier	Qualifier Description
F1	MS and/or MSD Recovery is outside acceptance limits.
F2	MS/MSD RPD exceeds control limits
H	Sample was prepped or analyzed beyond the specified holding time
J	Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.
X	Surrogate is outside control limits

Metals

Qualifier	Qualifier Description
B	Compound was found in the blank and sample.
J	Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.
H	Sample was prepped or analyzed beyond the specified holding time
F1	MS and/or MSD Recovery is outside acceptance limits.
F2	MS/MSD RPD exceeds control limits

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
•	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CFL	Contains Free Liquid
CNF	Contains No Free Liquid
DER	Duplicate Error Ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL	Detection Limit (DoD/DOE)
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional initial metals/anion analysis of the sample
DLC	Decision Level Concentration (Radiochemistry)
EDL	Estimated Detection Limit (Dioxin)
LOD	Limit of Detection (DoD/DOE)
LOQ	Limit of Quantitation (DoD/DOE)
MDA	Minimum Detectable Activity (Radiochemistry)
MDC	Minimum Detectable Concentration (Radiochemistry)
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
NC	Not Calculated
ND	Not Detected at the reporting limit (or MDL or EDL if shown)
PQL	Practical Quantitation Limit
QC	Quality Control
RER	Relative Error Ratio (Radiochemistry)
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)

TestAmerica Buffalo

Buffalo
10 Blagden St Drive

Amherst NY 14228
Phone: 716-304-9832 fax: 716-691-2901

TestAmerica
480-136988 COC



Chain of Custody Record

Client Contact		Project Manager: Lee Reiff		Site Contact:		Date: 6-5-2017	
New York State Department of Environmental Conservation 21 South Platt Corners Rd New Paltz NY 12561		Jeff Fax: 845-256-3134		Lab Contact: Judy Stone		Carrier: UPS	
Phone (845) 256-3134		Analysis Turnaround Time		Pesticides by Method 8081B		JOB NO	
FAX (845) 256-3414		Calendar (C per Week Days: W to W)		TAT Metals by Method 8010 and 7471		SDG NO	
Project Name: Solid Waste Enforcement		<input checked="" type="checkbox"/> 2 weeks <input type="checkbox"/> 1 week <input type="checkbox"/> 2 days <input type="checkbox"/> 1 day		PAHs EPA 8210D		Sample Specific Notes	
Site Various		PAT Test Results Below					
P.O.#							
Sample Identification	Sample Date	Sample Time	Sample Type	Matrix	# of Cont		
MM3-DLE-18-006513-1	5-21-2018	8:28	Soil	S	3		Safe Haven
MM3-DLE-18-006513-2	5-21-2018	8:49	Soil	S	3		Safe Haven
MM3-DLE-18-006513-3	5-21-2018	9:05	Soil	S	3		Safe Haven
MM3-DLE-18-006512-1	5-21-2018	10:04	Soil	S	3		Homesick Farm
MM3-SWENF-042018-1	4-20-2018	11:15	Soil	S	3		Demboski
MM3-SWENF-051718-1	5-17-2018	11:10	Soil	S	3		67 Dixon Rd
MM3-SWENF-052318-C	5-23-2018	11:30	Soil	S	3		Durford Scout Camp
MM3-SWENF-052318-A	5-23-2018	10:50	Soil	S	3		Durford Scout Camp
MM3-SWENF-052318-B	5-23-2018	10:20	Soil	S	3		Durford Scout Camp
MM3-TSKFRC-060418-1	6-4-2018	9:00	Soil	S	3		Manerborn Nursery
MM3-TSKFRC-060418-2	6-4-2018	9:12	Soil	S	3		Manerborn Nursery
MM3-TSKFRC-060418-3	6-4-2018	9:17	Soil	S	3		Manerborn Nursery

Preservation Used: 1 = Ice, 2 = HCl, 3 = H2SO4, 4 = HNO3, 5 = NaOH, 6 = Other

Possible Hazard Identification
 Non-Hazard Flammable Non-Inertant Volatile Alkaline

Sample Disposal (A fee may be assessed if samples are retained longer than 1 month)
 Return To Client Disposal By Lab Archive For _____ Months

Special Instructions/OC Requirements & Comments: Analyze each sample for PAHs by EPA Method 8270D and TAT Metals by EPA 6010C-7471B and Pesticides by EPA Method 8081B. MDEs for carcinogenic PAHs must not exceed 1 mg/kg.

Relinquished by: Lee Reiff
 Date Time: 15:30
 Company: UPS

Relinquished by: Matthew Livols
 Date Time: 06/06/18
 Company: TA

Relinquished by: _____
 Date Time: _____
 Company: _____

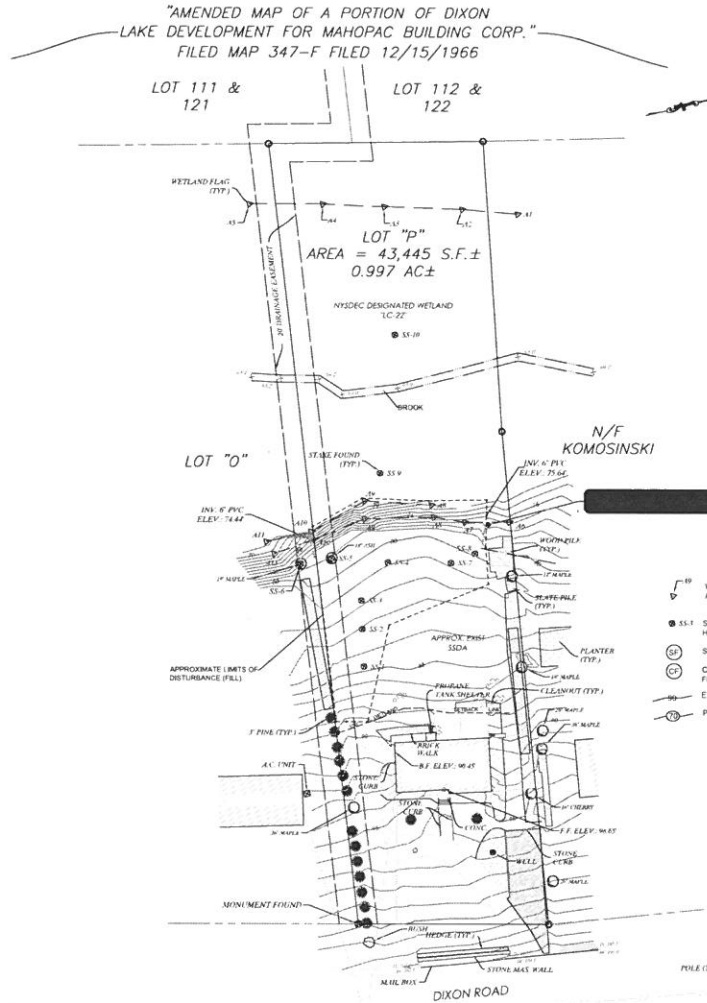
Temp 3.6 #1 Ice

PROPERTY DATA

OWNER/APPLICANT: NIDIA AND ENRIQUE GONZALEZ
PROPERTY LOCATION: 67 DIXON ROAD
 MAHOPAC, NEW YORK
TAX ID NUMBER: 54.5-1-84

PLAN NOTES

1. PROPERTY LINE, TOPOGRAPHY AND EXISTING CONDITIONS FROM A SURVEY PREPARED BY TERRY BERGENDORFF COLLINS, L.S.
2. WETLANDS DELINEATION AND SOIL TESTING LOCATIONS BY PAUL JAEHNIG, PROFESSIONAL WETLAND SCIENTIST AND GEOLOGIST. SEE REPORT ENTITLED WETLAND SOILS SURVEY, "THE GONZALEZ SITE" DATED MARCH 28, 2018
3. CONSTRUCTION ENTRANCES MUST BE PROPERLY MAINTAINED SO THAT NO DEBRIS OR DIRT IS DEPOSITED ON THE STREET.
4. EXPOSED AREAS MUST BE STABILIZED AS SOON AS LAND ALTERATIONS ARE COMPLETED.
5. 24 HOURS ADVANCE NOTICE SHALL BE GIVEN TO THE ENGINEER OF RECORD PRIOR TO THE PLACEMENT OF ANY TOPSOIL.
6. SEE CONSTRUCTION AND RESTORATION NOTES



SHEET: **1** OF **2**

Original Date: August 13, 2018
 Project Code: GONZALEZ

NATHANIEL J. HOLT, P.E.
 592 ROUTE 22
 PAWLING, NEW YORK 12564
 (914) 760-1800

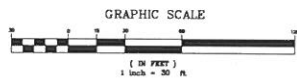
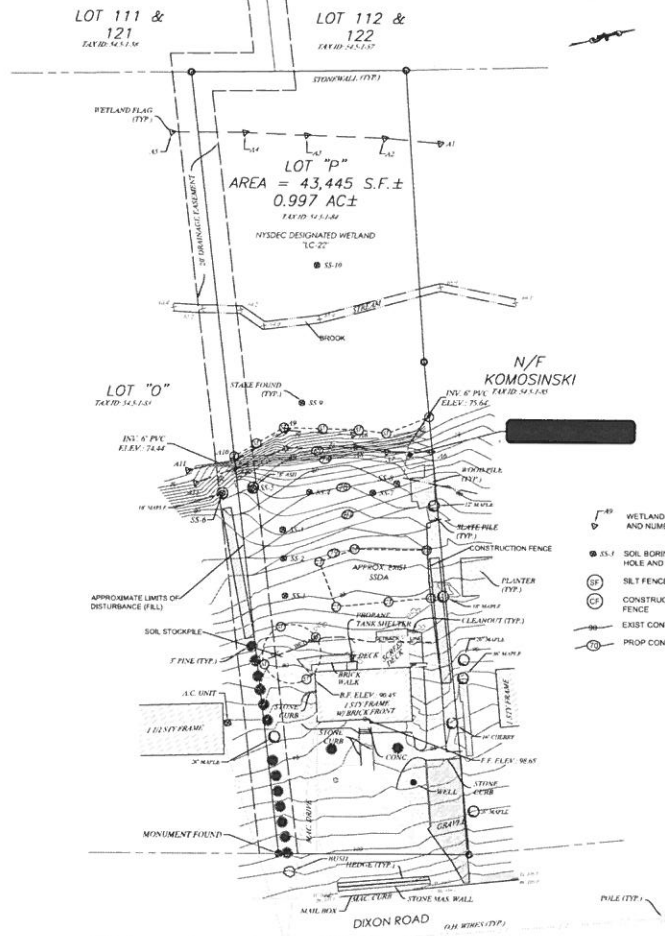
EXISTING CONDITIONS

MITIGATION PLAN
 for
NIDIA AND ENRIQUE GONZALEZ
 MAHOPAC, NEW YORK
 67 DIXON ROAD

PLAN NOTES

1. PROPERTY LINE, TOPOGRAPHY AND EXISTING CONDITIONS FROM A SURVEY PREPARED BY TERRY BERGENDORFF COLLINS, L.S.
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6. SEE CONSTRUCTION AND RESTORATION NOTES

"AMENDED MAP OF A PORTION OF DIXON
LAKE DEVELOPMENT FOR MAHOPAC BUILDING CORP."
FILED MAP 347-F FILED 12/15/1966



CONSTRUCTION NOTES

1. THE PROPOSED GRADING DEPICTED HEREON IS BASED UPON SOIL BORINGS CONDUCTED BY THE SOIL SCIENTIST.
2. THE SOIL BORINGS WERE TAKEN TO A DEPTH TO APPROXIMATE THE DEPTH OF THE IMPORTED FILL.
3. TO ASSIST THE CONTRACTOR AS TO THE EXTENT OF EXCAVATION, THE DEPTHS OBTAINED BY THE SOIL BORINGS ARE TABULATED BELOW.

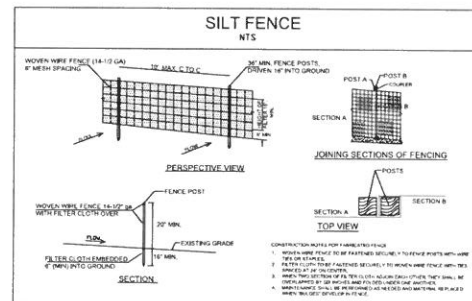
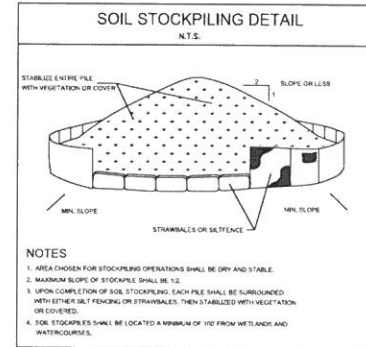
SS #1	8.0'
SS #2	11.4'
SS #3	11.7'
SS #4	12.7'
SS #5	1.5'
SS #6	14.6'
SS #7	1.2'
SS #8	11.5'

REGARDLESS OF THE SOIL BORING RESULTS, THE CONTRACTOR IS REQUIRED TO EXCAVATE TO THE FULL DEPTH OF THE IMPORTED FILL AND TO REMOVE IT ENTIRELY FROM THE PROPERTY.

4. ALL MATERIAL REMOVED FROM THE SITE SHALL BE TAKEN TO A LICENSED LANDFILL AND PROVIDE THE ENGINEER OF RECORD A BILL OF LADING OR SIMILAR PROOF.
5. PRIOR TO THE START OF ANY EXCAVATION, THE CONTRACTOR SHALL LOCATE THE LIMITS OF THE EXISTING SEPTIC SYSTEM FIELDS.

RESTORATION NOTES

1. UPON COMPLETION OF THE REMOVAL OF ALL IMPORTED FILL AND AT THE AUTHORIZATION OF THE ENGINEER OF RECORD, THE CONTRACTOR SHALL IMPORT AND PLACE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS.
2. TOPSOIL SHALL CONSIST OF FRABLE SURFACE SOILS READILY AND FREE OF GRASS, ROOTS, WEEDS, STICKS OR OTHER FOREIGN MATTER. THE TOPSOIL SHALL BE SANDY LOAM CONSISTING OF: 0-25% CLAY, 25-50% SILT, 50-70% SAND AND DECOMPOSED MATTER 0-10%.
3. TEMPORARY (LATE FALL TO WINTER MONTHS) SEED MIXTURE: PERENNIAL RYE GRASS AT A RATE OF 30#/ACR.
4. PERMANENT (SPRING AND SUMMER/SEED MIXTURE: 45% EXACTA PERENNIAL RYE, 35% PATHFINDER CREEPING RED, AND 20% KENTUCKY BLUE GRASS AT RATE OF 5 POUNDS PER 1,000 SF.



UNAUTHORIZED ADDITIONS, MODIFICATIONS AND/OR ALTERATIONS TO THESE PLANS IS A VIOLATION SECTION 1304(2) OF THE N.Y. STATE SEPA/CLEP LAW

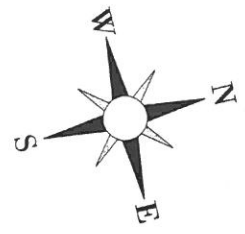
SHEET: **22**

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592 ROUTE 22
PAWLING, NEW YORK 12564
(914) 760-1800

MITIGATION PLAN

MITIGATION PLAN
for
NIDIA AND ENRIQUE GONZALEZ
MAHOPAC, NEW YORK
67 DIXON ROAD

"AMENDED MAP OF A PORTION OF DIXON
LAKE DEVELOPMENT FOR MAHOPAC BUILDING CORP."
FILED MAP 347-F FILED 12/15/1966



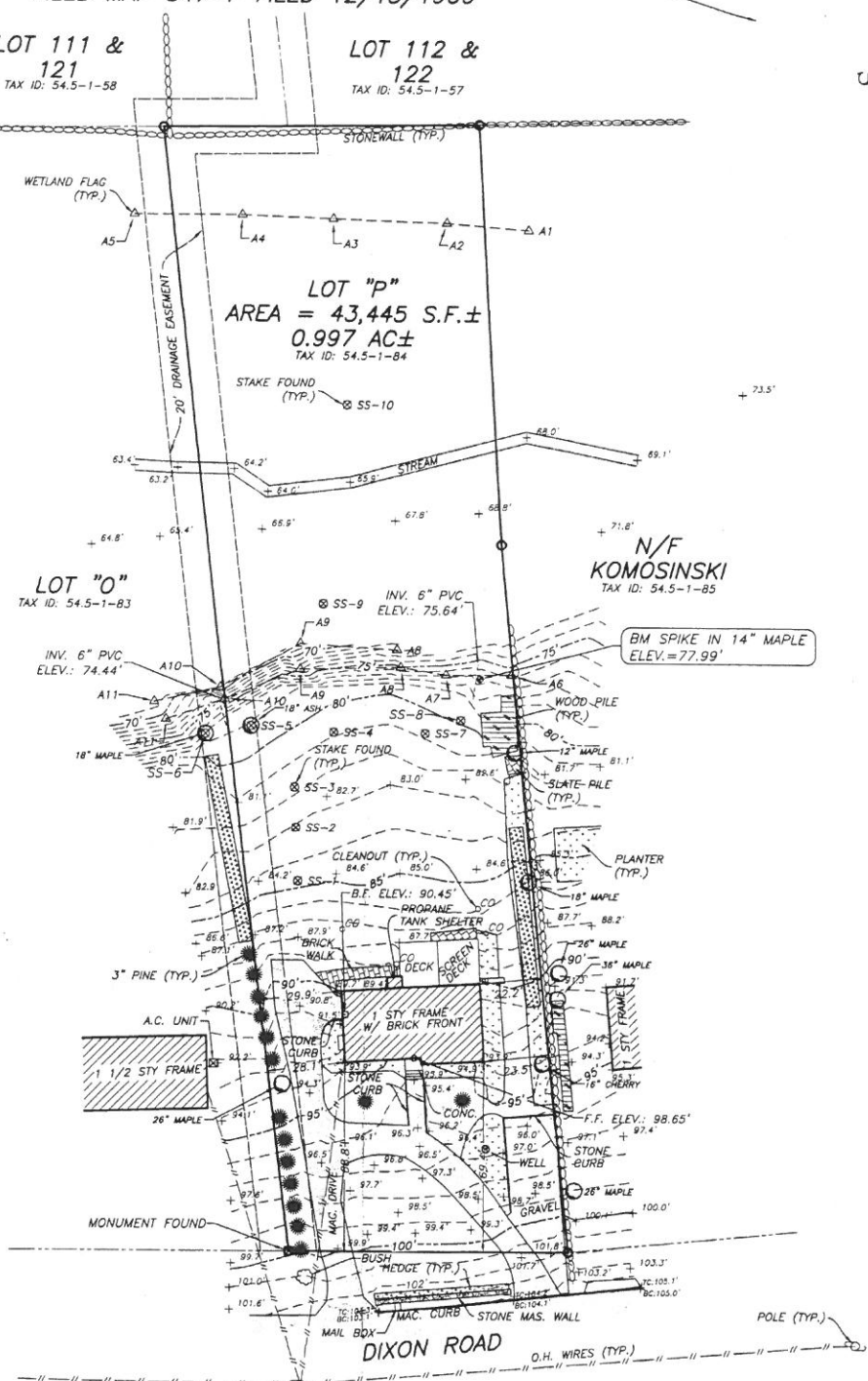
LOT 111 &
121
TAX ID: 54.5-1-58

LOT 112 &
122
TAX ID: 54.5-1-57

LOT "P"
AREA = 43,445 S.F.±
0.997 AC±
TAX ID: 54.5-1-84

LOT "O"
TAX ID: 54.5-1-83

N/F
KOMOSINSKI
TAX ID: 54.5-1-85



REVISIONS

DATE	DESCRIPTION	BY

NOTES:

- 1) ASSUMED VERTICAL DATUM
- 2) WETLANDS FLAGGED BY PAUL J. JAEHNIG ON MARCH 28, 2018

CERTIFICATIONS INDICATED HEREON SIGNIFY THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED AND ON HIS BEHALF TO THE TITLE CO. AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Terry Bergendorff Collins
TERRY BERGENDORFF COLLINS
 52 STARR RIDGE ROAD
 BREWSTER, NEW YORK 10509
 P: 645.279.4261 F: 645.279.6838
 WWW.TERRYBERGENDORFFCOLLINS.COM

SURVEYOR'S SEAL



N.Y.S. LICENSE NO. 49691

PARTIAL TOPOGRAPHIC SURVEY OF PROPERTY

PREPARED FOR
ENRIQUE & NIDIA GONZALEZ

BEING
LOT "P"
AS SHOWN ON
"REVISED MAP OF A PORTION OF DIXON LAKE DEVELOPMENT FOR MAHOPAC BUILDING CORPORATION"
FILED MAP No. 347-E FILED 8/23/1961
SITUATE IN

TOWN OF CARMEL
SCALE: 1" = 30'
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PUTNAM CO., N.Y.
MAY 1, 2018

THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLANS OR SURVEY PLATS PREPARED BY OTHERS. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION § 2209 OF THE NEW YORK STATE EDUCATION LAW. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST OR ARE SHOWN HEREON ARE NOT CERTIFIED. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEES.

FIELD PARTY: RBK/C DRAWN BY: DN CHECKED BY: EF