

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

RICHARD FRANZETTI, P.E.
Wetland Inspector

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



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

BOARD MEMBERS

Edward Barnett
Anthony Federice
Nicole Sedran

ENVIRONMENTAL CONSERVATION BOARD AGENDA

NOVEMBER 17, 2022 – 7:30 P.M.

MEETING ROOM #2

SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION

<u>APPLICANT</u>	<u>ADDRESS</u>	<u>TAX MAP #</u>	<u>COMMENTS</u>
1. Boehm, Austin	672 Union Valley Road	76.20-1-8	Renovate Existing House On Same Footprint
2. Bullet Hole Farms, Inc.	360 Bullet Hole Road	53.17-1-39	Tree Harvesting

Austin Boehm
65 Hazel Hill Road
Mahopac NY, 10541
646-258-2166

To the Town of Carmel Environmental Conservation Board,

I write today to submit the following as an addendum to my initial application presented at the Board Meeting on November 3, 2022 for work at **672 Union Valley Road**.

As requested by the Board:

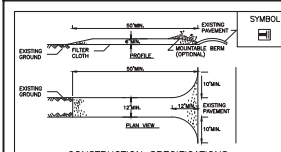
1. There are **no changes to the scope of work, order of work to be performed, or reasons for wetland permits**.
2. The following **additions and notations have been made to the site plan**, of which a PDF is attached and hard copies will be delivered for Thursday's board meeting:
 - Notation: Construction parking on 6mil poly
 - Notation: No construction parking in wetland buffer
 - Notation and location: Spill kit
 - Notation: Construction sequence; wetlands inspector inspects site and erosion controls before construction
 - Notation: Construction sequence; wetlands inspector inspects site and erosion controls after construction
 - Notation: Fill used within wetland buffer will include certification of clean fill
 - Notation: Three trees to be removed during construction
 - Location addition: Soil stockpile
 - Location addition: Refueling area
 - Location addition: Construction parking outside wetland buffer
3. Additionally, **the soil disturbance areas are clarified and calculated as actual vs maximum disturbance**. The replacement of the water line from the well was also included in the soil disturbance area.

The permit application form and this addendum was composed by Austin Boehm, the owner of the property, who will oversee all aspects of the project. I thank you for your consideration of this application and look forward to supporting any recommendations by the Board to ensure this project maintains our town's natural resources.

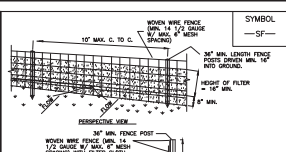
With appreciation,



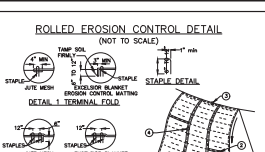
Austin Boehm



CONSTRUCTION SPECIFICATIONS
1. STONE SIZE - USE #2 STONE, OR REPLACEMENT OF RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 10 FEET (OPTIONAL ON A SINGLE RESIDENCE LOT WORK)
3. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT THE END OF THE STONE.

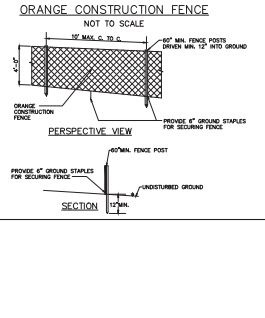
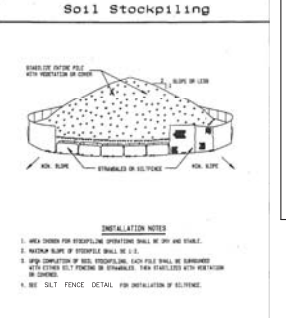


CONSTRUCTION SPECIFICATIONS
1. WHEN WIRE FENCE IS TO BE INSTALLED TO PROTECT AREAS FROM WIRE TIES OR STAPLES, FENCE SHALL BE STRENGTHENED BY 1/2" PLATE OR PARALLEL RODS.



CONSTRUCTION SPECIFICATIONS
1. APPLY TO SLOPES GREATER THAN 2:1 AND WHERE NECESSARY TO ADD IN TEMPORARY VEGETATION.

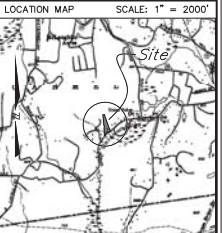
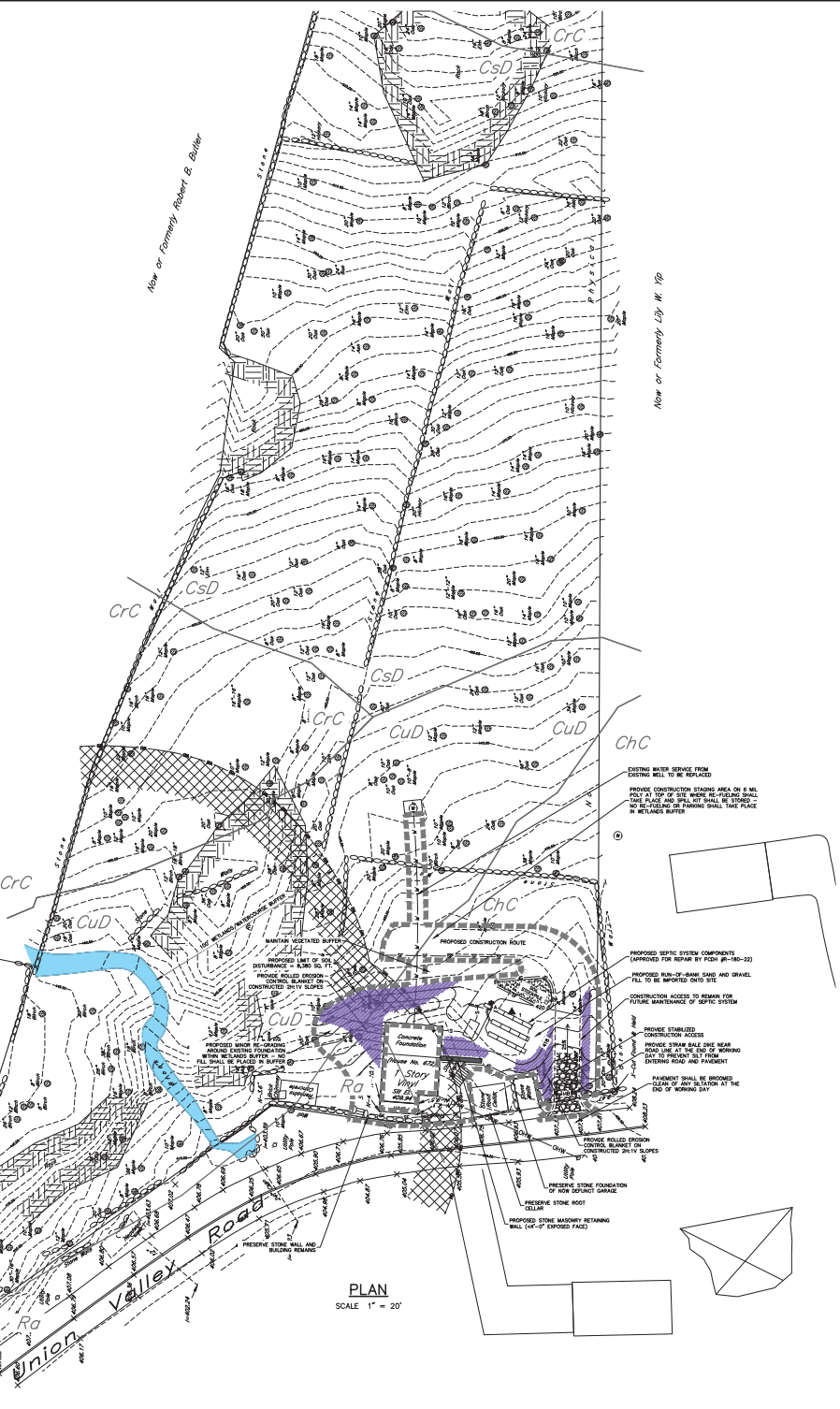
CONSTRUCTION SPECIFICATIONS
1. ALL GRADING OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CONSTRUCTION BY PERMANENTLY STABILIZED CONSTRUCTION ENTRANCE.



CONSTRUCTION SPECIFICATIONS
1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMITS AND MARK NEEDS TO BE MAINTAINED.

SOILS LEGEND
Map Symbol Hydrology Group Soil Name
ChB CHARTER TOWN loam, 2-8% Slope

CONSTRUCTION SPECIFICATIONS
1. ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A SECURELY LOCKED MATERIAL HANDLING CONTAINER.



SITE DATA
TAX MAP NO: 76.20 - 1 - 8
LOT AREA: 3,472 ACRES (150,805 SQ. FT.)

MAP NOTES
1. The vertical datum shown is North American Vertical Datum of 1988.

Table with columns for DATE and DESCRIPTION, listing revision history.

LEGEND
Symbol for PROPOSED HOUSE SEWER, EXISTING DRILLED WELL, etc.

WARNING STAMP
ALTERATION OF THIS DOCUMENT IN ANY WAY AND ANY PERSON NOT UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR IS AN VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK.

PROJECT LOCATION
672 UNION VALLEY ROAD, MAHO PAC, NY 10541

PROJECT DESCRIPTION
RENOVATION OF AN EXISTING SINGLE-FAMILY RESIDENCE TO BE SERVED BY AN EXISTING SEPTIC SYSTEM TO BE REPAIRED AND AN EXISTING PRIVATE WATER WELL TO REMAIN.

PREPARED FOR
AUSTIN BOEHM, 65 HAZEL HILL ROAD, MAHO PAC, NY 10541

BASIC STORMWATER POLLUTION PREVENTION PLAN (E&S) ONLY
SCALE: 1" = 20'

Professional seal and logo for BADEY & WATSON, Inc., dated November 15, 2022.



LOWER HUDSON FORESTRY SERVICES, LLC

P.O. Box 756, Nyack, NY 10960
(845) 270-2071
www.lowerhudsonforestry.com

November 9, 2022

Town of Carmel
C/o Rose Trombetta
60 McAlpin Avenue
Mahopac, NY 10541

Dear Rose,

Enclosed is an application packet (ten copies and one original set) for a timber harvesting permit. I have also enclosed the \$1,500 check for the application fee. Please let me know if you have any questions and I will be hearing from you soon regarding the escrow amount and meeting schedule. Thank you

Sincerely,

A handwritten signature in black ink that reads "Christopher Prentis". The signature is fluid and cursive, with the first name being particularly prominent.

Christopher Prentis, CF



LOWER HUDSON FORESTRY SERVICES, LLC

P.O. Box 756, Nyack, NY 10960

(845) 270-2071

www.lowerhudsonforestry.com

October 31, 2022

RE: Bullet Hole Farms, Inc. Timber Harvest application

Attached is an application for a Timber Harvesting permit located at 360 Bullet Hole Road, tax parcel 53.17-1-39. The property is owned by Bullet Hole Farms, Inc. and the property totals 87.39 acres of which 53 acres are being harvested.

The trees to be harvested are all hardwood trees ranging in size from 10" to 48" in diameter with a total of 739 trees to be removed (14 trees per acre). All trees were marked by Christopher Prentis, SAF Certified Forester (CF) with blue paint at breast height and on the stump. Tree removals are broken down as follows: 539 sawtimber trees and 200 firewood/pulpwood trees. The total volume being removed from the project area is 182,184 bdf, or 3,437 bdf/acre. Other vegetation is not being removed and all precautions will be taken to minimizing damage to vegetation not marked for harvest. This includes other trees, small saplings, seedlings and ground vegetation. All trees designated for harvest will be utilized down to an 8" top diameter and tops and slash will be lopped to a height no greater than 3 feet off the ground. There will be no grading or excavation that takes place on the site during this timber harvesting operation.

The harvest will remove mature and over-mature sawtimber as well as poor quality stems and culls. This property does not have any indications of past harvesting and many of the trees are large and considered mature to over-mature. This harvest is the first stage of a multi-stage shelterwood treatment.

A DEC classified wetland (OL-52) occurs on the eastern half of the property. This wetland was partially delineated by the DEC in 2020 and again delineated in October 2022. The DEC determined that the wetland ran adjacent to a small DEP classified stream and would require an Article 24 permit to cross the stream. The Article 24 permit was submitted to the DEC and the application was reviewed and met DEC standards. The DEC contact person, Mike Grosso, stated that when the Board does SEQR they will need to contact him for further information. Mike Grosso's contact information is (845) 256-3165 or email mike.grosso@dec.ny.gov.

The DEC determined this project was within an area know to be Northern long-eared bat (NLEB) habitat. The NLEB is considered threatened in the State of New York. The project area is 4 ½ miles from the nearest hibernaculum and it was determined that the project should follow the DEC guidelines for NLEB as stated in the letter dated May 29, 2020 from the DEC. A follow-up letter is currently being reviewed by the DEC permits depart and they will issue an updated letter shortly.

The State Historic Preservation Office (SHPO) determined that this project was located in an area that is sensitive for archaeological sites. SHPO reviewed the project and found that no resources would be impacted by this project. Please see attached letter from SHPO dated October 24, 2022.

The erosion control plan for this property will be the installation of erosion control measures where needed and may include water bars, rolling dips and water turnouts (please see enclosed documents). The terrain varies from flat to rolling to steep in areas. More erosion control devices will be placed on steeper terrain, where erosion potential is higher. Erosion and sedimentation control as well as layout of skid trails and landings will be done in conjunction with the Watershed Agricultural Council (WAC) as this property is entirely in the NYC watershed.

One landing area will be utilized for this project. The landing will be located off Bullet Hole Road on flat ground as shown on the map. The approximate size of the landing will be 40 feet wide by 100 feet long or 4,000 square feet. The landing area will be kept as small as possible and once the harvest is completed, the landing will be cleaned of all debris and reseeded with a native seed mix to stabilize the area as quickly as possible.

If you have any questions, please let me know. I can be reached via phone at (845) 270-2071 or by email at chris@lowerhudsonforestry.com. Thank you for your time on this matter and I will be speaking to you soon.

Sincerely,

A handwritten signature in blue ink that reads "Chris Prentis". The signature is fluid and cursive, with the first name "Chris" and last name "Prentis" clearly legible.

Christopher Prentis, Certified Forester

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

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Edward Barnett
Vincent Turano
Anthony Federice

APPLICATION FOR A TREE CUTTING PERMIT

Name of Applicant: Bullet Hole Farms, Inc
Address: 73 Fairfield Dr. Patterson NY 12503 Tel. No. (845) 475-7100
Owner of Property: same
Address: 360 Bullet Hole Rd, Mahopac Tel. No. 845-270-2071
Tax Map Number: 53.17-1-39 Total Land Area Involved: 53.0
Number of trees of each species to be cut: 739 Range, in inches, of diameter, measured 4 & 1/2 feet
above the ground of the trees to be cut: 10"-48"
Total Board Foot Volume for each species to be cut: 182,184 bdf.

A Sketch Map drawn to scale must be attached showing:

1. Boundaries of Property.
2. Access Roads into property and proposed roads and skid trails in the property.
3. Area within the property where cutting will occur.
4. Location and size of product loading areas.
5. Any area of the property defined as a wetland by the Town of Carmel Wetland Law.
6. If tree cutting operation is to be conducted in stages, each stage shall be shown on the sketch map.
7. Scale of map.

A written statement must be attached stating that each tree to be removed has been designated with paint or other distinctive means at two points so as to be readily visible. One point shall be low enough on the tree so as to be visible on the stump after the tree is removed.

Permit Fee is: - Up to 5 acres - \$500.00 - 5 to 25 acres - \$1,000.00 - Over 25 acres - \$1,500.00 Pd. - Check # 2287

[Signature]
SIGNATURE OF OWNER

PATRICK H. OMBRA JR.

[Signature]
SIGNATURE OF APPLICANT

All property owners within 500 feet of the subject property must be notified by U.S. Mail prior to commencement of the operation.

Short Environmental Assessment Form

Part 1 - Project Information

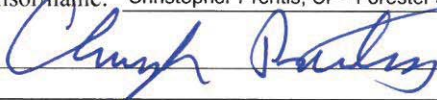
Instructions for Completing

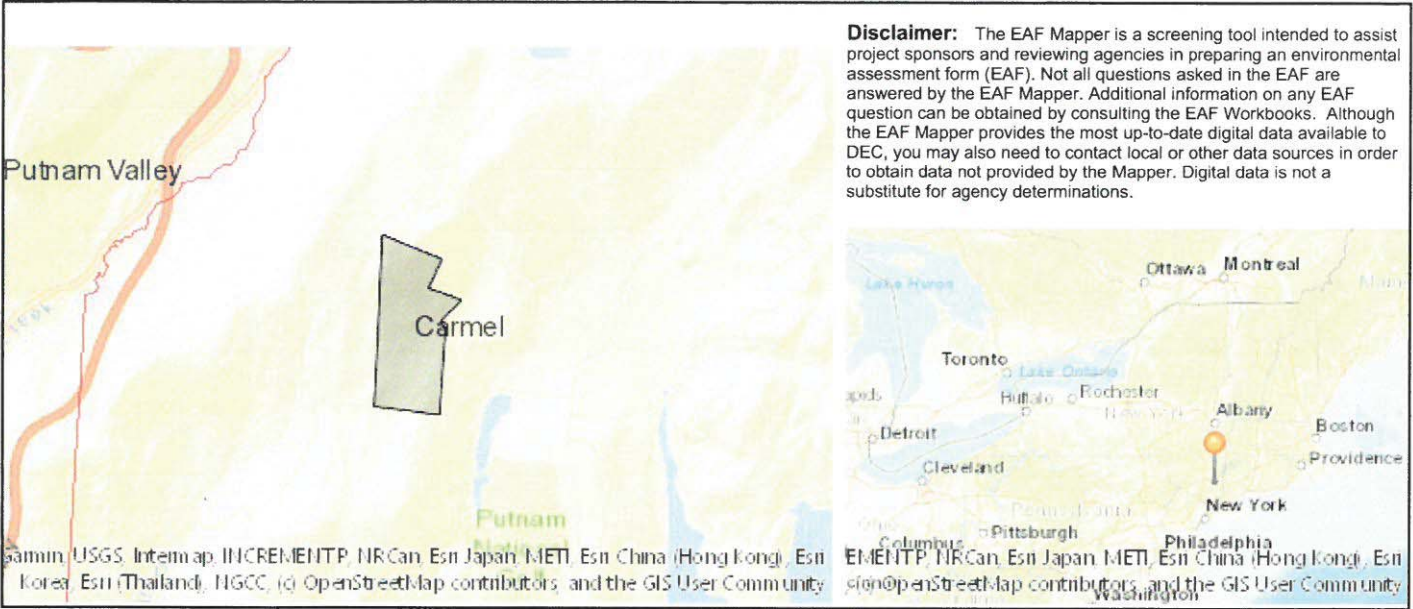
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Bullethole Farm Timber sale			
Project Location (describe, and attach a location map): Town of Carmel tax map 53.17-1-39 located on Bullethole Road			
Brief Description of Proposed Action: Selective timber harvest of 539 hardwood sawtimber trees and 200 hardwood pulp trees harvested on a 53 acre site.			
Name of Applicant or Sponsor: Patrick O'Mara		Telephone: (845) 475-7100	
		E-Mail: omararealty@yahoo.com	
Address: 73 Fairfield Drive			
City/PO: Patterson		State: NY	Zip Code: 12563
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Carmel timber harvest permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		87.39 acres	
b. Total acreage to be physically disturbed?		53 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		87.39 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Wetland OL-52 will need to be crossed with a small temporary skidder bridge at a stream crossing location. The area disturbed will be 12 feet wide by 20 feet long or 240 square feet (.006 of an acre) _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Christopher Prentis, CF - Forester as agent Date: 10/31/22		
Signature:  Title: Forester		



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

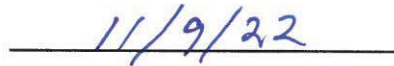
November 9, 2022

LANDOWNER STATEMENT

We, Bullet Hole Farm, Inc. are the owners of the Town of Carmel tax parcel 53.17-1-39 located at 360 Bullet Hole Road. Each tree (739 in total) is marked by a professional, certified forester with blue paint at two points (one on the stump and the other at 4.5 feet off the ground) as to be readily visible. The stump mark is low enough to be visible after the tree is cut.



Signed : Owner



Date:



PUTNAM COUNTY – STATE OF NEW YORK
 MICHAEL C. BARTOLOTTI, COUNTY CLERK
 40 GLENEIDA AVENUE, ROOM 100
 CARMEL, NEW YORK 10512

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 2204 / 6
 INSTRUMENT #: 2831-2021

Receipt#: 2021052231
 Clerk: LD
 Rec Date: 03/03/2021 11:36:32 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 5
 Rec'd Frm: WILLIAM A. SHILLING JR PC

Party1: MORANDO ANTHONY
 Party2: BULLET HOLE FARMS INC
 Town: CARMEL
 53.17-1-39

Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Notice of Transfer of Sal	10.00
TP584	5.00
RP5217 - County	9.00
RP5217 Residential Vacant	241.00

Sub Total: 330.00

Transfer Tax	
Transfer Tax - State	0.00

Sub Total: 0.00

Total: 330.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 2069
 Transfer Tax
 Consideration: 0.00

Total: 0.00

Record and Return To:

BULLET HOLE FARMS INC
 73 FAIRFIELD DRIVE
 PATTERSON NY 12563

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT,
 AS REQUIRED BY SECTIONS 315, 316-a(5) & 319 OF THE
 REAL PROPERTY LAW OF THE STATE OF NEW YORK

Michael C. Bartolotti
 Putnam County Clerk

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 23rd day of August, 2020,

BETWEEN

Anthony Morando

with an address of 24 Muscoot East, Mahopac, New York 10541

party of the first part, and

Bullet Hole Farms, Inc.

with an address of 73 Fairfield Drive, Patterson, New York 12563

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

A 60% INTEREST INTO ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Town/City of Carmel, County of Putnam, and State of New York, described as follows:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to the Grantor in Deed dated JULY 23, 2020, and recorded MARCH 3, 2021, in LIBER 2204 P61 of the Putnam County Clerk's Office.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

SCHEDULE A - CLP-4778

Parcel I:

ALL that certain plot, piece or parcel of land, situate lying and being in the Town of Carmel, county of Putnam and State of New York, being more particularly bounded and described as follows:

Beginning at a point on the new northerly line of Bullet Hole Road, which point is on the division line between premises hereinafter described and lands of the Central Hudson Gas and Electric corporation;

Running thence along the aforesaid division line, North $14^{\circ} 30' 23''$ East 3255.90 feet to a point;

Running thence along the division line between the premises herein and land now or formerly of Walter Furer and Henry W. Laber as described in Liber 703 at page 296 the following five courses and distances:

South $54^{\circ} 59' 00''$ East 1257.39 feet;

South $38^{\circ} 13' 00''$ West 592.56 feet;

South $56^{\circ} 00' 40''$ East 266.52 feet;

South $55^{\circ} 31' 40''$ East 250.11 feet;

South $56^{\circ} 54' 20''$ East 169.99 feet to a point on the division line between the premises herein and Lot No. Two as said lot is shown on a certain subdivision plat entitled "The Mahopac Company" Filed Map No. 1526;

Running thence along said division line, the following four courses and distances:

South $62^{\circ} 52' 00''$ West 520.95 feet;

South $15^{\circ} 00' 00''$ West 70.00 feet;

South $15^{\circ} 00' 00''$ East 150.00 feet;

South $15^{\circ} 13' 00''$ West 1607.79 feet to a point on the new northerly line of Bullet Hole Road running thence along the new northerly line of Bullet Hole road, North $70^{\circ} 28' 00''$ West 1255.72 feet to the point or place of beginning.

The above described parcel is shown and designated as Lot 1 on a certain map entitled "Subdivision Plat Prepared for The Mahopac Company" filed in the Putnam County Clerk's Office on August 10, 1976 as Map No. 1526.

Schedule A (continued)

Page 2

Parcel II:

ALL that certain plot, piece or parcel of land situate, lying and being in the town of Carmel, County of Putnam and State of New York, being more particularly bounded and described as follows:

Beginning at a point located on the northerly side of Bullet Hole Road as currently laid out, said point being a distance of 6.81 feet more or less from the prolongation of a line having a course of South 15° 13' West, which line also delineates the division line between the premises herein and Lot Numbers 1 and 2 on a certain map entitled "The Mahopac company" to be filed in the Putnam county Clerk's Office;

Running thence from said point or place of beginning North 71° 44' 30" West 25 feet more or less;

Thence continuing along the northerly line of Bullet Hole Road as currently laid out;

North 69° 22' 50" West 127.91 feet;

North 70° 05' 50" West 179.12 feet;

North 70° 43' West 191.20 feet;

North 70° 18' 50" West 310.70 feet;

North 71° 24' West 103.79 feet;

North 70° 30' 20" West 316.51 feet to a point on the northerly side of Bullet Hole Road as currently laid out, which point is distance 5.83 feet from a line having a course of South 14° 30' 23" West, which line marks the division line between lands now or formerly of Central Hudson Gas and Electric corporation and Lot No. 1 on a certain map entitled "The Mahopac Company", Filed Map No. 1526;

Running thence North 14° 30' 23" East 5.83 feet to a point on the proposed new northerly line of Bullet Hole Road;

Running thence along the proposed new northerly line of Bullet Hole road, South 70° 28' 00" East 1255.72 feet to a point on the division line between Lot Numbers 1 and 2 as shown on the aforesaid map "The Mahopac company", Filed Map No. 1526;

Running thence from said point on a course, South 15° 13' 00" West 6.81 feet more or less to the point or place of beginning.

The above described parcel is the portion of Parcel B which adjoins Lot 1 on map entitled "Subdivision Plat Prepared for The Mahopac Company" filed in the Putnam County Clerk's Office on August 10, 1976 as Map No. 1526.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

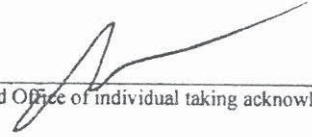
IN PRESENCE OF:



ANTHONY MORANDO

State of NEW YORK)
County of Putnam) ss.: August

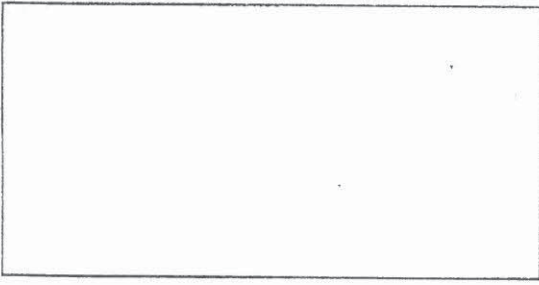
On the 23 day of July, in the year 2020, before me, the undersigned, personally appeared Anthony Morando, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Signature and Office of individual taking acknowledgment

WILLIAM A. SHILLING, JR.
Notary Public, State of New York
Reg. No. 02SH4766423
Qualified in Putnam County
Commission Expires 07/31/2022

SECTION 53.17
BLOCK 1
LOT 39
COUNTY OR TOWN Town of Carmel
County of Putnam
STREET ADDRESS 360 Bullet Hole Road
Mahopac, NY 10541



RECORD AND RETURN TO:
Bullet Hole Farms, Inc.
73 Fairfield Drive
Patterson, NY 12503

March 7, 2020

Lands of Bullet Hole Farm

Town of Carmel

Putnam County, NY

VOLUME REPORT

Species	DBH Range	# Trees	Volume Scribner	Vol/Tree
Red oak	14" – 38"	266	84,490	318
Tulip	14" - 48"	194	83,366	430
Red maple	14" – 28"	32	5,528	173
Chestnut oak	14" – 26"	11	2,318	211
Black oak	15" – 33"	6	1,950	325
Black birch	14" – 23"	16	1,926	120
Sugar maple	19" – 28"	8	1,553	194
White ash	16" – 21"	2	312	156
Scarlet oak	26"	1	289	289
Hickory	16" – 21"	2	279	139
Black cherry	18"	<u>1</u>	<u>173</u>	<u>173</u>
Sawtimber Totals		539	182,184	338
Firewood (dots)	10" – 24"	200 trees	40 cords	

The timber is marked with a horizontal **BLUE** stripe of paint approximately 4.5' above the ground and at the base. The timber is marked on approximately 53 acres. A total of 161 trees are marked with an "X" or and are considered culls and must be cut. No volume was figured for cull trees. Hardwood sawtimber is cruised to a 10" top or where 2 clear faces end. No pallet or tie logs are figured in the above volumes (except in scarlet oak). Property lines are marked with triple horizontal blue slashes.



New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

October 24, 2022

Christopher Prentis
Forester
Lower Hudson Forestry Services
PO Box 756
Nyack, NY 10960

Re: DEC
Bullet Hole Farm Timber Harvest Project
Bullethole Road, Carmel, Putnam County, NY
20PR03481

Dear Christopher Prentis:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

rev: J. Schreyer

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 3
21 South Platt Corners Road, New Paltz, NY 12561-1620
P (845) 256-3054 F (845) 255-4659
www.dec.ny.gov



Department of
Environmental
Conservation

May 29, 2020

Lower Hudson Forestry Services LLC
PO BOX 756
Nyack, NY 10960-0756

RE: PRE-APPLICATION 3-3720-00455/00001,00002 (FW, ETS)
Bullet Hole Farms Timber Harvest
Town of Carmel, Putnam County

Dear Mr. Prentis:

The New York State Department of Environmental Conservation (the Department) has reviewed the plan submitted on March 9, 2020 for the proposed timber harvest in the Town of Carmel, Putnam County. According to the submitted materials, the project consists of thinning a mature forest for future long term forest crop production on 53 acres of the tax parcel 53.17-1-39. A volume report was submitted and 539 saw timber trees would be cut, and 200 of Hardwood Pulp/Firewood trees would be cut. The inquiry stated the property would remain forested. It also stated the property would remain forested, but did not state if the parcel is enrolled in the 480-A Tax Law Program. We offer the following comments on permit jurisdiction:

FRESHWATER WETLANDS

Your project is near Freshwater Wetland OL-52, Class 2. The boundary of this wetland still needs to be delineated. If after the delineation, the project is greater than 100 feet from the wetland boundary, an Article 24 Freshwater Wetland Permit is not required.

STATE-LISTED SPECIES

According to Department records, the following state-listed species have been recorded within or near the project site: Northern long-eared bat (NYS Threatened). A permit may be required from DEC for the incidental "taking" of any species identified as "endangered" or "threatened", which can include the removal of habitat.

Due to the presence of the state listed threatened species; Northern long-eared bat, in close proximity, to the proposed activity, the project falls within what is considered occupied habitat and could result in adverse impacts and result in a take under Art. 11 Part 182 of the Department's regulations. In order to avoid the need for an Art 11 Part 182 permit for this activity the following incidental take avoidance measures must be used. In addition, the timber harvest must not result in a land use change and must result in the area remaining forested. The best management practices, to take avoidance measures, outlined below,



-OVER PLEASE-

intend to protect individuals of the listed species as well as the habitat of the listed species. These include seasonal restrictions on activities as well as other recommended measures to avoid impacts to individuals and habitats of state listed species.

The proposed timber harvest is 4.5 miles from, and over ¼ miles from, the closest hibernacula from for this species. Tree cutting should follow the requirements outlined on the Department's website and noted below:

<http://www.dec.ny.gov/animals/106090.html#Requirements>

Requirements for Projects That Do Not Result in a Change of Land Use within NLEB Occupied Habitat

November 1 to March 31

During this period of time, the NLEB are inactive and are within the hibernacula.

- No cutting of any trees may occur inside of the ¼ mile buffer around a hibernaculum.
 - Please note that if any tree clearing activities are required within ¼ mile of a hibernation area for NLEB, you may be required to obtain a permit from the US Fish and Wildlife Service.

April 1 to October 31

During this period of time, the NLEB are active and will be found outside the hibernacula.

- Within 5 miles of known hibernacula or within 150' of documented summer occurrence the following cutting restrictions apply:
 - Leave uncut **all** snag and cavity trees unless their removal is necessary for protection of human life and property. For the purposes of this guidance, protection of human life and property includes removal of trees that, if not removed, could result in the loss of electric service. Snag and cavity trees are defined under [DEC Program Policy ONR-DLF-2 Retention on State Forests](#).
 - Leave uncut all known and documented roost trees, and any trees within a 150 foot radius of a documented summer occurrence.
 - Please note that if you plan any tree clearing activities within 150 ft of a summer occurrence for NLEB during June or July, you may be required to obtain a permit from the US Fish and Wildlife Service.
 - If any bats are observed flying from a tree, or on a tree that has been cut, forestry activities in the area should be suspended and DEC Wildlife staff notified as soon as possible.
- Within a ¼ mile of a hibernaculum, leave all trees uncut unless their removal is necessary for protection of human life and property.

- o Please note that if any tree clearing activities are required within ¼ mile of a hibernation area for NLEB, you may be required to obtain a permit from the US Fish and Wildlife Service.

As long as all take avoidance measures are implemented, the Department has determined that the proposed activity is not likely to result in the incidental taking of these threatened species and an Article 11 Permit is not required for this project.

If significant modifications are proposed to the above referenced scope of work, please contact the Department for additional review.

CULTURAL RESOURCES

We have reviewed the statewide inventory of archaeological resources maintained by the New York State Museum and the New York State Office of Parks, Recreation, and Historic Preservation. These records indicate that the project is located within an area considered to be sensitive with regard to archaeological resources. For more information, please visit the New York State Office of Historic Preservation website at <http://www.nysparks.com/shpo/>.

Other permits from this Department or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and you should, therefore, verify the need for permits if your project is delayed or postponed. This determination regarding the need for permits will remain effective for a maximum of one year unless you are otherwise notified. Applications may be downloaded from our website at www.dec.ny.gov, click on the top bar icon labeled "Regulatory" then "Permits and Licenses."

Please contact this office if you have questions regarding the above information. Thank you.

Sincerely,



Michael Grosso
Division of Environmental Permits
Region 3, Telephone No. 845/256-3165

cc: S. Pawliczak, R3 Ecosystem Health
L. Masi, R3 Wildlife

enc: DEC Program Policy ONR-DLF-2 Retention on State Forests.

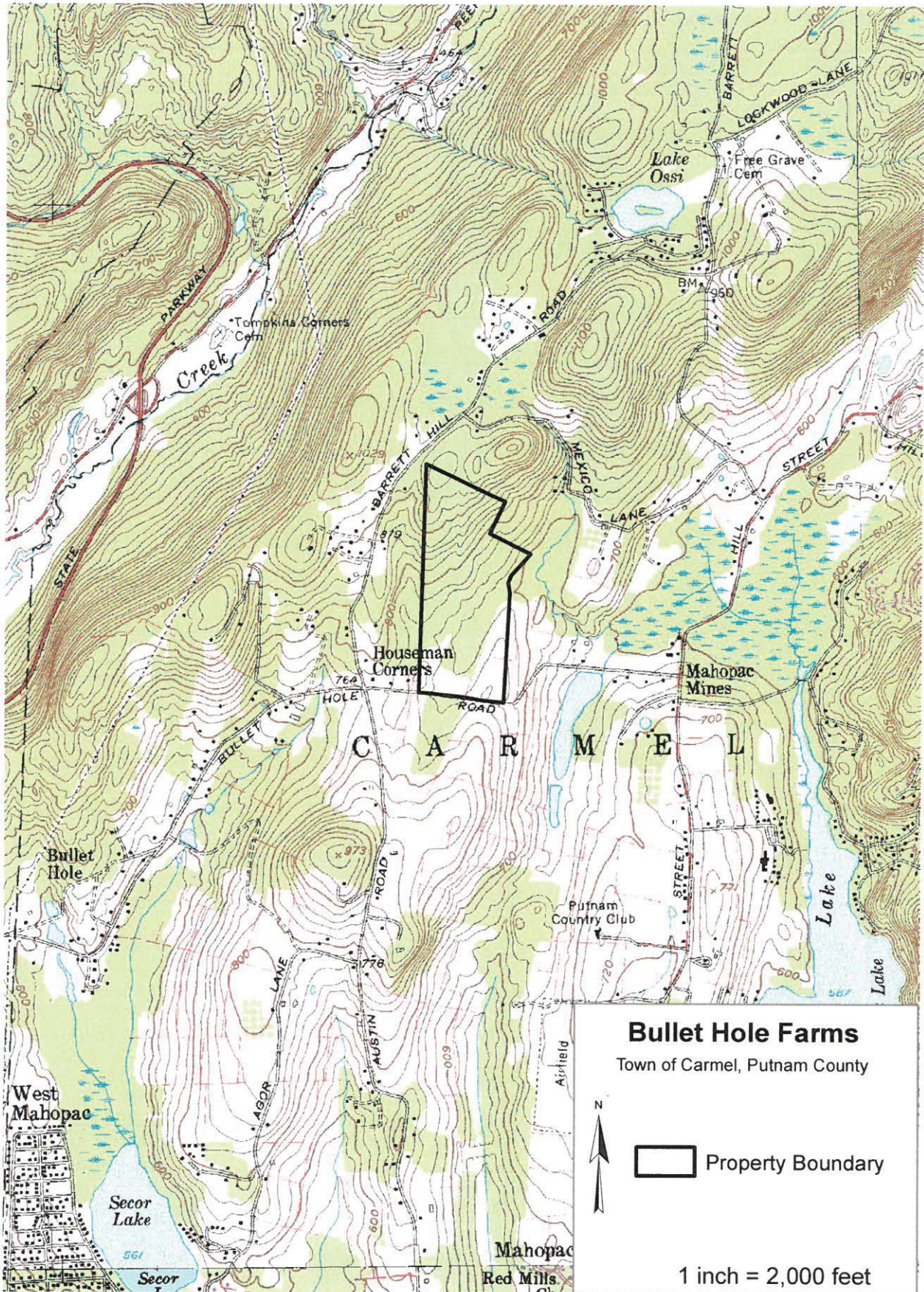
NOTE: Regarding erosion/sedimentation control requirements:

Stormwater discharges require a State Pollutant Discharge Elimination System (SPDES) Stormwater permit from this Department if they either:

- occur at industrial facilities and contain either toxic contaminants or priority pollutants OR
- result from construction projects involving the disturbance of 5000 square feet or more of land within the NYC Department of Environmental Protection East of Hudson Watershed or for proposed disturbance of 1 acre or more of land outside the NYC DEP Watershed

Your project may be covered by one of two Statewide General Permits or may require an individual permit. For information on stormwater and the general permits, see the DEC website at <http://www.dec.ny.gov/chemical/8468.html>.

For construction permits, if this site is within an MS4 area (Municipal Separate Storm Sewer System), the stormwater plan must be reviewed and accepted by the municipality and the MS-4 Acceptance Form must be submitted to the Department. If the site is not within an MS4 area and other DEC permits are required, please contact the regional Division of Environmental Permits.



Bullet Hole Farms

Town of Carmel, Putnam County



 Property Boundary

1 inch = 2,000 feet

