

CRAIG PAEPRER
Chairman

ANTHONY GIANNICO
Vice Chairman

BOARD MEMBERS
RAYMOND COTE
ROBERT FRENKEL
VICTORIA CAUSA
JOHN NUCULOVIC
NICHOLAS BALZANO

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., BCEE
Town Engineer

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

PLANNING BOARD AGENDA
MAY 9, 2024 – 7:00 P.M.

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

- | | | | | |
|--|--------------------------|--------|---------|-------------------|
| 1. Crecco – DAG Route 6, LLC – 395 Route 6 | 75.19-1-8 &
75.20-2-5 | 5/9/24 | 4/1/24 | Site Plan |
| 2. The Hamlet at Carmel – 650 Stoneleigh Ave, Carmel | 66.-2-58 | 5/9/24 | 4/10/24 | Amended Site Plan |

SITE PLAN

- | | | | | |
|--|------------|--|---------|-----------------------|
| 3. Evans Septic Tank Service – 53 Old Route 6 | 55.11-1-18 | | 4/29/24 | Site Plan |
| 4. Veolia (formerly Suez) Water – Mahopac Wells -
Behind 34 Coventry Circle | 75.20-2-68 | | 4/24/24 | Site Plan |
| 5. Carrillo, Marcel – 1849 Route 6, Carmel | 55.10-1-16 | | 4/24/24 | Residential Site Plan |
| 6. 2 Clark Place, LLC. – 2 Clark Place | 75.12-1-42 | | 2/12/24 | Residential Site Plan |

MISCELLANEOUS

7. Minutes – 02/08/24 & 02/28/24



April 29, 2024

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

RE: DAG Route 6 LLC
395 US Route 6
Town of Carmel
TM# 75.19-1-8 & 75.20-2-5

Dear Chairman Paepre and Members of the Board:

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

- Building Renderings, by William Besharat, last revised April 29, 2024.

In response to an outstanding comment from Town Planner, Patrick Cleary, the applicant has added a horizontal banding above the doors of the building, per the enclosed renderings.

We respectfully request to be placed on the May 9, 2024, Planning Board agenda for discussion of the project with the Board and for a public hearing. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

By:


Richard D. Williams Jr., PE
Senior Principal Engineer

RDW/adt

Enclosures

cc: (All via email only) Nick Crecco

Insite File No. 16230.100







April 29, 2024

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

RE: Evan's Septic
Town of Carmel
TM# 55.11-1-18

Dear Chairman Paepre and Members of the Board:

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

- Site Plan Set, last revised April 29, 2024. (5 copies)
- Architectural Drawings by The Helmes Group, dated April 29, 2024. (5 copies)

The applicant is seeking site plan approval for the construction of a 6,300 square foot steel building. The building would house the applicant's septic service business. Also proposed are the appurtenant parking, driveways, drainage system and water and wastewater services.

In response to open comments received from Code Enforcement Director, Michael Carnazza, dated March 27, 2024, we offer the following responses:

2. The required lot width variance is acknowledged, and the applicant would request to be referred to the ZBA.
3. The applicant intends to operate the site exclusively for Evan's Septic for the foreseeable future but may at some point offer floor space internal to the building for general storage for contractors. Such businesses might be permitted to store a vehicle or dry materials in the building, but no other business will actively operate out of the site.
4. Architectural drawings are enclosed herewith.

In response to open comments received from Town Engineer Richard Franzetti, PE, dated March 20, 2024, we offer the following responses:

General Comments

1. Required referrals are acknowledged.
2. Required permits are acknowledged.
3. The requirement for coverage under GP-0-20-001, for erosion control only, is acknowledged. There is a sediment basin on site associated with the previously approved regrading permit. This practice will be removed from the site at the completion of the regrading work. There is also an existing 30" HDPE pipe that was previously installed pursuant to the approved regrading permit. The pipe conveys stormwater that is collected from the slope between the subject property and the Putnam Trailway, to the drainage ditch along Old Route 6. This pipe will be maintained and the proposed stormwater collection system for the site will feed into

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

- the existing pipe. It should be noted that the existing site is stabilized with compacted gravel, and the proposed project is not anticipated to increase existing runoff. Our office will coordinate with the Town Engineer to determine if the ultimate decrease in impervious surfaces (removal of gravel for conversion to landscape areas) is sufficient for stormwater treatment.
4. A water and wastewater report will be provided with our next submission. The anticipated water and wastewater demand for the use is anticipated to be minimal. With three employees and a max daily demand of 12 gpd/person (per NYSDEC Design Standards for Intermediate Sized Wastewater Treatment Facilities) an anticipated usage of 36 gpd can be calculated. Assuming a factor of safety a maximum daily demand of 100 GPD is being stated for the project.
 5. The requirement for a maintenance agreement if necessary is acknowledged.
 6. The requirement for a performance bond is acknowledged.

Detailed Comments

1. This comment is acknowledged.
2. Traffic and vehicle movement plans are provided on drawing SP-4. The driveway has been graded to meet the suggested slopes. Turning radii and sight distances are shown on drawing SP-1.
3. A note has been added to the plans regarding sidewalks, manholes and guiderails.
4. A Town of Carmel pavement detail has been added to drawing D-1.
5. A Town of Carmel driveway detail has been added to drawing D-1.
6. A photometric lighting plan is provided on drawing SP-4.
7. Signage and pavement markings are provided.
8. It is noted this project will disturb less than one acre. Stormwater will be collected in the proposed drainage structures and will be conveyed to the existing 30" HDPE pipe, which outlets to the existing drainage ditch along Old Route 6. It is noted there is an overall decrease in impervious surfaces as much of the currently gravel surfaces will be removed to create landscape areas. Our office will coordinate with the Town Engineer regarding any treatment requirements.
9. All water service connections will be Type "K" copper. A Water Service Trench detail and Type "K" Water Service Line Connection to DIP Water Main Detail is provided on drawing D-1.
10. Gate valves will not be required as it is proposed to connect to the existing water main with a 3/4" Type K Copper Water service.
11. Gate valves will not be required as it is proposed to connect to the existing water main with a 3/4" Type K Copper Water service.
12. Gate valves will not be required as it is proposed to connect to the existing water main with a 3/4" Type K Copper Water service.

13. Gate valves will not be required as it is proposed to connect to the existing 3/4" Type K Copper Water service.
14. Gate valves will not be required as it is proposed to connect to the existing 3/4" Type K Copper Water service.
15. Fire hydrants are not proposed.
16. The requested service saddle has been shown on the Type "K" Copper Water Service Line Connection to DIP Water Main Detail on Drawing D-1.
17. The requested Corporation Stop has been shown on the Type "K" Copper Water Service Line Connection to DIP Water Main Detail on Drawing D-1.
18. The requested Curb Valve has been shown on the Type "K" Copper Water Service Line Connection to DIP Water Main Detail on Drawing D-1.
19. The requested Curb Box has been shown on the Type "K" Copper Water Service Line Connection to DIP Water Main Detail on Drawing D-1.
20. Fire hydrants are not proposed.
21. Fire hydrants are not proposed.
22. Additional details on the sewer service connection will be provided with our next submission. A four-inch sewer service will be provided. Our office will contact the Town Engineer to verify the required pipe material and fittings to be used for the connection.
23. A note has been added to the General Notes stating that the sewer service connection will meet the standards of the Town of Carmel Code §120-29.
24. Additional details on the sewer service connection will be provided with our next submission.
25. Top and bottom of wall elevations have been provided.
26. Rims and inverts will be provided with our next submission.
27. Hydraulic calculations will be provided with our next submission.
28. The electrical service is on the opposite side of Old Route 6. A proposed utility pole is indicated at the frontage and electrical service will be run to the building underground from the proposed pole. Connection and metering will be coordinated with NYSEG and town.

In response to comments received from Town Planner, Patrick Cleary, dated October 12, 2023, we offer the following responses:

1. Proposed Use.
 - a. No fabrication will take place on site.
 - b. Materials will be stored indoors and in the rear of the property only.
 - c. Equipment and company vehicles will be kept indoors or in the designated parking spots.

- d. The only materials to be stored on site are pipes and other materials associated with the installation of septic systems. No bulk soil or aggregates will be kept on site.
- e. No vehicle repairs will be done on site. The only vehicle service that may be done on site is changing tires.
- f. There is an office space in the building, but there will be no full time office employees.
- g. Employees will report to the site, take company vehicles to work sites and return to the property at the end of the workday, and leave from there. There will not be regular fulltime employees on site during the workday.
- h. Trucks containing pumped material may be stored at the site. The legal limit for such material to be held in a truck is 72 hours. The applicant does not anticipate holding material in vehicles regularly for this amount of time, but at a minimum the 72-hour limitation would be respected. It should be noted that the applicant has stored his trucks at a property at the east end of Old Route 6. This site was directly adjacent to the trailway, and at the same grade, whereas the subject site is 50'+ below the trailway, and the applicant never had a complaint about odor at the old location.
- i. The wastewater is permanently disposed of at a wastewater treatment plant in Connecticut.
- j. Hours of operation are from 7:00AM to 4:30 PM Monday through Friday and the applicant offers emergency service on Saturdays and Sundays.
- k. Onsite employees will vary from 0-3, but as discussed above, employees will report to the site, take company vehicles to work sites and return to the property at the end of the workday, and leave from there. There will not be regular full-time employees on site during the workday.

2. Zoning Dimensional Compliance

- a. The proposed improvements conform to Commercial zone bulk standards, but there is a pre-existing, nonconforming lot width. The applicant would request to be referred to the ZBA.

3. Off-street Parking

- a. This comment is acknowledged.
- b. This comment is acknowledged.
- c. There is an "office" space identified in the floor plans, however, there is no proposed office use. As stated above, there are no anticipated full-time employees to be working on site. The office space will be used simply for file storage, and a desk for use by the owner, who will generally only be on site at the beginning and end of the day.
- d. Dimensions of the proposed parking is provided on drawing SP-1.
- e. Vehicle maneuvers are shown on drawing SP-4. Trucks will not be parked in this location. Vehicles will not be impeded on the south side of the building.
- f. Vehicle maneuvers are shown on drawing SP-4.

Very truly yours,

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

By:


Richard D. Williams, Jr., PE
Senior Principal Engineer

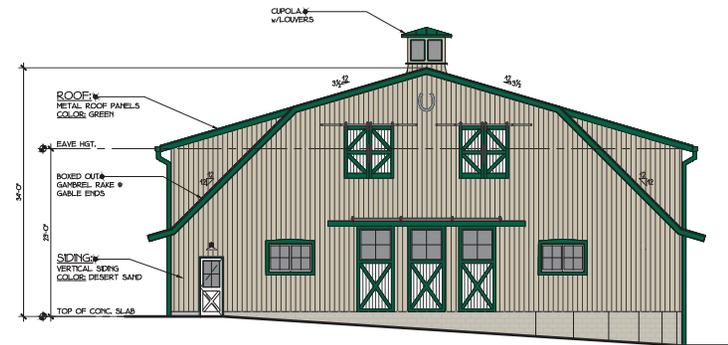
RDW/adt

Enclosures cc: (All via email only) Charlie Evans, Frank Smith, Esq, Steven Helmes, RA
Insite File No. 21174.100



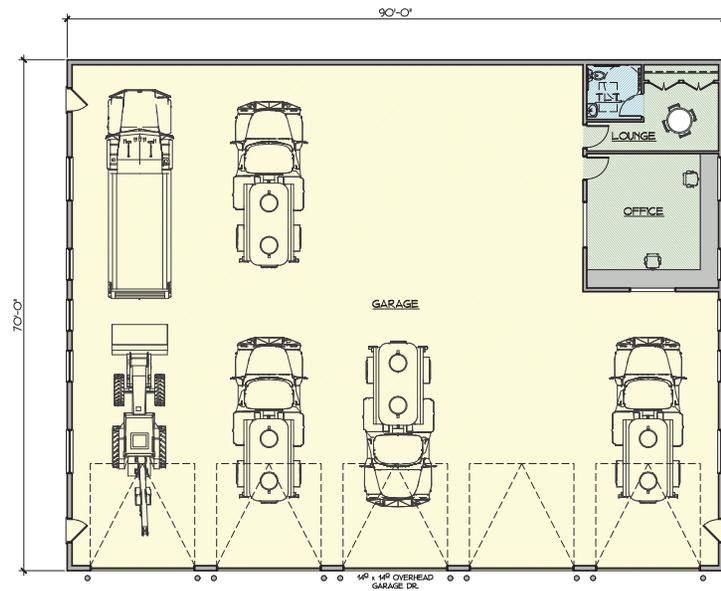
PROPOSED (WEST) ELEVATION

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



PROPOSED (SOUTH) ELEVATION

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



PROPOSED FLOOR PLAN

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

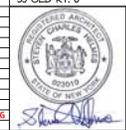
BUILDING FOOTPRINT AREA = 6,300 G.S.F.

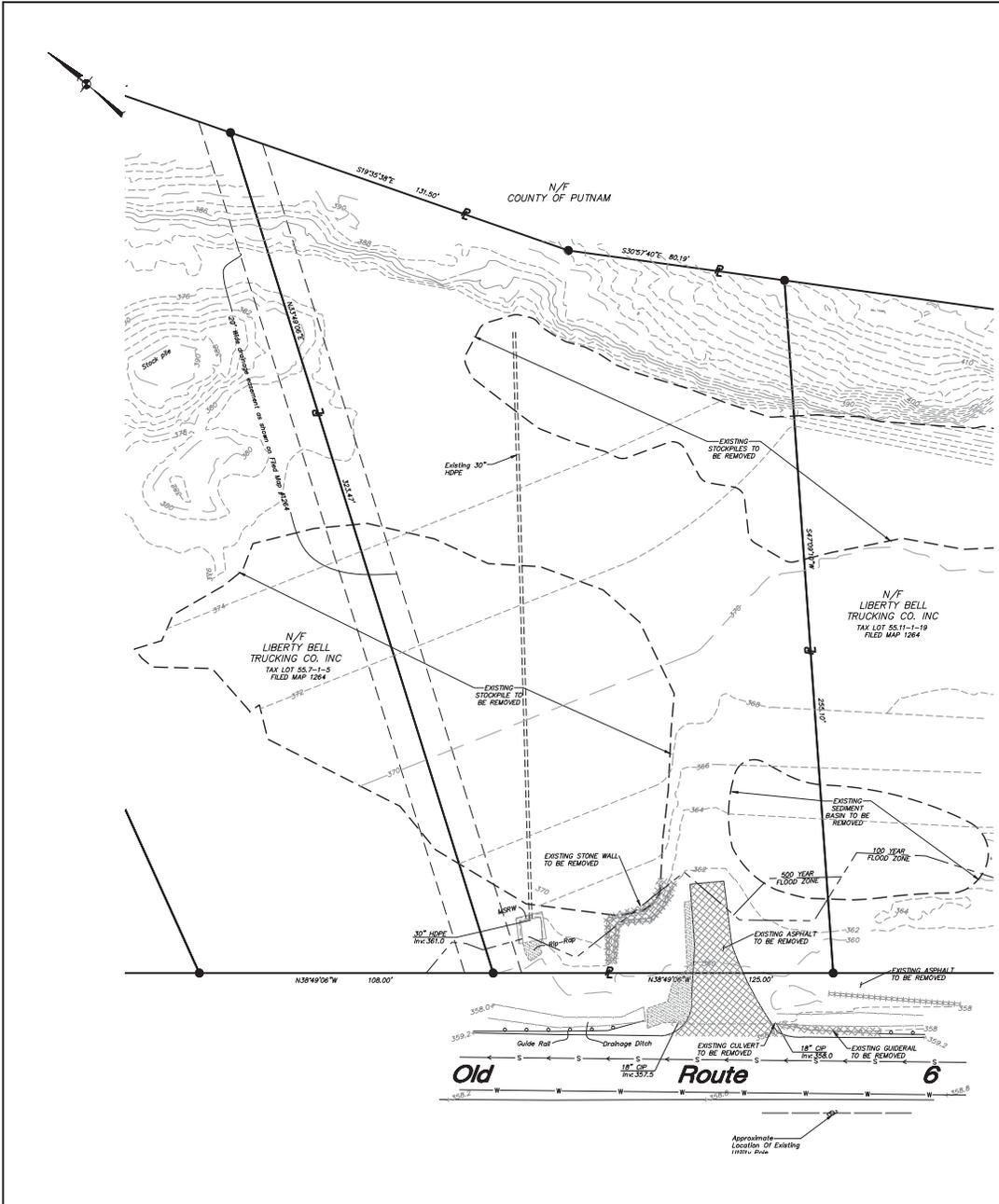


ARCHITECTURAL RENDERING

SCALE: NOT TO SCALE



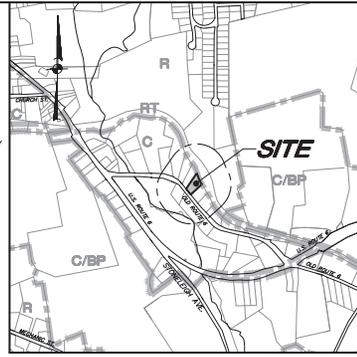
ISSUE DATES:	PROPOSED COMMERCIAL BUILDING FOR: EVANS SEPTIC TANK SERVICE, INC.	HAMLET OF CARMEL, NY
	53 OLD RT. 6	
	PRELIMINARY PLAN/ELEVATIONS & ARCHITECTURAL RENDERING	DRAWN BY: GVA
	SCALE: AS NOTED	CHECKED BY: SCH
		DRAWING NO:
		1 OF 1
	QUASH FOR PLANNING BOARD FILE CONFORM CREDIT REVIEW	



LEGEND

	EXISTING PROPERTY LINE
	EXISTING UNDERGROUND DRAINAGE PIPE
	EXISTING WATERCOURSE
	EXISTING STREAM BUFFER
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	100 YR, 500 YR FLOOD ZONES

- County Of Putnam
- Putnam Plaza LLC
- Putnam Plaza LLC
- DP 53 LLC
- County Of Putnam
- Liberty Bell Trucking Co, Inc
- Liberty Bell Trucking Co, Inc
- Liberty Bell Trucking Co, Inc
- 162 Baldwins Rd
- Liberty Bell Trucking Co, Inc
- Town of Carmel
- Liberty Bell Trucking Co, Inc
- Liberty Bell Trucking Co, Inc
- Putnam Co Humane Soc
- 70 Old Route 6, LLC
- Town of Carmel
- 70 Old Route 6, LLC
- Putnam County Humane Society



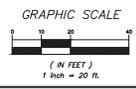
OWNER:
Liberty Bell Trucking Co, Inc
200 South White Rock Road
Holmes NY 12531

SITE DATA:
Zone: C
Total Acreage: 1.02 AC
Tax Map No: 55.11-1-18

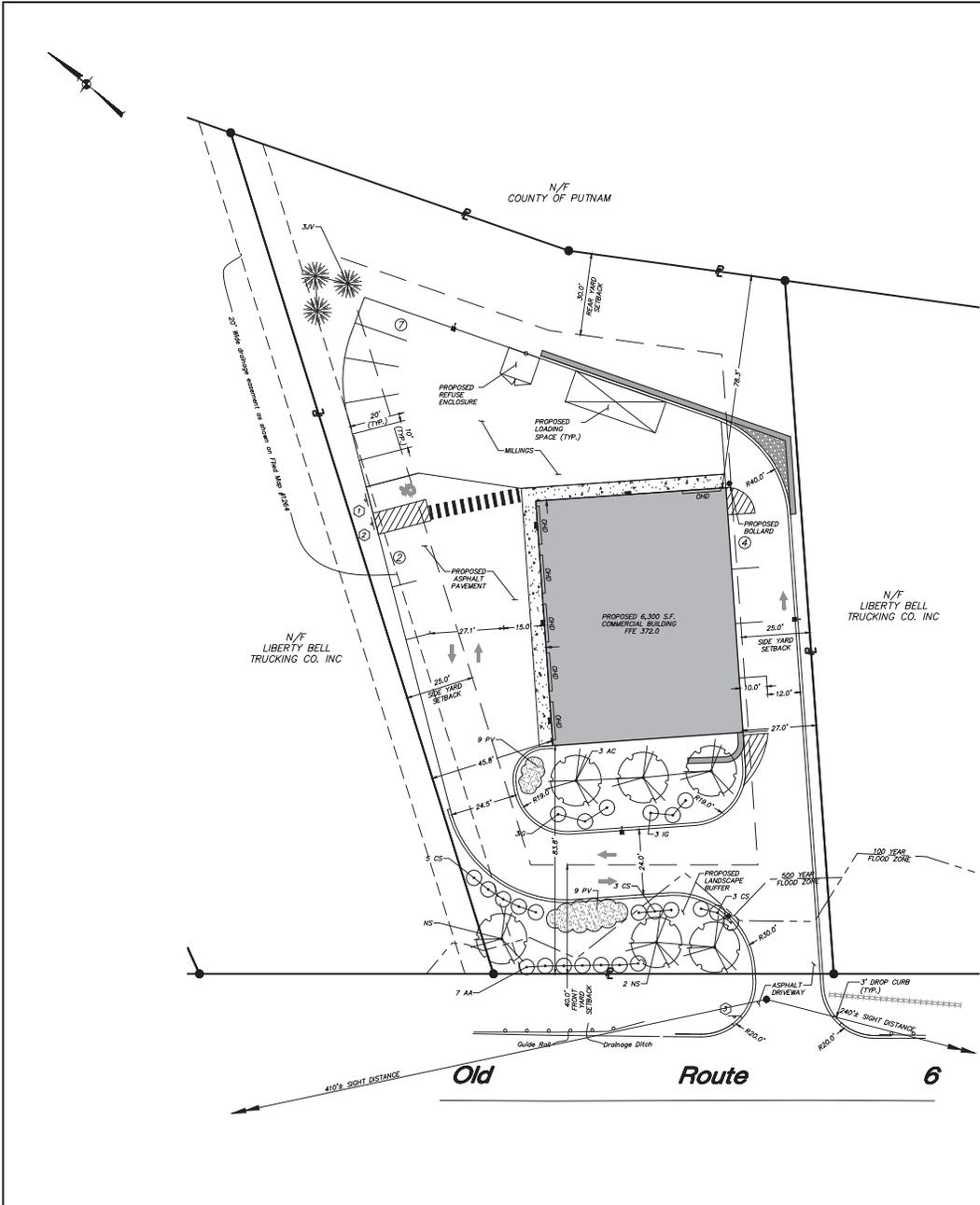
APPLICANT:
Evans Septic Tank Service
162 Barrett Hill Road
Mohonas NY 12541

- GENERAL NOTES:**
- Boundary and topographic information shown hereon is taken from survey field work by Insite Engineering, Surveying, and Landscape Architecture, P.C. conducted August 15, 2021.
 - Existing grades shown within existing stockpile and sediment basin to be removed are shown as anticipated at the completion of the mining operation in this area.
 - The site is proposed to be occupied by the applicant's septic service business. It will house approximately 3-8 employees Monday - Saturday.
 - Water and sewer mains taken from Carmel mapping and should be field verified.
 - Flood zones shown hereon are approximated from FEMA FIRM Panel 36079C041E.
 - Note it is anticipated that 0-4 employees will be regularly working on site during business hours and an additional 1-4 will visit the site intermittently through the week.
 - Sidewalks, manholes and guardrails shall be installed to meet the standards of the Town of Carmel Code §126.
 - The proposed sewer service line will meet the standards of the Town of Carmel Code §107-20.

1	4/29/24	REVISED PER TOWN BOARD COMMENTS	NFB
NO.	DATE	REVISION	BY
 ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			3 Garrett Place Carmel, NY 12512 (845) 225-9690 (845) 225-9717 fax www.insite-emp.com
PROJECT: EVANS SEPTIC TANK SERVICE 53 OLD ROUTE 6, HARBET OF CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: EXISTING CONDITIONS AND REMOVALS PLAN			
PROJECT NUMBER	21174.100	PROJECT MANAGER	J.J.C.
DATE	9-27-23	DRAWN BY	D.S.W.
SCALE	1" = 20'	CHECKED BY	A.D.T.
DRAWING NO. J.J.C.			SHEET EX-1 / 7



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

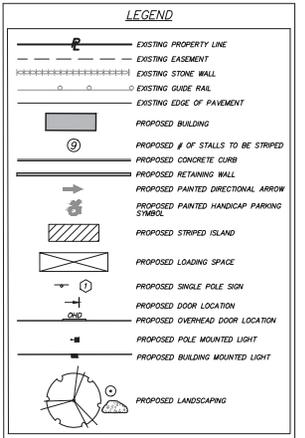


KEY	QTY.	BOTANICAL/COMMON NAME	SIZE	ROOT/SPACING
SHADE TREES				
NS	3	Nyssa sylvatica / Black Tupelo	1 1/2" CAL	B&B
FLOWERING TREES				
AC	3	Ameiobachlar arboreae / Serviceberry	1 1/4" CAL	B&B
EVERGREEN TREES				
JV	3	Juniperus virginiana / Eastern Red Cedar	6"-8"	B&B
SHRUBS				
IC	6	Ilex glabra compacta / Compact Highberry		#3 CONT.
AA	7	Azalea canadensis / Red Chokeberry	#7 CONT.	
CS	11	Cornus stolonifera "Arctic Fire" / Arctic Fire Red Twig Dogwood	#8 CONT.	
PV	18	Panicum virgatum "Shenandoah" / Shenandoah Switchgrass	#1 CONT.	

- NOTES:
- The Town of Carmel Wetland Inspector to verify all plantings.
 - All plantings shall be installed in accordance with Chapter 142 of the Town of Carmel Code.

PLANTING NOTES

- All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
- Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
- No fertilizer shall be added in stormwater basin plantings. Nutrient requirements to be met by incorporation of acceptable organic matter.
- All plant material to be nursery grown.
- Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
- Plant material shall be taken from healthy nursery stock.
- All plants shall be grown under climate conditions similar to those in the locality of the project.
- Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
- The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
- Provide a 3" layer of shredded pine bark mulch (or as specified) over entire watering source of all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
- All landscape plantings shall be maintained in a healthy condition at all times. Any dead or otherwise plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.



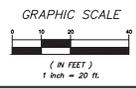
	REQUIRED/ PERMITTED	PROPOSED
Minimum Lot Area:	40,000 s.f.	1.00 AC ± (43,676 s.f. ±)
Minimum Lot Width:	200'	125' ±
Minimum Lot Depth:	200'	255' ±
Minimum Front Yard:	40'	83.8' ±
Minimum Side Yard:	25'	27' ±
Minimum Rear Yard:	30'	78.1' ±
Maximum Permitted Height of Buildings:	35'	< 35'
Minimum Required Floor Area of Buildings:	5,000 s.f.	6,300 s.f.
Maximum Permitted Coverage of Lot by Buildings:	30%	14.4%

PARKING SUMMARY

Light Industrial Use
 6,300 SF @ 81 space per 500 SF = 13 Spaces Required
 Spaces Provided = 13 Parking Spaces

LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (s.f.)	DESCRIPTION
1	PL SIGN [S]	R7-8	12" x 18"	Blue on White
2	PL SIGN [R]	R7-1	12" x 18"	Red on White
3	STOP	R1-1C	30" x 30"	White on Red

USE	TENANTS/ EMPLOYEES	ANTICIPATED TRAFFIC	WATER/WASTEWATER USE
Light Impact Industry	1-3 Intermittent	1-3 Employee / Day 1-3 Service / Day	100 GPD



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

1	4/29/24	REVISED PER TOWN BOARD COMMENTS	NFB
NO.	DATE	REVISION	BY

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

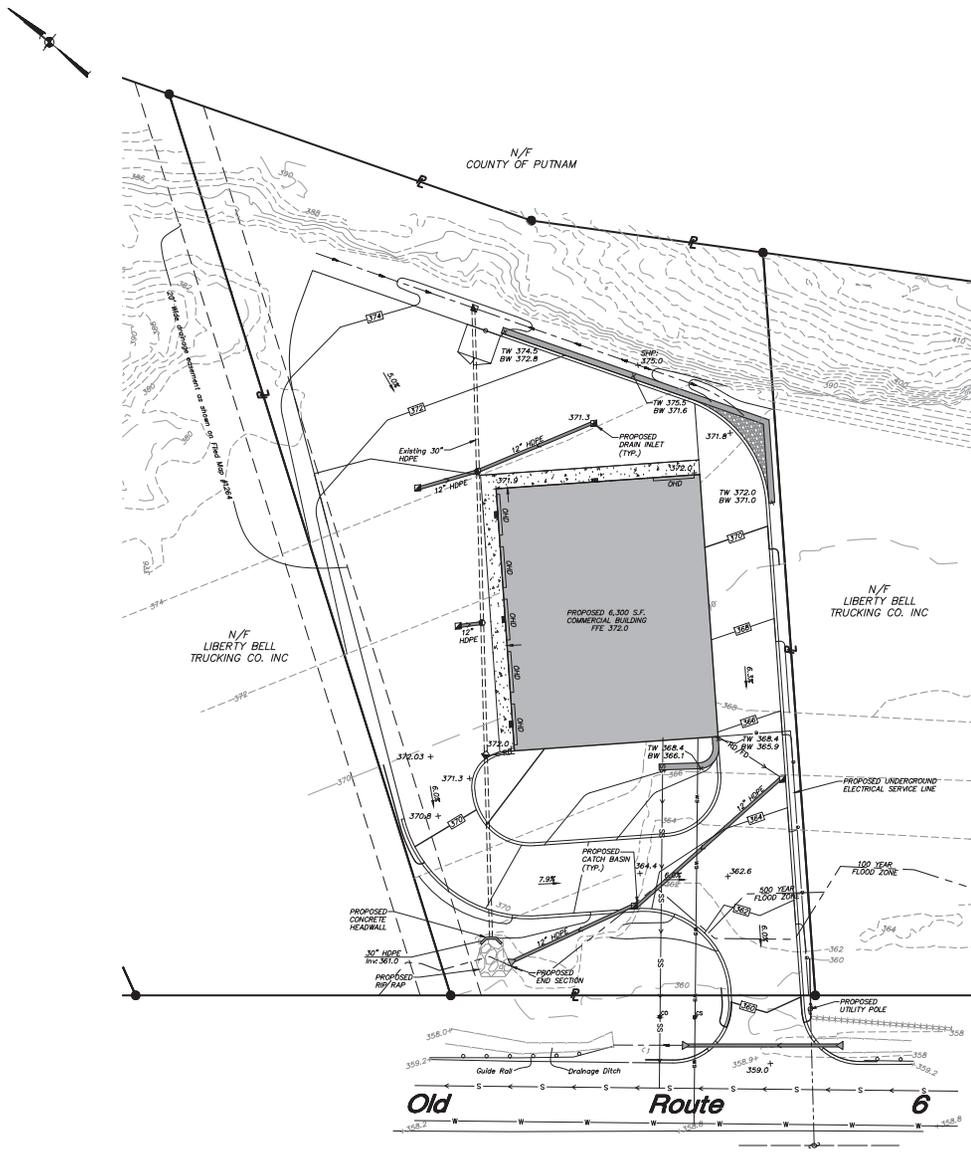
3 Corbett Place
 Carmel, NY 12012
 (845) 225-9690
 (845) 225-9777 fax
 www.insite-eng.com

PROJECT:
EVANS SEPTIC TANK SERVICE

53 OLD ROUTE 6, HAMLET OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING:
LAYOUT AND LANDSCAPE PLAN

PROJECT NUMBER	21174.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	9-27-23	DRAWN BY	D.S.W	SP-1	2
SCALE	1" = 20'	CHECKED BY	A.D.T.		7



LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING STONE WALL
	EXISTING EDGE OF PAVEMENT
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	EXISTING UTILITY POLE WITH OVERHEAD WIRES
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED DRAINAGE STRUCTURE
	PROPOSED DRAINAGE PIPE
	PROPOSED ROOF DRAIN
	PROPOSED GRASS SWALE
	PROPOSED SEWER SERVICE LINE
	PROPOSED WATER SERVICE LINE
	PROPOSED SEWER CLEAN OUT
	PROPOSED CURB STOP
	PROPOSED UTILITY POLE
	PROPOSED OVERHEAD WIRE
	PROPOSED UNDERGROUND ELECTRICAL SERVICE LINE

1	4/29/24	REVISED PER TOWN BOARD COMMENTS	NFB
NO.	DATE	REVISION	BY

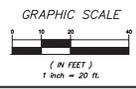
INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Corral, NY 13012
(845) 225-9690
(845) 225-9717 fax
www.insite-ny.com

PROJECT:
EVANS SEPTIC TANK SERVICE

53 OLD ROUTE 6, HARBET OF CAMEL, PUTNAM COUNTY, NEW YORK

DRAWING:
GRADING AND UTILITIES PLAN

PROJECT NUMBER	21174.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	9-27-23	DRAWN BY	P.J.M.	SP-2	3
SCALE	1" = 20'	CHECKED BY	A.D.T.		7



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



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING STONE WALL
	EXISTING EDGE OF PAVEMENT
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED GRASS SWALE
	PROPOSED CATCH BASIN W/ INLET PROTECTION
	PROPOSED SILT FENCE
	PROPOSED TEMPORARY SOIL STOCKPILE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE

NO.	DATE	REVISION	BY
1	4/29/24	REVISED PER TOWN BOARD COMMENTS	NFB

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Corbett Place
Corral, NY 13012
(845) 225-9690
(845) 225-9717 fax
www.insite-emp.com

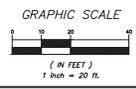
PROJECT:
EVANS SEPTIC TANK SERVICE

31 OLD ROUTE 6, HAMLET OF CAMEL, PUTNAM COUNTY, NEW YORK

DRAWING:
EROSION AND SEDIMENT CONTROL PLAN

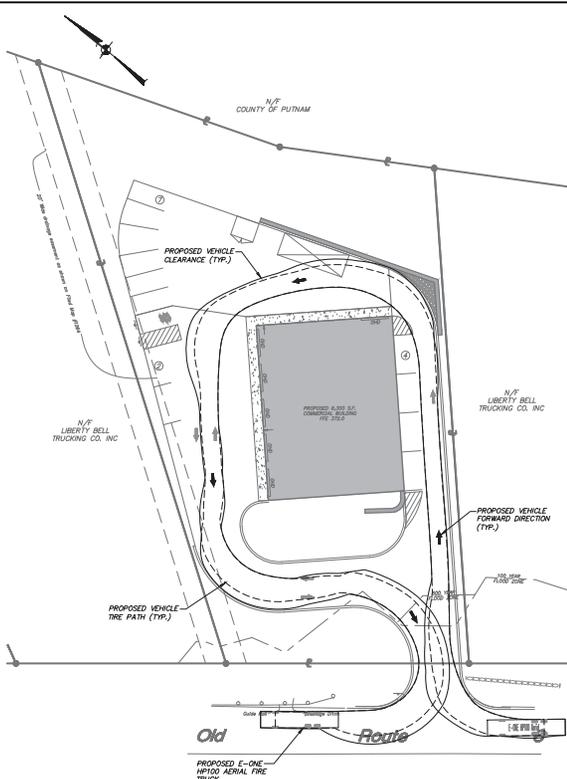


PROJECT NUMBER	21174.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	9-27-23	DRAWN BY	P.J.M.	SP-3	4/7
SCALE	1" = 20'	CHECKED BY	A.D.T.		

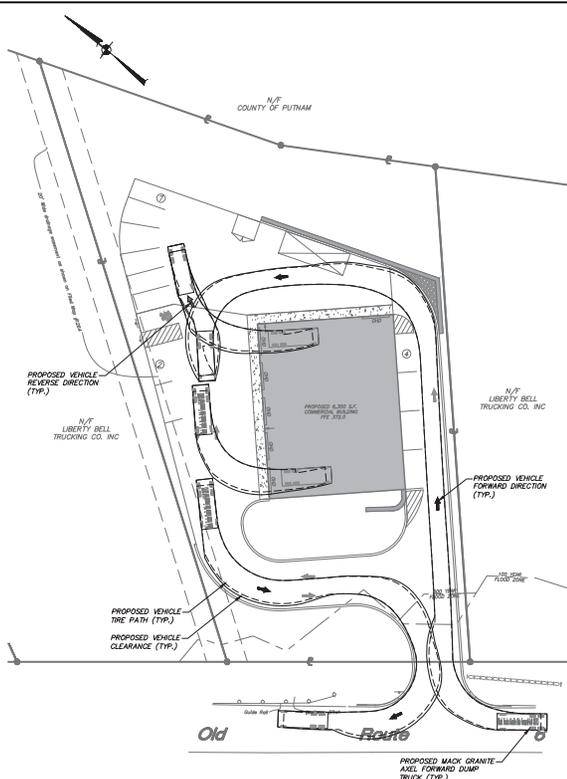


ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

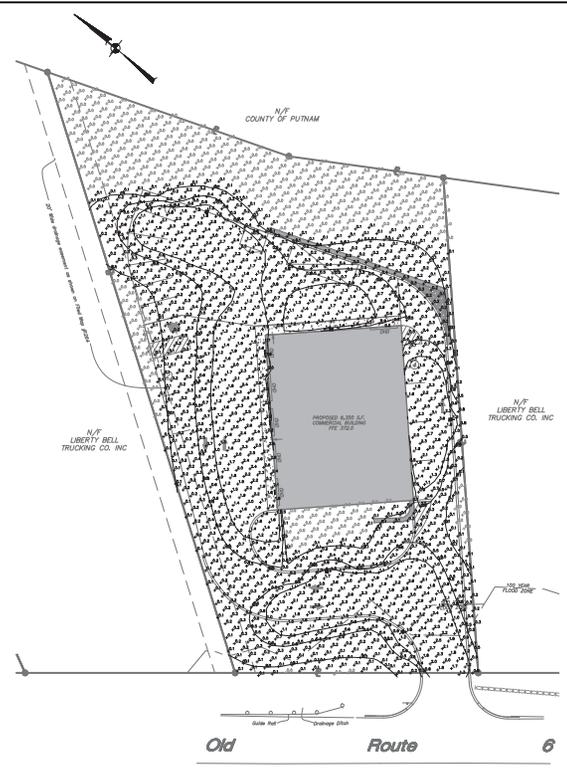
24/01/2024 10:00 AM C:\Users\pjm\OneDrive\Documents\21174.100\21174.100.dwg



E-ONE HP100 FIRE TRUCK MANEUVER
SCALE: 1" = 30'



MACK GRANITE DUMP TRUCK MANEUVER
SCALE: 1" = 30'



PHOTOMETRIC LIGHTING PLAN
SCALE: 1" = 30'

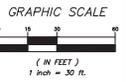
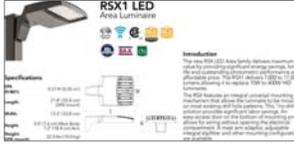
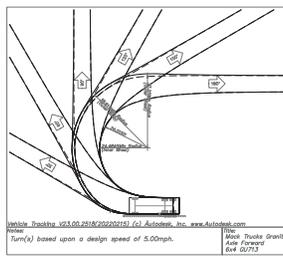
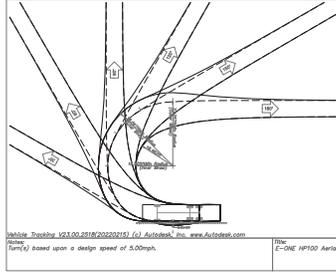
LIGHT CONTOUR LEGEND

0.1	0.10 Foot Candles
0.5	0.50 Foot Candles
1	1.00 Foot Candles

* Photometric calculations shown on plan are in foot candles.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING STONE WALL
	EXISTING GUIDE RAIL
	EXISTING EDGE OF PAVEMENT
	PROPOSED BUILDING
	PROPOSED # OF STALLS TO BE STRIPED
	PROPOSED CONCRETE CURB
	PROPOSED RETAINING WALL
	PROPOSED PAINTED DIRECTIONAL ARROW STRIPE
	PROPOSED PAINTED HANDICAP PARKING STRIPE
	PROPOSED STRIPED ISLAND
	PROPOSED LOADING SPACE
	PROPOSED SINGLE POLE SIGN
	PROPOSED DOOR LOCATION
	PROPOSED OVERHEAD DOOR LOCATION
	PROPOSED POLE MOUNTED LIGHT
	PROPOSED BUILDING MOUNTED LIGHT
	PROPOSED LANDSCAPING



LUMINAIRE SCHEDULE

Sym	Qty	Catalog Number	Description	Lamp	Mounting Height	Watts
-R	4	RSX1 LED P2 30K R3 HS	LITHONIA LIGHTING LED POLE MOUNTED LIGHT TYPE 3 DISTRIBUTION WITH HOUSE-SIDE SHIELD	LED	16'-0"	72
-W	4	LDMW-FC-30 ED-7040	LUMARK FULL CUTOFF WALL-PAK	LED	10'-0"	27

- LIGHTING NOTES:**
- All lighting shall be as noted on the plan or approved equal.
 - Style and finish of all luminaires to be selected by owner.
 - Proposed lights will run on photocells during regular business hours, and will run on motion sensors after hours.
 - Type, location, and shading of all proposed lighting shall prevent the spillage of light onto adjacent residential properties.
 - All light fixtures to be full cutoff to comply with dark sky guidelines.

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

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

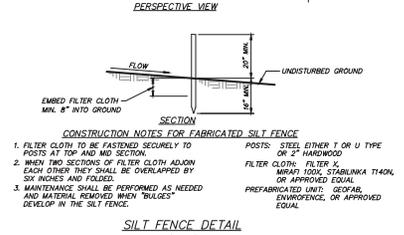
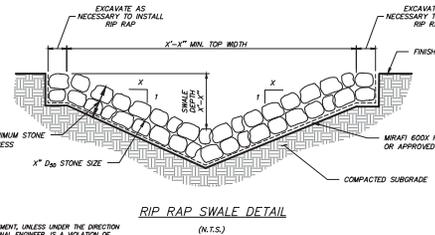
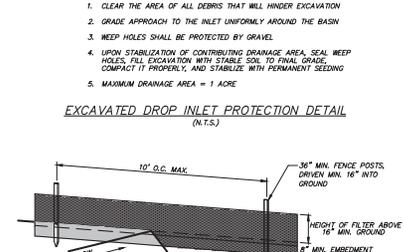
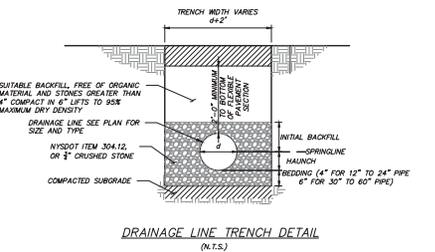
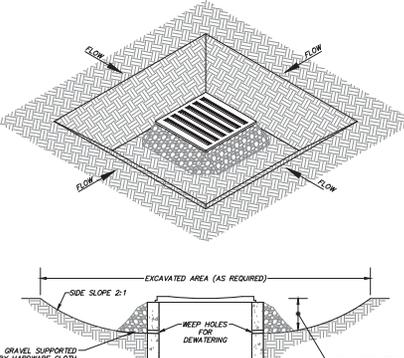
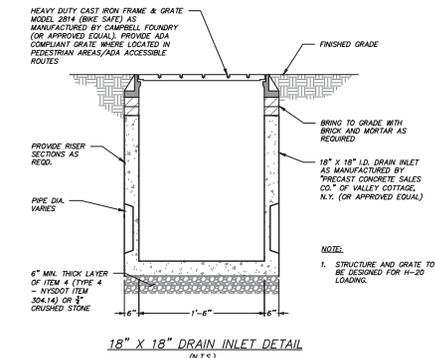
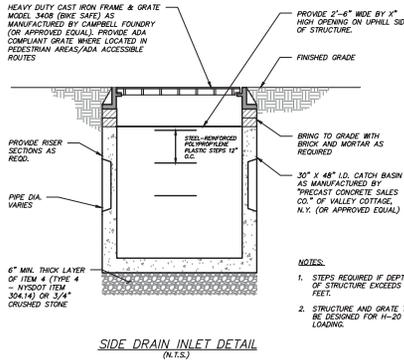
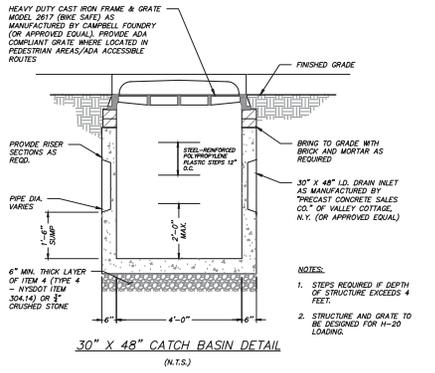
PROJECT:
EVANS SEPTIC TANK SERVICE

53 OLD ROUTE 6, MARKET OF CAMEL, PUTNAM COUNTY, NEW YORK

DRAWING:
SITE PLAN

PROJECT NUMBER	21174.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	4-29-24	DRAWN BY	N.F.B.	SP-4	5
SCALE	1" = 30'	CHECKED BY	A.D.T.		7

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

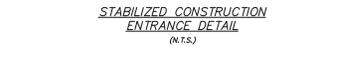
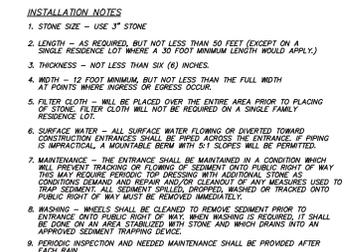
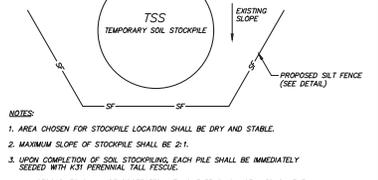


EROSION & SEDIMENT CONTROL NOTES:

1. The contractor will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be provided with appropriate erosion measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
3. Wherever feasible, natural vegetation shall be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
4. When land is exposed during excavation, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the correct soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grading or earthwork.
6. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 50 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. "Anticrop" Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
7. Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" sownseed topsoil from stockpile areas. Seed rates as noted in General Site Seeding Notes on drawing 20-1 are to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representatives.
8. Cut or fill slopes 3:1 and steeper shall be stabilized immediately after grading with Curlex Single Net Erosion Control Blanket, or approved equal.
9. Paved roadways shall be kept clean at all times.
10. The site shall at all times be graded and maintained such that all stormwater runoff is directed to soil erosion and sediment control facilities.
11. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
12. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
13. Erosion and sediment control measures shall be inspected and maintained on a daily basis to ensure that channels, temporary and permanent ditches and other pipes are clear of debris, that embankments and berms have not been breached and that all erosion and sediment control measures are installed and maintained during construction. Measures shall be immediately repaired by the contractor and inspected for approval by the O.P.R. and/or site engineer.
14. Dust shall be controlled by spraying or other approved methods as necessary, or as directed by the O.P.R.
15. Cut and fill shall not endanger adjoining property, nor divert water onto the property of others.
16. All sites shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
17. The contractor shall inspect downstream conditions for evidence of sedimentation on a weekly basis and other measures shall be taken to prevent sedimentation.
18. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
19. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

REQUIRED SWPPP CONTENTS PER GP-0-20-001:

1. Pursuant to the NISDOT Special Permit for Stormwater Discharges from Construction Activity" (GP-0-20-001), all Stormwater Pollution Prevention Plan's (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with the technical standard, the owner or generator must demonstrate compliance with the technical standard. The following list of required SWPPP components is provided in accordance with Part 116.1-1 of General Permit GP-0-20-001:
- Background Information: The subject project consists of the development of an existing quarry with the construction of a 6,300 s.f. commercial building and associated driveway/parking.
- a. Site map / construction drawings: These plans serve to satisfy this SWPPP requirement.
 - b. Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Chateaufort complex (C4d) and Udertowns (Ud) as identified on the Soil Conservation Service Web Soil Survey. These soils belong to Hydrologic Soil Groups "B" & "D".
 - c. Construction sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Sedimentation and Erosion Control Notes contained herein outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.
 - d. Description of erosion and sediment control practices: This plan, and details / notes shown herein, serve to satisfy this SWPPP requirement.
 - e. Temporary and permanent soil stabilization plans: The Sedimentation and Erosion Control Notes and Details provided herein identify temporary and permanent stabilization measures to be installed in accordance with specific elements of the project, and at all various stages of development.
 - f. Site map / construction drawings: This plan serves to satisfy this SWPPP requirement.
 - g. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.
 - h. An inspection schedule: Inspections are not required per the General Permit GP-0-20-001.
 - i. A description of pollution prevention measures that will be used to control erosion, construction chemicals and construction debris: In general, all construction sites / details shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. All debris from the project shall be removed from the construction site after being removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall immediately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.
 - j. A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.
 - k. Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."



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

NO.	DATE	REVISION	BY
1	4/29/24	REVISED PER TOWN BOARD COMMENTS	MFB

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

3 Corbett Place
Corbett, NY 10512
(845) 225-8690
(845) 225-9717 fax
www.insite-ny.com

PROJECT:
EVANS SEPTIC TANK SERVICE

53 OLD ROUTE 4, HALEET OF GAMBELL, PUTNAM COUNTY, NEW YORK

DRAWING:
DETAILS

PROJECT NUMBER	21174.100	PROJECT MANAGER	J.J.C.
DATE	9-27-23	DRAWN BY	P.J.M.
SCALE	AS SHOWN	CHECKED BY	A.D.T.

DRAWING NO. **D-2** SHEET **7**

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



ATZL, NASHER & ZIGLER P.C.

ENGINEERS - SURVEYORS - PLANNERS

Web: www.anzny.com

April 25, 2024

To: Mr. Craig Paepre, Chairman
Town of Carmel Planning Board

Re: Mahopac Wells 1, 2 & 3 (Behind 34 Coventry Circle, Mahopac, NY 10541)

Cc: Ms. Rose Trombetta, Secretary

Dear Mr. Paepre:

At our last appearance in front of your Board, you referred the application to the Environmental Conservation Board (ECB), both for feedback and review of Veolia's application for a wetlands permit. At the second meeting at which the ECB reviewed the matter, on April 18, 2024, the ECB accepted the updated site plan, which is included as part of this submission.

The publication window is currently ongoing for the wetlands permit and we anticipate receiving approval from the ECB on May 16, 2024.

We are, therefore, appearing at the May 9, 2024 Planning Board meeting to request that your Board kindly schedule a public hearing for this project on May 22, 2024. As you are aware, the application seeks to upgrade the water treatment facility to, among other things, meet the new PFAS water quality standards. As the long-delayed implementation of the improvements to address this important public health goal is time sensitive, it is Veolia's hope that you will begin the hearing process in accordance with this request.

Thank you for your cooperation in this matter.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Ramya Ramanathan', written over a horizontal line.

Ramya Ramanathan, AICP
Senior Planner



ATZL, NASHER & ZIGLER P.C.

ENGINEERS - SURVEYORS - PLANNERS

Web: www.anzny.com

April 25, 2024

Planning Board
Town of Carmel
60 McAlpin Avenue
Mahopac, NY 10541
Attn: Craig Paeprer, Chairman

Re: Veolia (formerly Suez) Water
Mahopac Wells
Tax Lot 75.20-2-68

Dear Chairman Paeprer and Honorable Board Members,

The following is our response to Patrick Cleary, AICP, CEP, PP, LEED AP of Cleary Consulting, letter dated March 14, 2024:

1. Comment: There are no changes proposed to the access road.

Response: Statement; no response required.

2. Comment: The wetland encroachment by new building location, stormwater management facilities and gravel driveway have been approved by the NYSDEC and US Army Corps of Engineers. ECB approval is now also required.

Response: To eliminate any disturbance of the wetlands we have revised the Site Plan to incorporate a retaining wall on the west end of the proposed dry pond. The new design obviates the need to grade within or otherwise permanently disturb the wetlands. Therefore, wetland mitigation measures will no longer be necessary.

This has been reviewed and approved by the NYSDEC. The ACOE permit is still valid as well. Associated correspondences have been provided for the Board's records.

This has also been reviewed by the ECB and the wetlands permit application for this project has been accepted as of April 18th, 2024.

3. Comment: The initial plan called for the removal of 14 trees. The current plan calls for the removal of 29 trees. A new landscaping plan is proposed to mitigate the loss of these trees.

Response: We would like to clarify to the Board that 33 total trees had to be removed from the site. Our prior plans and response letter incorrectly noted that 29 total trees were to be removed from the site.

Of these 33 trees, 14 were cut back in 2022 under the then valid tree cutting permit obtained from the ECB. The new site plan required 19 additional trees to be cut. This was reviewed by the ECB during their March 21, 2024 meeting and the ECB gave a waiver from additional tree cutting review requirements. The above-mentioned additional trees were cut the week of March 25, 2024.

4. Comment: It was noted that the height of the building has been reduced. This is due to the modification of the grading plan, which has set the first-floor elevation lower into the site. The height of the building itself remains unchanged.

Response: Statement; no response required.

5. Comment: The location of the emergency generator is now indicated on the site plan.

Response: Statement; no response required.

6. Comment: The previously reviewed lighting plan has been revised to incorporate motion detectors. The motion detectors should be calibrated to avoid cycling on and off due to small animals passing through the site.

Response: Noted.

7. Comment: The applicant has submitted a summary of the terms of the agreement with the Hunters Run HOA (refer to letter from the project engineer dated February 29, 2024). The applicant has clarified that the terms of the agreement are not enforceable by the Town.

It should be noted that most of the terms of the agreement are specifically reflected on the revised site plan - where they would be enforceable by the Town.

Response: Noted.

The following is our response to Michael G. Carnazza, Director of Code Enforcement for the Town of Carmel, letter dated March 12, 2024:

1. Comment: The applicants propose to add a GAC Treatment Facility Building to the water treatment facility off Buckshollow Rd. in Mahopac.

Response: Statement; no response required.

2. Comment: Code §156-37C requires "A landscaped buffer area at least 10 feet in width and six feet in height shall be provided and maintained along all property lines to satisfactorily screen public utility substations and any other buildings from surrounding uses of land". The Planning Board should look close) at this site as the entire operation is in the backyards of Coventry Circle and Nottingham Way.

Response: A landscaped buffer has been provided and maintained along property lines. The revised landscaping plan has been developed based on input from the Planning Board and subsequent discussions and agreement with the HOA. We believe it adequately screens the proposed development. A photo package and associated renderings have been provided to substantiate the same.

Our view is also supported by the aerial photographic exhibit that is part of this submission, which demonstrates that the facility is separated from the nearest residence to the east on Nottingham Way by more than 300 feet of densely- wooded land. (It is also 192 feet from the boundary line of the closest residential lot fronting on Coventry Circle). Veolia, therefore, requests that under Section 156-37(g) of the Town Code that the Planning Board grant a waiver from the landscaping requirement.

3. Comment: Referral to the ECB, Fire Department and Putnam County Dept. of Health are required by code.

Response: We note the following:
a. The ECB approval is being sought as part of this permitting process.

- b. *Copies of the updated site plan and renderings have been sent to the Fire Department to supplement the initial referral submission dated 2/28/22.*
- c. *Copies of the narrative, Planning Board application, Long EAF, deed and easement information, updated site plan, renderings, wastewater discharge report, and the SWPPP have been sent to the Putnam County Dept. of Health to satisfy this referral/review requirement.*

The following is our response to Richard J. Franzetti, P.E, Town Engineer for the Town of Carmel, letter dated March 9, 2024:

General Comments

- 1. Comment: The following referrals are required:
 - a. New York State Department of Environmental Conservation (NYSDEC).
 - b. Putnam County Department of Health (PCDOH).
 - c. The Town of Carmel Environmental Conservation Board (ECB).
 - d. The Town of Carmel Highway Department.
 - e. Mahopac Fire Department.

The applicant has previously noted these referrals and has provided information to the PCDOH and Mahopac Fire Department.

Response: Statement; no response required.

- 2. Comment: The following permits are required.
 - a. NYSDEC - for stormwater and wetlands;
 - b. PCDOH for well and treatment system.
 - c. Town of Carmel Highway- work permit.
 - d. ECB for wetlands.

The applicant has previously noted these permit requirements and has provided information to the PCDOH and Mahopac Fire Department.

Response: Statement; no response required.

- 3. Comment: The area of disturbance for the work as provided is now 0.994 acres. The threshold criteria of disturbances for the NYSDEC stormwater regulation

are between 5,000 square feet and one (1) acre and over one (1) acre. The project will require coverage under the NYSEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) and the development of Stormwater Pollution Prevention Plan (SWPPP) that has erosion and sediment controls.

The applicant has provided a SWPPP which is currently under review.

Response: Statement; no response required.

4. Comment: Applicant has provided copies that has been negotiated with the Hunters Run HOA. Copies of formal agreements/easements should be provided to the Planning Board counsel for review.

Response: Copies of formal agreements/easements have been provided to the Planning Board counsel for review (also see exhibit A of this agreement).

5. Comment: All easement information regarding the areas for the proposed underground utility service must be provided.

Applicant has provided easement information. This should be reviewed by Planning Counsel

Response: Statement; no response required.

6. Comment: Should any public improvements be deemed necessary as part of the development of the tract, a Performance Bond and associated Engineering Fee must eventually be established for the work. The applicant will need to develop a quantity take off for bonding purposes.

The applicant has noted this requirement. The applicant should note that a Performance Bond and associated Engineering fee is minimally required for the stormwater management practices, erosion and sediment control drainage features, landscaping etc. installed on the site. Please see §156-61 J and K of the Town Code for additional information.

Response: No response required.

Detailed Comments

1. Comment: Details for the proposed connection to the Town of Carmel Sewer System must be provided.

Applicant has provided some additional information which is currently under review.

Could not locate sewer connection detail. Applicant should use a Romac CB style sewer saddle. Details have previously been provided to the applicant.

For the cut and block detail coupling should be 3" galvanized. Details have previously been provided to the applicant.

Response: Details have been provided with this submission.

2. Comment: Gate valves shall be AWWA non-rising stem type, as manufactured by Mueller Company, Model A-2360-23, or approved equal, conforming to the latest AWWA Standard for Gate Valves - 3" through 48" - for Water and Other Liquids, AWWA Designation C-509.

Response: No response required.

3. Comment: Sizes up to and including 12" shall be 250 psi working pressure. The valve body and bonnet shall be ductile iron. All interior and exterior metal surfaces shall be coated with a two-part thermosetting epoxy complying with AWWA C550.

Response: No response required.

4. Comment: Valves shall have dual "O" ring seals, inside screw, resilient wedge seats in accordance with AWWA Designation C-550 and shall be constructed so as to provide unobstructed full port clearance when fully open and immediate complete closure when closed. The ends of the valves shall be mechanical joint.

Response: No response required.

5. Comment: All valves shall be arranged to open in counter clockwise direction unless otherwise specifically indicated and operating nuts shall be 2" square.

Response: Veolia valves are arranged to open in a clockwise direction.

6. Comment: Valves shall be tested to a pressure of not less than two times the working pressure.

Response: No response required.

7. Comment: All hydrants shall be six inches in size with six-inch mechanical joint inlet connection and shall be equal to the Mueller Centurion A-421, with one (1) 4 ½" pumper nozzle and two (2) 2 ½ " hose nozzles.

Response: Veolia's standard is the Sigelock Systems Spartan 300. Hydrants will be green in color to signify they are only for company use.

8. Comment: Water Service Saddles shall be equal to those manufactured by Mueller, Model 7 ½" x 1" SS Series Stainless Steel Saddle, Double Stud.

Response: No response required.

9. Comment: Corporation stops shall be equal to those as manufactured by Mueller Company, Model B- 25000Series, NRS and of the size required. Such corporation stops shall meet the requirements of AWWA Specification No. C800.

Response: No response required.

10. Comment: Curb valves (stops) shall be equal to those as manufactured by Mueller Company, Model H-15214 and shall conform to AWWA Specification No. C800.

Response: No response required.

11. Comment: Curb boxes shall be equal to those as manufactured by Mueller Company and similar to Mueller extension type with arch pattern base model H-10314 all extension rods shall be stainless steel.

Response: No response required.

12. Comment: All fire hydrants shall be the approved AWWA type fire hydrants in conformance with the American Water Works Association Standard for Fire Hydrants for Ordinary Water Works Service, AWWA Designation C502, and shall have a 5-1/4" valve opening, a 6" mechanical joint inlet complete with an auxiliary gate valve (close coupled), a 6" mechanical joint shoe, and all appurtenances.

Response: No response required.

13. Comment: Fire hydrants shall be rated for a working pressure of 250 Psi. Fire hydrants shall be sized for a 4'-6" bury.

Response: No response required.

14. Comment: Applicant has noted these comments. The only exceptions are for comments:

- 7 - Veolia vales are arranged to open in a clockwise direction
- 9 - Veolia's standard is the Sigelock system Spartan 300. Hydrants will be green in color to signify they are only for company use.

Response: Applicant takes exception to comment 7 and 9. Please see the responses to these comments above.

Below is a response to the Town of Carmel Planning Board's request regarding consideration of alternative tree species which are native, less water intensive and deer resistant:

The Tree & Landscape Plan depicts tree species which have been approved by the Town of Carmel Planning Board (the "Planning Board") as landscaping on other sites owned and operated by Veolia, including London Bridge and Chateau. The approved trees were planted and remain in good condition. At its meeting of March 21, 2024, the Town of Carmel Environmental Conservation Board (the "ECB") stated that the Tree & Landscape Plan is acceptable. It should also be noted that the site is in the wetland buffer and surrounded by wetlands, so there is sufficient natural water sources available for the trees to thrive.

Specific characteristics of the species identified on the Tree & Landscape Plan are as follows:

Norway Spruce and Green Giants are native to Europe but are commonly found in NYS and the US, respectively. They are non-invasive, and drought tolerant once established. Typically, drought tolerant vegetation thrives with little added irrigation. Norway Spruce and Green Giants are both deer resistant; and

Eastern Red Cedar are native to NYS, non-invasive, and are drought tolerant once established. Typically, drought tolerant vegetation thrives with little added irrigation. Eastern Red Cedar are also deer resistant.

Please note that following initial input from the Planning Board, Veolia and the Hunters Run Homeowners Association Inc. (the "HOA") engaged in discussions and negotiations for in excess of one year. At the culmination of that process the HOA agreed to landscaping, including tree species and locations that are consistent with the Tree & Landscape Plan. The HOA has now submitted letters in support of Veolia's project to the ECB and Planning Board.

Any substantive change to the Tree & Landscape Plan would require further negotiation and agreement with the HOA (as is clear on the face of the agreement between the HOA and Veolia which was previously submitted to the Planning Board) in what is likely to be another time-consuming process. Based on the public health imperative and regulatory mandate to treat PFAS in drinking water, and that more than two years have elapsed since Veolia initiated the approval process, it is respectfully submitted that the additional delay that would flow from further scrutiny of the tree species in the Tree & Landscape Plan, will not advance, but would be contrary to, the public health, safety and welfare.

HUNTERS RUN HOMEOWNERS ASSOCIATION, INC.

March 20, 2024

Via Electronic Mail and Federal Express

Hon. Craig Paepre, Chair, and
Members of the Town of Carmel Planning Board
Carmel Town Hall
60 McAlpin Avenue
Mahopac, New York 10541

*Re: Submission by the Hunter's Run Homeowners' Association, Inc., in Support of
the Amended Application by Veolia Water New York Inc. (Veolia) (formerly
SUEZ Water New York, Inc.), for Site Plan Approval of the PFAS Treatment Facility*

Dear Chairman Paepre and Members of the Board:

I am president of the Hunters Run Homeowners Association, Inc. (the "HOA") and am writing on behalf of the HOA in support of the above-referenced application. As you are aware, Veolia Water New York Inc. ("Veolia"; formerly SUEZ Water New York, Inc. ("SUEZ")), applied for site plan approval to authorize a PFAS water treatment facility within its easement that encumbers property owned by the HOA (the "Original Application"). The HOA reviewed the Original Application, including the plans incorporated therein, and opposed it for two reasons. First, the HOA believed that SUEZ did not have the right to develop the proposed improvements on the HOA's property without permission. Second, it viewed aspects of the design and location of the treatment facility depicted on the plans to be objectionable.

Following the Planning Board's initial review of the Original Application, discussions and communications between Veolia and the HOA resulted in modifications to Veolia's plans, which, among other things, address the HOA's concerns. Therefore, the HOA supports approval of the set of plans currently before the Board, titled "Mahopac Wells 1, 2 & 3", prepared by Atzl, Nasher & Zigler P.C., last revised February 12, 2024. The HOA recognizes that the proposed project will advance the important objective of meeting state-imposed requirements for water treatment, serving both the public at large and the HOA's members, while not generating any significant impacts.

Hon. Craig Paepre, Chair, and
Members of the Town of Carmel Planning Board
March , 2024
Page 2

Accordingly, we urge your Board to move quickly to approve Veolia's pending application, requiring as few changes to the Plans as practical.

Respectfully submitted,

Hunters Run Homeowners Association, Inc.

By: 
Kenneth Schweigler, President

**AGREEMENT BETWEEN VEOLIA WATER NEW YORK, INC., AND
HUNTER'S RUN HOMEOWNERS' ASSOCIATION, INC.**

THIS AGREEMENT is entered into this 4th day of May, 2023 by and between VEOLIA WATER NEW YORK, INC., ("VEOLIA") formerly known as SUEZ Water New York Inc.¹ and HUNTER'S RUN HOMEOWNERS' ASSOCIATION, INC., acting by and through its board of directors (the "HOA").

WHEREAS, the HOA is the record owner of a 53.5 acre-property (property identification number 75.20-2-68) located in the Town of Carmel, New York (the "Property"); and

WHEREAS, to comply with the recently imposed regulations of the New York State Department of Health, VEOLIA is required by such Department to install a PFAS treatment facility, including a GAC Treatment Building with associated structures and infrastructure (collectively the "Treatment Facility"), which Treatment Facility VEOLIA proposes to locate on a portion of the HOA's Property; and

WHEREAS, VEOLIA maintains certain rights in accordance with a Utility Line Easement Agreement dated April 12, 1988 and recorded at Liber 1004, page 0285 ("Easement Agreement" attached as Exhibit "A") that granted VEOLIA: (i) an easement over the Property "for the providing of sewer and water service to the residential development presently under construction on the Premises and known as 'Hunter's Run'; and (ii) "the right to construct a well or wells on Lot 50 as shown on the subdivision map described in Schedule 'A' hereto, and any such well shall not be constructed within 100 feet of any Lot line shown on such map"; and

WHEREAS, during the review of the proposed Treatment Facility by the Town of Carmel Planning Board (the "Planning Board"), the HOA opposed VEOLIA's application for site plan approval, contending that: (i) VEOLIA could not develop any portion of the HOA's Property with a Treatment Facility without the HOA's consent and approval; and (ii) under the Easement Agreement, VEOLIA did not possess the right to construct the Treatment Facility on the HOA's Property, aspects of which the HOA found to be objectionable; and

WHEREAS, the HOA specifically objected to the size and location of the GAC Treatment Building, which is part of the Treatment Facility, on the HOA's Property; and

WHEREAS, a copy of the 9-sheet plans for the Treatment Facility being reviewed by the Planning Board and having a last revision date of 2/25/22 is annexed to this Agreement as Exhibit "B" (the "Original Plans"); and

WHEREAS, while VEOLIA does not concede that the HOA's legal position is correct, VEOLIA and the HOA have worked diligently and in good faith to modify the Original Plans for the layout, design and location of the proposed GAC Treatment Building to make it acceptable to the HOA, which efforts have generated new conceptual plans for the Treatment Facility, including

¹ SUEZ Water New York Inc., was rebranded on March 28, 2022 to Veolia Water New York, Inc. after a change in control of ownership of its parent entity, SUEZ S.A. which was acquired by Veolia Environment S.A. in January 2022.

the GAC Treatment Building, last revised January 2023 (the "Revised Plan", annexed to this Agreement as **Exhibit "C"**); and

WHEREAS, the Revised Plan among other things, depicts that:

- a. the GAC Treatment Building will be relocated approximately 62 feet to the south of the location shown on the Original Plans;
- b. the GAC Treatment Building shown on the Revised Plan will have a peak elevation which is five feet lower than that of the corresponding building depicted on the Original Plans; and
- c. Although a white trailer (the "Treatment Trailer") is still depicted on the Revised Plan, the Revised Plan provides that after construction of the GAC Treatment Building is complete, the Treatment Trailer will be removed from the site and the area beneath the Treatment Trailer landscaped.

WHEREAS, the HOA finds the Revised Plans to be acceptable in principle except as to the color of the proposed GAC Treatment Building; and

WHEREAS, the Parties recognize that substantial engineering and design work remains to be accomplished to convert the Revised Plans, which are largely conceptual in nature, into a plan set, with supporting technical documentation, that can qualify for approval from the Planning Board and other governmental entities with regulatory jurisdiction over the Treatment Facility and that requirements of the Planning Board and such other regulatory entities may require that changes be made to the Revised Plans; and

WHEREAS, the Parties recognize that Veolia cannot, as a public utility with responsibility to answer to its customers (who pay its water rates), undertake the expense of such substantial engineering and design work (roughly estimated to be \$200,000 when new DEC and other approvals are included) without clear expression of approval by the HOA of the Revised Plans

NOW, THEREFORE, the parties agree as follows:

1. The HOA will provide letters of unconditional support in the forms attached as **Exhibit "D"** to include with VEOLIA's submission of the Amended Plans (as defined below) to the Planning Board and other regulatory agencies for the Treatment Facility. However, such letters will be held in escrow by Silverberg Zalantis LLC until such time as the conditions of Paragraphs 2 and 3 below are satisfied.
2. VEOLIA will prepare an amended application to the Planning Board for approval of the Treatment Facility, which application will include supporting technical documentation and a complete set of amended plans that include: (i) a site plan substantially identical to and consistent with the Revised Plan with respect to parameters including, but not limited to the location, layout, configuration, height, elevation, and appearance of the building identified as "GAC Treatment Building" on the Revised Plans and containing the notation that the "Treatment Trailer" will be removed within twenty (20) days after construction of the GAC

Treatment Building as indicated on the Revised Plan, (ii) a lighting plan providing that all site lighting will be on a motion detectors; and (iii) a landscaping plan substantially similar to the landscaping Plan entitled "Tree and Landscape Plan" attached hereto as Exhibit "E" (hereinafter "New Landscaping Plan") except that said landscaping plan will additionally provide that after the removal of the Treatment Trailer, the area beneath the Treatment Trailer shall be landscaped and specify such landscaping and/or plantings (collectively, the "Amended Plans"). Although the Amended Plans will still reflect that the color of the proposed GAC Treatment Building as green, the following note will be placed upon the plan: "In its attempts to more quickly meet New York State Department of Health regulations, Veolia ordered the building in the green color previously found provisionally acceptable to (but not finally approved by) the Planning Board. The HOA prefers the color Fairview Taupe (Benjamin Moore, HC-85). If this color is acceptable to and approved by the Planning Board, VEOLIA will paint the GAC Treatment Building and existing Pump House Fairview Taupe (Benjamin Moore, HC-85) within three months of the final landscaping installation."

3. Prior to submitting its amended application to the Planning Board, VEOLIA will submit the Amended Plans (including the lighting and landscaping plans) to the HOA and give at least 20 days' notice to Silverberg Zalantis LLC that it will be making a submission to the Planning Board and request a response from the HOA within 20 days from the date of notice confirming that the Amended Plans comply with paragraph 2 and include a site plan and landscaping plans that are substantially identical to and consistent with Revised Plan and New Landscaping Plan as such plans are to be modified as set forth in paragraph 2. Upon the HOA's affirmative response to said notice or the passage of 20 days, whichever comes first, VEOLIA will submit its amended application to the Planning Board, which amended application will include the Amended Plans that have been accepted by the HOA, either expressly or by failure to act within 20 days of the date of notice (the "Accepted Amended Plans"). The letter of unconditional support referred to in paragraph 1 shall be released to Veolia upon the HOA's approval of the Amended Plans or upon the passage of 20 days, whichever comes first.
4. Before the Planning Board and other regulatory agencies and officials, VEOLIA will diligently and in good faith pursue all necessary approvals for the Treatment Facility based upon the Accepted Amended Plans as is reasonably practicable. VEOLIA shall not make any material changes to the Accepted Amended Plans submitted to the Planning Board and other regulatory agencies, unless it is required to do so by such entities, as a result of technical requirements or to comply with applicable laws, regulations or industry standards.
5. To the extent necessary, in its capacity as owner of the Property on which the Treatment Facility is to be located, the HOA will authorize VEOLIA to make the Planning Board application for the Treatment Facility and the HOA will within 15 business days of a request from Veolia execute any forms required for Building Permits and any other required permits or approvals, utility connections and the like in furtherance of the Treatment Facility. If VEOLIA meets the conditions in this Agreement, the HOA and its members agree not to

commence or join in any litigation challenging any approvals, permits, waivers and/or variances authorizing development and operation of the Treatment Facility. All costs associated with the application, approvals, permits, development and operation of the Treatment Facility, including but not limited to utility costs, shall be borne entirely and exclusively by VEOLIA.

6. Notwithstanding the foregoing and other than the Treatment Facility approved by the Planning Board (including all improvements shown on the Accepted Amended Plans, as may have been modified pursuant to Paragraph 7 of this agreement), nothing herein authorizes VEOLIA to undertake any changes requiring site plan approval from the Town of Carmel Planning Board without the HOA's consent or authorization or erect or construct any new buildings or structures or expand any existing buildings or structures without the HOA's approval, except that nothing herein shall preclude VEOLIA from installing temporary buildings and structures on the Property near or in the vicinity of the Treatment Facility to respond to emergency situations.
7. In the event material changes to elements of the Accepted Amended Plans, including, but not limited to, those enumerated in this Agreement, are required by the Planning Board or any other permitting authority or because of technical or legal imperatives or industry standards, the Parties will confer and negotiate in good faith to attempt to reach an agreement regarding the acceptability of such changes and acceptable revisions to the Accepted Amended Plans; but in such case unless there is an amended agreement incorporating the material changes, the HOA shall not be bound by the terms of this Agreement and may revoke its consent to the Treatment Facility being placed on the HOA's Property and take all necessary actions to challenge any such proposed development or approvals.
8. Within 10 days of the execution of this agreement a representative of VEOLIA will email to Katherine Zalantis confirmation that within 30 days VEOLIA shall pay to Silverberg Zalantis, LLC and then within said 30 days, VEOLIA shall pay to Silverberg Zalantis LLC a onetime fee of _____ to compensate the HOA for reasonable attorneys' fees the HOA has and will incur in connection with VEOLIA's pending application and the HOA's actions with respect thereto.
9. After having paid the HOA the sum specified in Paragraph 8 of this Agreement, VEOLIA shall have the right, in its sole discretion, to withdraw its application(s) for the Treatment Facility and upon such withdrawal this Agreement shall be of no further force and effect.
10. VEOLIA represents it will provide new electrical service from Buckshollow Road as shown on the plan attached hereto as **Exhibit "F"**. Based upon the foregoing, simultaneously with the execution of the agreement, the HOA will provide letter of unconditional support to the ECB providing that electrical service can be brought in from Buckshollow Road through its property in the form attached as **Exhibit "G"**.

EXHIBIT A

1004 0285

UTILITY LINE EASEMENT AGREEMENT

THIS AGREEMENT made this 12th day of April, 1988, by and between APHRODITE ACQUISITIONS, INC., a New York corporation having an office at 9 Blueberry Lane, Mill Ponds, Putnam Valley, New York 10579, "Grantor", and FOREST PARK WATER COMPANY and BUCKSHOLLOW SEWER CORPORATION, New York corporations, having offices at Union Valley Road, Mahopac, New York 10541, collectively, "Grantee".

W I T N E S S E T H:

THAT the Grantor in consideration of ONE (\$1.00) DOLLAR and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, hereby grants to the Grantee, its successors and assigns, an exclusive and permanent general right of way and easement over lands owned by the Grantor as described on Schedule "A" attached hereto and made a part hereto (the "Premises"), to install, construct, extend, replace, relocate, operate, repair, maintain and renew wells, water and sewer pipes and lines and such other appurtenant and supporting equipment, apparatus or structures as the Grantee, or such assignees as the Grantee may elect, may now or shall from time to time hereafter deem necessary or appropriate for the providing of sewer and water service to the residential development presently

03848

1004 0286

under construction on the Premises and known as "Hunter's Run", together with the right of ingress and egress over the Premises for the passage of men, vehicles and machines as shall be deemed necessary or appropriate by the Grantee for all of the above purposes.

Notwithstanding anything contained herein to the contrary, Grantee only has the right to construct a well^{or wells} on Lot 50 as shown on the subdivision map described on Schedule "A" hereto, and any such well shall not be constructed within 100 feet of any Lot line shown on such map. *LLA*

The rights granted hereunder by the Grantor to the Grantee shall only be exercised in a manner so as not to interfere with the use and enjoyment of the Premises as a residential community comprising 49 residences, open spaces and recreational facilities, except during the period of time when the Grantee is actually making any repair, maintenance or replacement.

The parties hereto acknowledge that the residences to be constructed on some of the Lots will be in close proximity to the sewer line which crosses such Lots. The Grantee agrees that the residences may be constructed on such Lots and further agrees that in the event any repair, maintenance or replacement is required with respect to any portion of the sewer line crossing such Lots, Grantee shall make such repairs, maintenance or replacement in such a manner so as not to disturb or interfere with the use and

1004 0287

enjoyment of the residences on such Lots except during the period of time when the Grantee is actually making such repair, maintenance or replacement.

The Grantee shall bear all costs and expenses in connection with the repair, maintenance and replacement of the utility lines and shall restore all disturbed areas to their original condition, or as close to their original condition as is reasonably possible.

This Agreement shall be binding upon and inure to the benefit of the respective parties hereto, and their respective successors and assigns.

WHEREAS, the parties hereunder have set their hands and seals the day first above written.

APHRODITE ACQUISITIONS, INC.

By: Joseph Marinelli
Joseph Marinelli, President
Grantor

FOREST PARK WATER COMPANY

By: Lee Archer
Lee Archer, President
Grantee

BUCKSHOLLOW SEWER CORPORATION

By: Lee Archer
Lee Archer, President
Grantee

1004 0288

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

On the 12th day of April, 1988, before me personally came JOSEPH MARINELLI, to me known, who, being by me duly sworn, did depose and say that he resides at Putnam Valley, New York, that he is the President of APHRODITE ACQUISITIONS, INC., the corporation described in and which executed the foregoing instrument; and that he signed his name thereto by order of the Board of Directors of said corporation.

Alan R. Braun
Notary Public
Notary Public, State of New York
Qualified in Putnam County
Commission Expires 1/31/90

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

On the 12th day of April, 1988, before me personally came LEE ARCHER, to me known, who, being by me duly sworn, did depose and say that he resides at Union Valley Road, Mahopac, New York, that he is the President of FOREST PARK WATER COMPANY and BUCKSHOLLOW SEWER CORPORATION, the corporations described in and which executed the foregoing instrument; and that he signed his name thereto by order of the Board of Directors of said corporation.

Alan R. Braun
Notary Public
Notary Public, State of New York
Qualified in Putnam County
Commission Expires 1/31/90

TCE8740V

1004 0289

SCHEDULE A

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, shown and designated as Lots Nos. 1 through 51 on a certain map entitled "Subdivision Map of Hunter's Run" filed in the Office of the Putnam County Clerk on March 28, 1988 as Map Nos. 2298 and 2298A.

SECTION 139
BLOCK 4
LOTS 4.0100 through 4.4900
4.0100 through 4.4900

RECORD AND RETURN TO:

MARY C. NEARY, ESQ.
GOODHUE BANKS ARONS & PICKETT
P.O. BOX 120
MT. KISCO, NEW YORK 10549

RECEIVED
~~\$ 5000.00~~
REAL ESTATE
APR 18 1988
TRANSFER TAX
PUTNAM
COUNTY

2134

PUTNAM COUNTY CLERK'S OFFICE
RECEIVED ON THE 18 DAY OF April 19 88
AT 9:10 AM M. RECORDED IN
BOOK No. 1004 OF Deeds
AT PAGE 285 AND EXAMINED

Joseph A. Helwig
CLERK

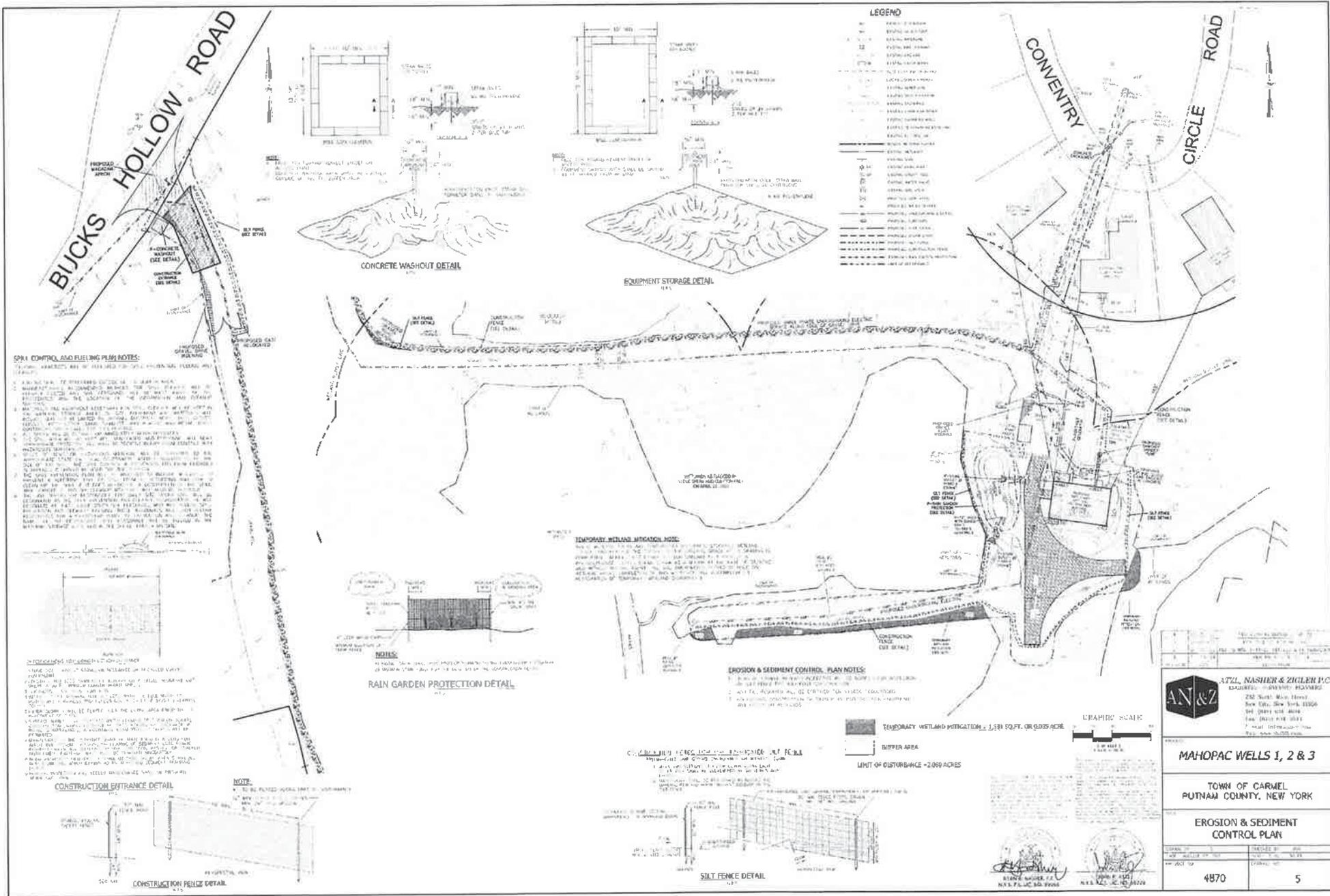
PUTNAM COUNTY
CLERK'S OFFICE
APR 18 9 10 AM '88

EXHIBIT B



LEGEND

- 1" = 100'
- 1" = 200'
- 1" = 400'
- 1" = 800'
- 1" = 1600'
- 1" = 3200'
- 1" = 6400'
- 1" = 12800'
- 1" = 25600'
- 1" = 51200'
- 1" = 102400'
- 1" = 204800'
- 1" = 409600'
- 1" = 819200'
- 1" = 1638400'
- 1" = 3276800'
- 1" = 6553600'
- 1" = 13107200'
- 1" = 26214400'
- 1" = 52428800'
- 1" = 104857600'
- 1" = 209715200'
- 1" = 419430400'
- 1" = 838860800'
- 1" = 1677721600'
- 1" = 3355443200'
- 1" = 6710886400'
- 1" = 13421772800'
- 1" = 26843545600'
- 1" = 53687091200'
- 1" = 107374182400'
- 1" = 214748364800'
- 1" = 429496729600'
- 1" = 858993459200'
- 1" = 1717986918400'
- 1" = 3435973836800'
- 1" = 6871947673600'
- 1" = 13743895347200'
- 1" = 27487790694400'
- 1" = 54975581388800'
- 1" = 109951162777600'
- 1" = 219902325555200'
- 1" = 439804651110400'
- 1" = 879609302220800'
- 1" = 1759218604441600'
- 1" = 3518437208883200'
- 1" = 7036874417766400'
- 1" = 14073748835532800'
- 1" = 28147497671065600'
- 1" = 56294995342131200'
- 1" = 112589990684262400'
- 1" = 225179981368524800'
- 1" = 450359962737049600'
- 1" = 900719925474099200'
- 1" = 1801439850948198400'
- 1" = 3602879701896396800'
- 1" = 7205759403792793600'
- 1" = 14411518807585587200'
- 1" = 28823037615171174400'
- 1" = 57646075230342348800'
- 1" = 115292150460684697600'
- 1" = 230584300921369395200'
- 1" = 461168601842738790400'
- 1" = 922337203685477580800'
- 1" = 1844674407370955161600'
- 1" = 3689348814741910323200'
- 1" = 7378697629483820646400'
- 1" = 14757395258967641292800'
- 1" = 29514790517935282585600'
- 1" = 590295810358705651708800'
- 1" = 1180591620717411303417600'
- 1" = 2361183241434822606835200'
- 1" = 4722366482869645213670400'
- 1" = 9444732965739290427340800'
- 1" = 18889465931478580854681600'
- 1" = 37778931862957161709363200'
- 1" = 75557863725914323418726400'
- 1" = 151115727451828646837452800'
- 1" = 302231454903657293674905600'
- 1" = 604462909807314587349811200'
- 1" = 1208925819614629174699622400'
- 1" = 2417851639229258349399244800'
- 1" = 4835703278458516698798489600'
- 1" = 9671406556917033397596979200'
- 1" = 19342813113834066795193958400'
- 1" = 38685626227668133590387916800'
- 1" = 77371252455336267180775833600'
- 1" = 154742504910672534361551667200'
- 1" = 309485009821345068723103334400'
- 1" = 618970019642690137446206668800'
- 1" = 1237940039285380274892413337600'
- 1" = 2475880078570760549784826675200'
- 1" = 4951760157141521099569653350400'
- 1" = 9903520314283042199139306700800'
- 1" = 19807040628566084398278613401600'
- 1" = 39614081257132168796557226803200'
- 1" = 79228162514264337593114453606400'
- 1" = 158456325028528675186228907212800'
- 1" = 316912650057057350372457814425600'
- 1" = 633825300114114700744915628851200'
- 1" = 1267650600228229401489831257702400'
- 1" = 2535301200456458802979662515404800'
- 1" = 5070602400912917605959325030809600'
- 1" = 10141204801825835211918650061619200'
- 1" = 20282409603651670423837300123238400'
- 1" = 40564819207303340847674600246476800'
- 1" = 81129638414606681695349200492953600'
- 1" = 16225927682921336339069840098591200'
- 1" = 32451855365842672678139680197182400'
- 1" = 64903710731685345356279360394364800'
- 1" = 129807421463370690712558720788729600'
- 1" = 259614842926741381425117441577459200'
- 1" = 519229685853482762850234883154918400'
- 1" = 1038459371706965525700469766309836800'
- 1" = 2076918743413931051400939532619673600'
- 1" = 4153837486827862102801879065239347200'
- 1" = 8307674973655724205603758130478694400'
- 1" = 16615349947311448411207516260957388800'
- 1" = 33230699894622896822415032521914777600'
- 1" = 66461399789245793644830065043829555200'
- 1" = 132922799578491587289660130087659110400'
- 1" = 265845599156983174579320260175318220800'
- 1" = 531691198313966349158640520350636441600'
- 1" = 1063382396627932698317281040701272883200'
- 1" = 2126764793255865396634562081402545766400'
- 1" = 4253529586511730793269124162805091532800'
- 1" = 8507059173023461586538248325610183065600'
- 1" = 17014118346046923173076496651220366131200'
- 1" = 34028236692093846346152993302440732262400'
- 1" = 68056473384187692692305986604881464524800'
- 1" = 136112946768375385384611973209762929049600'
- 1" = 272225893536750770769223946419525858099200'
- 1" = 544451787073501541538447892839051716198400'
- 1" = 1088903574147003083076895785678103432396800'
- 1" = 2177807148294006166153791571356206864793600'
- 1" = 4355614296588012332307583142712413729587200'
- 1" = 8711228593176024664615166285424827459174400'
- 1" = 1742245718635204932923033257084965491848800'
- 1" = 3484491437270409865846066514169930983697600'
- 1" = 6968982874540819731692133028339861967395200'
- 1" = 13937965749081639463384266056679323934790400'
- 1" = 27875931498163278926768532113358647869580800'
- 1" = 55751862996326557853537064226717295739161600'
- 1" = 111503725992653115707074128453434591478323200'
- 1" = 223007451985306231414148256906869182956646400'
- 1" = 446014903970612462828296513813738365913292800'
- 1" = 892029807941224925656593027627476731826585600'
- 1" = 1784059615882449851313186055254953463653171200'
- 1" = 3568119231764899702626372110509906927306342400'
- 1" = 7136238463529799405252744221019813854612684800'
- 1" = 14272476927059598810505488442039627709225369600'
- 1" = 28544953854119197621010976884079254418450739200'
- 1" = 57089907708238395242021953768158508836901478400'
- 1" = 114179815416476790484043907536317017673802956800'
- 1" = 228359630832953580968087815072634035347605913600'
- 1" = 456719261665907161936175630145268070695211827200'
- 1" = 913438523331814323872351260290536141390423654400'
- 1" = 1826877046663628647744702520581072282780847308800'
- 1" = 3653754093327257295489405041162144565561694617600'
- 1" = 7307508186654514590978810082324289131123389235200'
- 1" = 14615016373309029181957620164648578262246778470400'
- 1" = 29230032746618058363915240329297155324493549440800'
- 1" = 58460065493236116727830480658594310648987098881600'
- 1" = 116920130986472233455660961317188621297974197763200'
- 1" = 233840261972944466911321922634377242595948395526400'
- 1" = 467680523945888933822643845268754485191896791052800'
- 1" = 935361047891777867645287690537508970383793582105600'
- 1" = 1870722095783555735290575381075017940767587164211200'
- 1" = 3741444191567111470581150762150035881535174328422400'
- 1" = 7482888383134222941162301524300071763070348656844800'
- 1" = 14965776766268445882324603048600143262140773113689600'
- 1" = 29931553532536891764649206097200286524281546227379200'
- 1" = 59863107065073783529298412194400573048563092454758400'
- 1" = 119726214130147567058596824388801147971126189109177600'
- 1" = 239452428260295134117193648777602295942252378218355200'
- 1" = 478904856520590268234387297555204591884504756436710400'
- 1" = 957809713041180536468774595110409173769009512873420800'
- 1" = 1915619426082361072937549190220818475538019025746841600'
- 1" = 3831238852164722145875098380441637151076038051493683200'
- 1" = 7662477704329444291750196760883274302152076102987366400'
- 1" = 15324955408658888583500393521766548604304152205974732800'
- 1" = 30649910817317777167000787043533097208608304411949465600'
- 1" = 61299821634635554334001574087066194172016608823898931200'
- 1" = 122599643269271108668003148174132388344033217647797862400'
- 1" = 245199286538542217336006296348264776688066435295595724800'
- 1" = 490398573077084434672012592696529553376132870591191449600'
- 1" = 980797146154168869344025185393059106752265741182382899200'
- 1" = 1961594292288337738688050370786118213504531482364765798400'
- 1" = 392318858457667547737610074157223642700906294472953158400'
- 1" = 784637716915335095475220148314447285401812588945906316800'
- 1" = 1569275433830670190950440296628894710803625177891812633600'
- 1" = 3138550867661340381900880593257789421607250355783625267200'
- 1" = 6277101735322680763801761186515578843214500711567250534400'
- 1" = 12554203460645361527603522373031147646429001423134501068800'
- 1" = 25108406921290723055207044746062295292858002846269002137600'
- 1" = 50216813842581446110414089492124590585716005692538004275200'
- 1" = 100433627685162892220828178984249181171432011385076088550400'
- 1" = 200867255370325784441656357968498362342864022770152177100800'
- 1" = 401734510740651568883312715936996724685728045540304354201600'
- 1" = 803469021481303137766625431873993449371456091080608708403200'
- 1" = 1606938042962606275533250863747986898742912182161217416806400'
- 1" = 3213876085925212551066501727495973797485824364322434833612800'
- 1" = 6427752171850425102133003454991947594971648728644869667225600'
- 1" = 12855504343700850204266006909983895189943297457289739334451200'
- 1" = 25711008687401700408532013819967790379886594914579478668902400'
- 1" = 51422017374803400817064027639935580759773189829158957337804800'
- 1" = 102844034749606801634128055279871161519546379658317914675609600'
- 1" = 205688069499213603268256110559742323039092759316635829351219200'
- 1" = 411376138998427206536512221119484646078185518633271658702438400'
- 1" = 822752277996854413073024442238969292156371037266543317404876800'
- 1" = 1645504555993708826146048884477938584312742074533086634817753600'
- 1" = 3291009111987417652292097768955877168625484149066173269635507200'
- 1" = 6582018223974835304584195537911754337250968298132346539271014400'
- 1" = 13164036447949670609168391075823508674501936596264693078542028800'
- 1" = 26328072895899341218336782151647017349003873192529386157084057600'
- 1" = 52656145791798682436673564303294034698007746385058772344168115200'
- 1" = 10531229158359736487334712860658807399601549277011754468833622400'
- 1" = 21062458316719472974669425721317614799203098554023508937667244800'
- 1" = 42124916633438945949338851442635229598406197108047017875334489600'
- 1" = 84249833266877891898677702885270459196812394216094035750668979200'
- 1" = 168499666533755783797355405770540918393624788432188071501337958400'
- 1" = 336999333067511567594710811541081867887249576864376143002675916800'
- 1" = 673998666135023135189421623082163735774499153728752286005351833600'
- 1" = 1347997332270046270378843246164327471548998307457504572010703667200'
- 1" = 2695994664540092540757686492328654943097996614915009144021407334400'
- 1" = 5391989329080185081515372984657309886195993229830018288042814668800'
- 1" = 10783978658160370163030745969314619772391986459660036576085629337600'
- 1" = 21567957316320740326061491938629239544783972919320073152171258675200'
- 1" = 43135914632641480652122983877258479089567945838640146243422517350400'
- 1" = 86271829265282961304245967754516958179135891677280292486845034700800'
- 1" = 172543658530565922608491935509033916358271783354560584973690069401600'
- 1" = 345087317061131845216983871018067832716543566709121169947380138822400'
- 1" = 690174634122263690433967742036135665433087133418242339894760277644800'
- 1" = 1380349268244527380867935484072271310866174266836484679789520555289600'
- 1" = 2760698536489054761735870968144542621732348533672969359579041110579200'
- 1" = 5521397072978109523471741936289085243464697067345938719158082221158400'
- 1" = 11042794145956219046943483872578170487289394134691877438316164442316800'
- 1" = 22085588291912438093886967745156340974578788269383754876632328884633600'
- 1" = 44171176583824876187773935490312681949157576538767509753264657769267200'
- 1" = 88342353167649752375547870980625363898315153077535019506529315538534400'
- 1" = 176684706335299504751095741961250727796630306155070039013058631077068800'
- 1" = 353369412670599009502191483922501455993260612310140078026117262154137600'
- 1" = 706738825341198019004382967845002911996521224620280156452234524308275200'
- 1" = 1413477650682396038008765935690005839931042492440560312904469048616550400'
- 1" = 2826955301364792076017531871380011679862084984881120625808938097233100800'
- 1" = 5653910602729584152035063742760023359724169969762241251617876194466201600'
- 1" = 11307821205459168304070127485520046795448339939524482503235752388932403200'
- 1" = 2



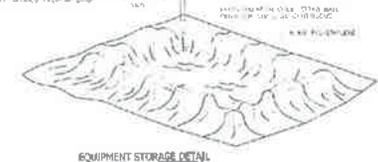
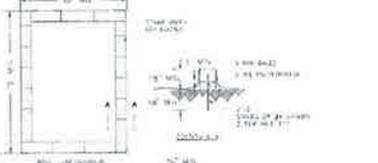
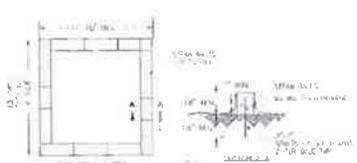
SPILL CONTROL AND FUELING PLAN NOTES:

1. ALL FUELING AND SPILL CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF FUELING OPERATIONS.
2. ALL FUELING OPERATIONS SHALL BE CONDUCTED IN THE DESIGNATED FUELING AREA.
3. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AND THE SPILLER SHALL BE IDENTIFIED.
4. ALL SPILLS SHALL BE REPORTED TO THE SUPERVISOR IMMEDIATELY.
5. ALL SPILLS SHALL BE DOCUMENTED AND THE SUPERVISOR SHALL SIGN THE DOCUMENTATION.
6. ALL SPILLS SHALL BE CLEANED UP AND THE SPILLER SHALL SIGN THE DOCUMENTATION.
7. ALL SPILLS SHALL BE REPORTED TO THE SUPERVISOR IMMEDIATELY.
8. ALL SPILLS SHALL BE DOCUMENTED AND THE SUPERVISOR SHALL SIGN THE DOCUMENTATION.
9. ALL SPILLS SHALL BE CLEANED UP AND THE SPILLER SHALL SIGN THE DOCUMENTATION.
10. ALL SPILLS SHALL BE REPORTED TO THE SUPERVISOR IMMEDIATELY.

CONSTRUCTION ENTRANCE DETAIL

NOTE: TO BE PLACED OVER LIMIT OF DISTURBANCE

CONSTRUCTION FENCE DETAIL



LEGEND

Symbol	Description
--- (dashed)	LIMIT OF DISTURBANCE
--- (dotted)	TEMPORARY WETLAND
--- (solid)	CONSTRUCTION ENTRANCE
--- (solid)	CONSTRUCTION FENCE
--- (solid)	SILT FENCE
--- (solid)	STRAW BALE
--- (solid)	STRAW WATTLE
--- (solid)	CONCRETE WASHOUT
--- (solid)	EQUIPMENT STORAGE
--- (solid)	RAIN GARDEN PROTECTION
--- (solid)	SPILL CONTROL
--- (solid)	FUELING AREA
--- (solid)	PROPOSED ARCH
--- (solid)	BIUCKS HOLLOW ROAD
--- (solid)	HOLLOW ROAD
--- (solid)	CONVENTRY ROAD
--- (solid)	CIRCLE ROAD

AN&Z ATZL, NASHER & ZICKLER P.C.
 ENGINEERS ARCHITECTS PLANNERS
 232 North Main Street
 New City, New York 10956
 Tel: (914) 351-1000
 Fax: (914) 351-1001
 E-mail: info@anandz.com
 Web: www.anandz.com

MAHOPAC WELLS 1, 2 & 3

TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK

EROSION & SEDIMENT CONTROL PLAN

DATE: 08/14/2018	DESIGNED BY: JAV
PROJECT NO: 18-001	SCALE: AS SHOWN
4870	5

BUCKS HOLLOW ROAD

VEHICLE TRAVELING DOWNHILL TOWARD THE SITE:

1. APPROX. 100 FT. CLEARANCE

2. APPROX. 100 FT. CLEARANCE

3. APPROX. 100 FT. CLEARANCE

4. APPROX. 100 FT. CLEARANCE

5. APPROX. 100 FT. CLEARANCE

6. APPROX. 100 FT. CLEARANCE

7. APPROX. 100 FT. CLEARANCE

8. APPROX. 100 FT. CLEARANCE

9. APPROX. 100 FT. CLEARANCE

10. APPROX. 100 FT. CLEARANCE

11. APPROX. 100 FT. CLEARANCE

12. APPROX. 100 FT. CLEARANCE

13. APPROX. 100 FT. CLEARANCE

14. APPROX. 100 FT. CLEARANCE

15. APPROX. 100 FT. CLEARANCE

16. APPROX. 100 FT. CLEARANCE

17. APPROX. 100 FT. CLEARANCE

18. APPROX. 100 FT. CLEARANCE

19. APPROX. 100 FT. CLEARANCE

20. APPROX. 100 FT. CLEARANCE

21. APPROX. 100 FT. CLEARANCE

22. APPROX. 100 FT. CLEARANCE

23. APPROX. 100 FT. CLEARANCE

24. APPROX. 100 FT. CLEARANCE

25. APPROX. 100 FT. CLEARANCE

26. APPROX. 100 FT. CLEARANCE

27. APPROX. 100 FT. CLEARANCE

28. APPROX. 100 FT. CLEARANCE

29. APPROX. 100 FT. CLEARANCE

30. APPROX. 100 FT. CLEARANCE

31. APPROX. 100 FT. CLEARANCE

32. APPROX. 100 FT. CLEARANCE

33. APPROX. 100 FT. CLEARANCE

34. APPROX. 100 FT. CLEARANCE

35. APPROX. 100 FT. CLEARANCE

36. APPROX. 100 FT. CLEARANCE

37. APPROX. 100 FT. CLEARANCE

38. APPROX. 100 FT. CLEARANCE

39. APPROX. 100 FT. CLEARANCE

40. APPROX. 100 FT. CLEARANCE

41. APPROX. 100 FT. CLEARANCE

42. APPROX. 100 FT. CLEARANCE

43. APPROX. 100 FT. CLEARANCE

44. APPROX. 100 FT. CLEARANCE

45. APPROX. 100 FT. CLEARANCE

46. APPROX. 100 FT. CLEARANCE

47. APPROX. 100 FT. CLEARANCE

48. APPROX. 100 FT. CLEARANCE

49. APPROX. 100 FT. CLEARANCE

50. APPROX. 100 FT. CLEARANCE

VEHICLE TRAVELING UPHILL TOWARD THE SITE:

1. APPROX. 100 FT. CLEARANCE

2. APPROX. 100 FT. CLEARANCE

3. APPROX. 100 FT. CLEARANCE

4. APPROX. 100 FT. CLEARANCE

5. APPROX. 100 FT. CLEARANCE

6. APPROX. 100 FT. CLEARANCE

7. APPROX. 100 FT. CLEARANCE

8. APPROX. 100 FT. CLEARANCE

9. APPROX. 100 FT. CLEARANCE

10. APPROX. 100 FT. CLEARANCE

11. APPROX. 100 FT. CLEARANCE

12. APPROX. 100 FT. CLEARANCE

13. APPROX. 100 FT. CLEARANCE

14. APPROX. 100 FT. CLEARANCE

15. APPROX. 100 FT. CLEARANCE

16. APPROX. 100 FT. CLEARANCE

17. APPROX. 100 FT. CLEARANCE

18. APPROX. 100 FT. CLEARANCE

19. APPROX. 100 FT. CLEARANCE

20. APPROX. 100 FT. CLEARANCE

21. APPROX. 100 FT. CLEARANCE

22. APPROX. 100 FT. CLEARANCE

23. APPROX. 100 FT. CLEARANCE

24. APPROX. 100 FT. CLEARANCE

25. APPROX. 100 FT. CLEARANCE

26. APPROX. 100 FT. CLEARANCE

27. APPROX. 100 FT. CLEARANCE

28. APPROX. 100 FT. CLEARANCE

29. APPROX. 100 FT. CLEARANCE

30. APPROX. 100 FT. CLEARANCE

31. APPROX. 100 FT. CLEARANCE

32. APPROX. 100 FT. CLEARANCE

33. APPROX. 100 FT. CLEARANCE

34. APPROX. 100 FT. CLEARANCE

35. APPROX. 100 FT. CLEARANCE

36. APPROX. 100 FT. CLEARANCE

37. APPROX. 100 FT. CLEARANCE

38. APPROX. 100 FT. CLEARANCE

39. APPROX. 100 FT. CLEARANCE

40. APPROX. 100 FT. CLEARANCE

41. APPROX. 100 FT. CLEARANCE

42. APPROX. 100 FT. CLEARANCE

43. APPROX. 100 FT. CLEARANCE

44. APPROX. 100 FT. CLEARANCE

45. APPROX. 100 FT. CLEARANCE

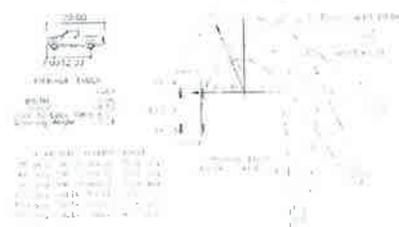
46. APPROX. 100 FT. CLEARANCE

47. APPROX. 100 FT. CLEARANCE

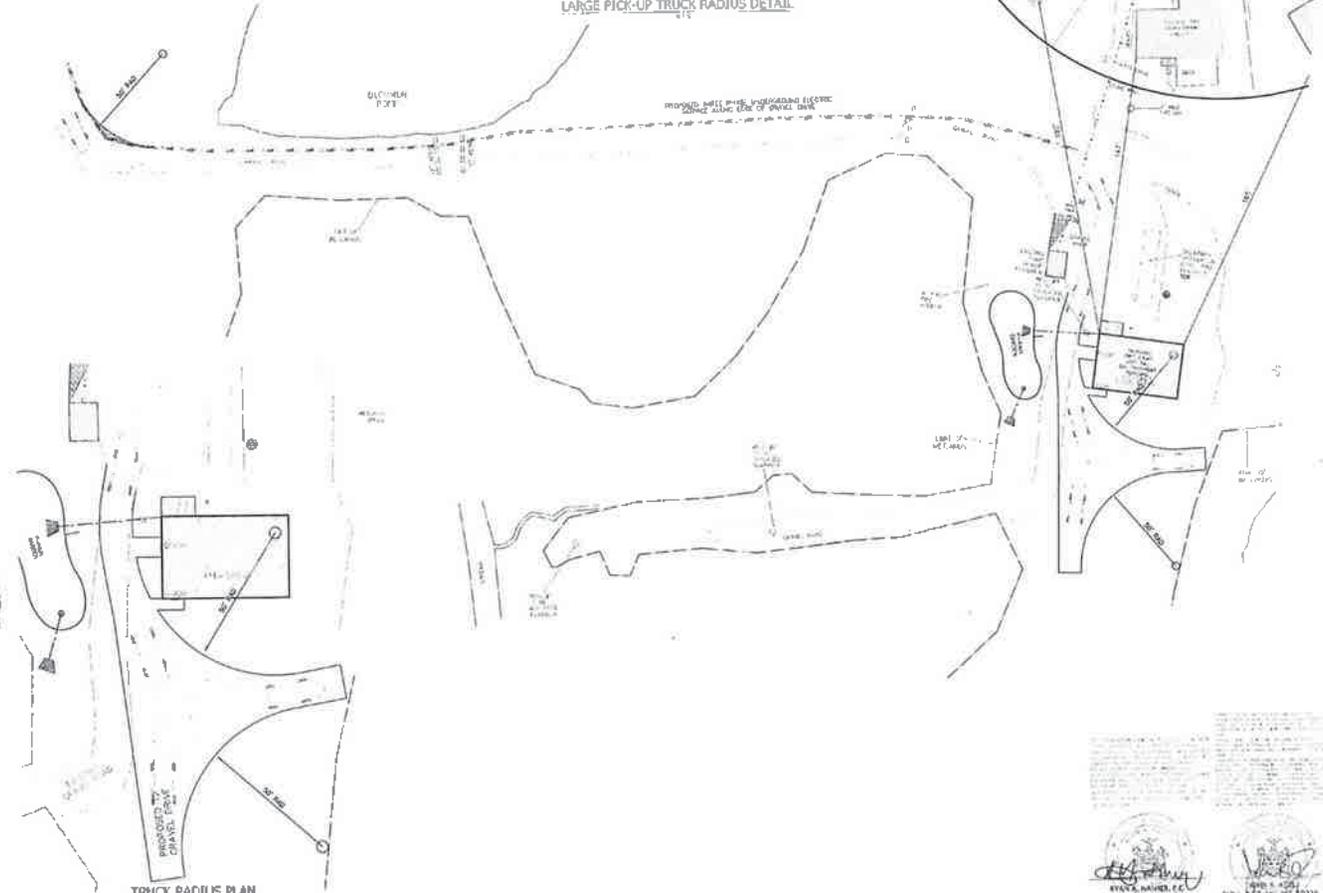
48. APPROX. 100 FT. CLEARANCE

49. APPROX. 100 FT. CLEARANCE

50. APPROX. 100 FT. CLEARANCE



LARGE PICK-UP TRUCK RADIUS DETAIL



TRUCK RADIUS PLAN

LEGEND

- 1. PROPOSED WELL PATH
- 2. PROPOSED WELL HEAD
- 3. PROPOSED WELL HEAD
- 4. PROPOSED WELL HEAD
- 5. PROPOSED WELL HEAD
- 6. PROPOSED WELL HEAD
- 7. PROPOSED WELL HEAD
- 8. PROPOSED WELL HEAD
- 9. PROPOSED WELL HEAD
- 10. PROPOSED WELL HEAD
- 11. PROPOSED WELL HEAD
- 12. PROPOSED WELL HEAD
- 13. PROPOSED WELL HEAD
- 14. PROPOSED WELL HEAD
- 15. PROPOSED WELL HEAD
- 16. PROPOSED WELL HEAD
- 17. PROPOSED WELL HEAD
- 18. PROPOSED WELL HEAD
- 19. PROPOSED WELL HEAD
- 20. PROPOSED WELL HEAD
- 21. PROPOSED WELL HEAD
- 22. PROPOSED WELL HEAD
- 23. PROPOSED WELL HEAD
- 24. PROPOSED WELL HEAD
- 25. PROPOSED WELL HEAD
- 26. PROPOSED WELL HEAD
- 27. PROPOSED WELL HEAD
- 28. PROPOSED WELL HEAD
- 29. PROPOSED WELL HEAD
- 30. PROPOSED WELL HEAD
- 31. PROPOSED WELL HEAD
- 32. PROPOSED WELL HEAD
- 33. PROPOSED WELL HEAD
- 34. PROPOSED WELL HEAD
- 35. PROPOSED WELL HEAD
- 36. PROPOSED WELL HEAD
- 37. PROPOSED WELL HEAD
- 38. PROPOSED WELL HEAD
- 39. PROPOSED WELL HEAD
- 40. PROPOSED WELL HEAD
- 41. PROPOSED WELL HEAD
- 42. PROPOSED WELL HEAD
- 43. PROPOSED WELL HEAD
- 44. PROPOSED WELL HEAD
- 45. PROPOSED WELL HEAD
- 46. PROPOSED WELL HEAD
- 47. PROPOSED WELL HEAD
- 48. PROPOSED WELL HEAD
- 49. PROPOSED WELL HEAD
- 50. PROPOSED WELL HEAD

AN&Z ATZL, NASHER & ZIGLER P.C.
 ENGINEERING CONSULTING ARCHITECTS
 1000 North Main Street
 New City, New York 10956
 Tel: (845) 638-8888
 Fax: (845) 638-8888
 E-Mail: info@anandz.com
 Web: www.anandz.com

MAHOPAC WELLS 1, 2 & 3

TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK

**TURNING RADIUS
 MANEUVERABILITY PLAN**

ATZL, NASHER & ZIGLER P.C.
 1000 North Main Street
 New City, New York 10956
 Tel: (845) 638-8888
 Fax: (845) 638-8888
 E-Mail: info@anandz.com
 Web: www.anandz.com

DATE: 10/15/2010	SCALE: 1" = 100'
TITLE: MAHOPAC WELLS 1, 2 & 3	PROJECT: MAHOPAC WELLS 1, 2 & 3
4870	8

EXHIBIT C

EXHIBIT D

[FORM OF LETTER FOR HOA PLANNING BOARD]

, 2023

Via Electronic Mail and Federal Express

Hon. Craig Praeper, Chair, and
Members of the Town of Carmel Planning Board
Carmel Town Hall
60 McAlpin Avenue
Mahopac, New York 10541

*Re: Submission by the Hunter's Run Homeowners' Association, Inc., in Support of
the Amended Application by Veolia Water New York Inc. (Veolia) (formerly SUEZ Water
New York, Inc.),
for Site Plan Approval of the PFAS Treatment Facility*

Dear Chairman Praeper and Members of the Board:

I am president of the Hunter's Run Homeowners' Association, Inc. (the "HOA"), and am writing on behalf of the HOA in support of the above-referenced application. As you are aware, Veolia Water New York Inc. (Veolia) (formerly SUEZ Water New York, Inc. ("SUEZ")), applied for site plan approval to authorize a PFAS water treatment facility within its easement that encumbers property owned by the HOA (the "Original Application"). The HOA reviewed the Original Application, including the plans incorporated therein, and opposed it for two reasons. First, the HOA believed that SUEZ did not have the right to develop the proposed improvements on the HOA's property without permission. Second, it viewed aspects of the design and location of the treatment facility depicted on the plans to be objectionable.

Following the Planning Board's initial review of the Original Application and consideration of the HOA's opposition to it, the Planning Board asked Veolia and the HOA to work together to achieve the goal of generating new plans for the proposed treatment facility which would be acceptable to both parties. The parties have since collaborated with each other and, in fact, reached an agreement as to a conceptual plan which the HOA has approved (the "Revised Plan"). After thorough review of the full set of plans which are being submitted to your Board contemporaneously with this letter (the "Amended Plans"), the HOA has determined that they are substantially consistent with the Revised Plan. As a result, the HOA supports approval of the Amended Plans which it has concluded will advance the important objective of meeting state-

Hon. Craig Praeper, Chair, and
Members of the Town of Carmel Planning Board
October , 2022
Page 2

imposed guidelines for water treatment, serving both the public at large and the HOA's members, while not generating any significant impacts.

Accordingly, we urge your Board to move quickly to approve Veolia's pending application, requiring as few changes as practical to the Amended Plans.

Respectfully submitted,

Hunter's Run Homeowners Association, Inc.

By: _____,
President

[FORM OF LETTER FOR HOA TO APPROVAL AGENCY]

Via Electronic Mail and Federal Express

Involved Agency

*Re: Application of Veolia Water New York Inc (Veolia) (formerly known as SUEZ Water New York, Inc.) for Approval of the
PFAS Treatment Facility in the Town of Carmel, New York*

Dear _____:

I am president of the Hunter's Run Homeowners' Association, Inc. (the "HOA"), and am writing on behalf of the HOA to support the above-referenced application. Veolia Water New York Inc. (Veolia) (formerly SUEZ Water New York, Inc. ("SUEZ")), has applied to your agency to authorize installation of a PFAS water treatment facility within its easement that encumbers property owned by the HOA in the Town of Carmel. The HOA has reviewed the application and, in fact, worked with Veolia to refine the plans included therein. We believe that granting the requested approval will advance the important objective of meeting state-imposed guidelines for water treatment, while not having significant impacts on HOA members or the public.

Accordingly, we ask that you move quickly to approve Veolia's pending application.

Respectfully submitted,

Hunter's Run Homeowners Association, Inc.

By: _____,
President

EXHIBIT E

EXHIBIT F

EXHIBIT G

LETTERHEAD

DATE

**Environmental Conservation Board
60 McAlpin Avenue
Mahopac NY 10541**

rtrombetta@ci.carmel.ny.us

RE: Veolia Application to allow new electrical service from Buckshollow Road

Dear Chairman Laga and Members of the Board,

I write this letter to confirm that the Hunters Run HOA, owner of the property in question, consents to and endorses the new electric service application by Veolia.

Sincerely,

**Hunters Run HOA
BY: its Authorized officer/agent**

Signature

Printed Name

Title

Jackie Berger

From: Jackie Berger
Sent: Wednesday, April 24, 2024 11:47 AM
To: Jackie Berger
Subject: FW: 4870 Mahopac Wells - Updated NYSDEC and ACOE correspondences
Attachments: image002.png; 4. 4870 SITE PLAN 04-09-24 compressed.pdf; NWP_Approval 5-15-23 (2).pdf

From: Smith, Steven C. <scsmith@GFNET.com>
Sent: Friday, April 19, 2024 1:36 PM
To: steven.garabed <steven.garabed@veolia.com>; maria.stepanova <maria.stepanova@veolia.com>; Adam Wekstein <a.wekstein@htwlegal.com>; Liskovich, Sophia Z. <sliskovich@GFNET.com>; Thomas Hercel <thomas.hercel@jfcson.us>; Ryan A. Nasher <RNasher@anzny.com>; Jackie Berger <jberger@anzny.com>
Subject: FW: Permit ID 3-3720-00473/00001

All,

Please see the email from DEC below. Since the dry pond avoided wetland impacts, the revised drawings provided to DEC (and attached to this email) are approved. DEC will not be issuing a new approval letter. Therefore, the email below from Sarah should be provided to the Carmel ECB.

As I mentioned in my email this morning, since there are no additional wetland impacts, the previous ACOE approval is still valid (also attached).

Steven C. Smith | Senior Project Environmental Scientist and Permit Coordinator
Gannett Fleming, Inc. | 207 Senate Avenue, Camp Hill, PA 17011 | **Company Telephone** 717.763.7211
Direct 717.886.5413 | **Mobile** 717.701.0279 | **Email** scsmith@gfnet.com
Excellence Delivered As Promised
Gannett Fleming is ISO 9001:2015 Certified.
www.gannettfleming.com | Stay connected: [Twitter](#) | [Facebook](#) | [LinkedIn](#) | [YouTube](#)

From: Pawliczak, Sarah A (DEC) <Sarah.Pawliczak@dec.ny.gov>
Sent: Friday, April 19, 2024 1:17 PM
To: Smith, Steven C. <scsmith@GFNET.com>
Cc: Liskovich, Sophia Z. <sliskovich@GFNET.com>; Benedetto, Frank J (DEC) <Frank.Benedetto@dec.ny.gov>
Subject: RE: Permit ID 3-3720-00473/00001

[EXTERNAL EMAIL]: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Steve,

I apologize for the delay.

The dry pond (previously labeled as a "rain garden" on the previous set of plans) has been redesigned to avoid impacts to the wetland and the earth embankment on the west side of the dry pond has been replaced using a concrete wall to allow for the needed footprint of the pond but without encroaching into the wetland. The layout

for the proposed PFAS building and adjacent truck turnaround were flipped around but the overall impact to the wetland buffer did not increase. As there are no additional impacts to the wetland or adjacent area, the changes shown on the plans are approved.

Thank you,

Sarah Pawliczak (she/her/hers)
Biologist, Bureau of Ecosystem Health
New York State Department of Environmental Conservation
21 South Putt Corners Road, New Paltz, NY 12561
P: (845) 256-3050 | sarah.pawliczak@dec.ny.gov
www.dec.ny.gov |



From: Smith, Steven C. <scsmith@GFNET.com>
Sent: Thursday, April 18, 2024 8:02 AM
To: Pawliczak, Sarah A (DEC) <Sarah.Pawliczak@dec.ny.gov>
Cc: Liskovich, Sophia Z. <sliskovich@GFNET.com>; Benedetto, Frank J (DEC) <Frank.Benedetto@dec.ny.gov>
Subject: RE: Permit ID 3-3720-00473/00001

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Good morning Sarah,

As I mentioned in my voicemail, I will be heading to the Town of Carmel ECB meeting this evening to discuss the project and the local wetland permit that we are asking for approval. Since the dry pond has been redesigned to avoid any additional impacts to the wetland, we are not anticipating any issues with the local board. However, they will be withholding approval until DEC approval is received. Since the dry pond was redesigned, is additional DEC review required? If possible, please let me know the status of your review so that I can relay that to the ECB.

Thank you for your assistance.

Regards,

Steve

Steven C. Smith | Senior Project Environmental Scientist and Permit Coordinator
Gannett Fleming, Inc. | 207 Senate Avenue, Camp Hill, PA 17011 | **Company Telephone** 717.763.7211
Direct 717.886.5413 | **Mobile** 717.701.0279 | **Email** scsmith@gfnet.com
Excellence Delivered As Promised
Gannett Fleming is ISO 9001:2015 Certified.
www.gannettfleming.com | Stay connected: [Twitter](#) | [Facebook](#) | [LinkedIn](#) | [YouTube](#)

From: Smith, Steven C.
Sent: Friday, April 12, 2024 6:53 PM
To: Pawliczak, Sarah A (DEC) <Sarah.Pawliczak@dec.ny.gov>
Cc: Liskovich, Sophia Z. <sliskovich@GFNET.com>; Benedetto, Frank J (DEC) <Frank.Benedetto@dec.ny.gov>
Subject: RE: Permit ID 3-3720-00473/00001

Hi Sarah,

The dry pond (previously labeled as a “rain garden” on the previous set of plans) has been redesigned to avoid impacts to the wetland. As seen on the plan view (Sheet 4) and the details (Sheet 5), the earth embankment on the west side of the dry pond has been replaced using a concrete wall. This will allow for the needed footprint of the pond but without encroaching on the wetland.

Since the wetland impacts are being avoided, please let us know if any additional review is required by DEC. The ECB for the Town of Carmel is withholding approval of their local wetland permit pending approval from DEC. If no DEC review is needed since the wetland impacts are being avoided, please let us know. If DEC still needs to review the revised plans and possibly provide a revised permit approval, please let us know and we will await your future coordination.

Thanks and have a great weekend.

Steven C. Smith | Senior Project Environmental Scientist and Permit Coordinator

Gannett Fleming, Inc. | 207 Senate Avenue, Camp Hill, PA 17011 | **Company Telephone** 717.763.7211

Direct 717.886.5413 | **Mobile** 717.701.0279 | **Email** scsmith@gfnet.com

Excellence Delivered As Promised

Gannett Fleming is ISO 9001:2015 Certified.

www.gannettfleming.com | Stay connected: [Twitter](#) | [Facebook](#) | [LinkedIn](#) | [YouTube](#)

Arnold, Jillian N.

From: Orzel, Brian A CIV USARMY CENAN (USA) <Brian.A.Orzel@usace.army.mil>
Sent: Monday, May 15, 2023 5:58 PM
To: Arnold, Jillian N.
Cc: Smith, Steven C.; Liskovich, Sophia Z.
Subject: RE: [DoD SAFE] ORZEL.BRIAN.ALBERT has picked up your drop-off!
Attachments: NWP Regulations FR 27DEC21.pdf; NWP Regional Conditions PN 11FEB22.pdf

[EXTERNAL EMAIL]: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jillian,

We received the pre-construction notification for NWP 3 for the above referenced project on March 13, 2023.

Due to my excessive work load, I was unable to provide a written determination within 45 days of its submission.

In accordance with the current nationwide general permit regulations (Federal Register dated December 27, 2021, pages 73522 to 73583), if the Corps of Engineers district does not respond to a pre-construction notification within 45 days of receipt, then the applicant may proceed with the project as proposed.

That means that the applicant must perform the work as proposed in your pre-construction notification, including any required mitigation. Any substantive changes to the project would require the applicant to submit a new notification to this office.

If you have any questions, let me know.

Brian

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

Please note in order to ensure our continuity of operations and improve the timeliness of permit application reviews due to the on-going COVID-19 virus, the New York District, U.S. Army Corps of Engineers is requiring that all new permit applications be submitted to the New York District electronically at CENAN-R-Permit-App@usace.army.mil. Until further notice, the New York District will no longer process any paper permit applications.

From: Arnold, Jillian N. <jarnold@GFNET.com>
Sent: Monday, May 1, 2023 3:29 PM

To: Orzel, Brian A CIV USARMY CENAN (USA) <Brian.A.Orzel@usace.army.mil>
Cc: Smith, Steven C. <scsmith@GFNET.com>; Liskovich, Sophia Z. <sliskovich@GFNET.com>
Subject: [URL Verdict: Neutral][Non-DoD Source] FW: [DoD SAFE] ORZEL.BRIAN.ALBERT has picked up your drop-off!

Good afternoon Brian,

I just wanted to check in with you on the 45 day review period for these projects submitted in March. I know that your workload has been very busy. I just wanted to ask to find out where on the timeline we were as I know these projects were at a point where they were waiting on approvals prior to completing work.

Thank you very much for your time on these projects.
Have a great day.
Jillian

Jillian Arnold, PWS | Senior Project Environmental Scientist
Gannett Fleming | 207 Senate Avenue, Camp Hill, PA 17011
o 717.886.5402 | c 717.422.6229 | jarnold@gfnet.com

Excellence Delivered As Promised

gannettfleming.com | Stay connected: [LinkedIn](#) | [Facebook](#) | [Twitter](#)

PRINTING SUSTAINABILITY STATEMENT: Gannett Fleming is committed to conserving natural resources and minimizing adverse environmental impacts. Please consider the environmental impacts before printing this email or attachments.

CONFIDENTIALITY NOTICE: This email and any attachments may contain confidential information for the use of the named addressee. If you are not the intended recipient, you are hereby notified that you have received this communication in error and that any review, disclosure, dissemination, distribution, or copying of it or its contents is prohibited.

From: NoReplyTo@mail.mil <NoReplyTo@mail.mil>
Sent: Monday, March 13, 2023 3:53 PM
To: Arnold, Jillian N. <jarnold@GFNET.com>
Subject: [DoD SAFE] ORZEL.BRIAN.ALBERT has picked up your drop-off!

[EXTERNAL EMAIL]: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is an automated message sent to you by the DoD SAFE service.

The drop-off you made (claim ID: hf4fvf9JFzF3HMAs) has been picked-up.

The file "USACE NWP3 PCN Package March 13 2023 - Archer Well.pdf" was picked up by you, the sender.

Note: You will not be notified about any further pick-ups of files in this drop-off by this recipient.

Full information about the drop-off:

Claim ID: hf4fvf9JFzF3HMAs
Drop-off Submitted: 2023-03-13 18:46:25 UTC
Drop-off Completed: 2023-03-13 18:46:31 UTC

Note:

Please copy all files to link before sending. It will only let you send once.

— Sender —

Name: Jillian Arnold
Organization: Guest
Email Address: jarnold@gfnet.com

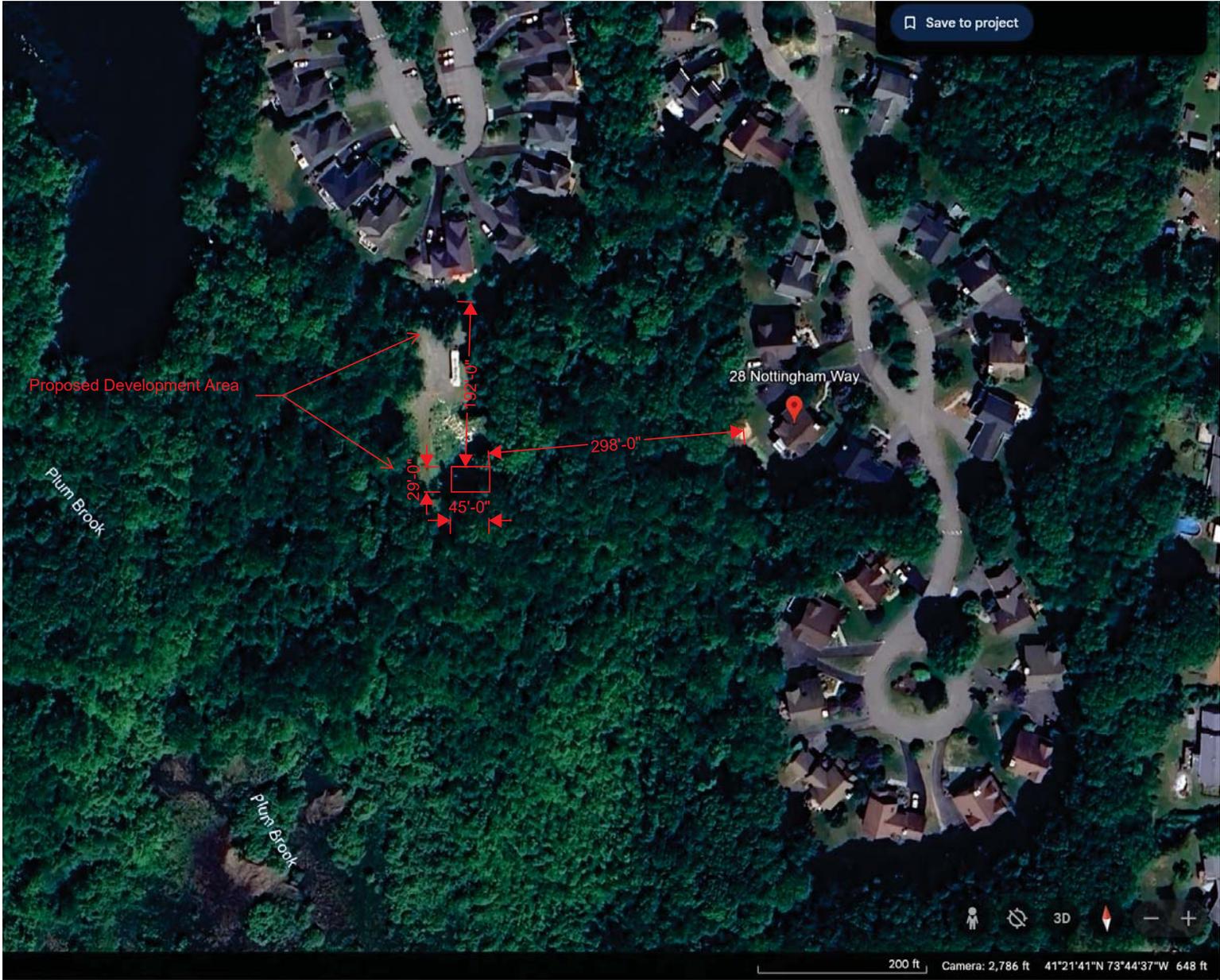
— Files —

Name: USACE NWP3 PCN Package March 13 2023 - Archer Well.pdf
Description: Veolia Archer NWP PCN
Size: 42.1 MB
SHA-256 Checksum: F7A8E14D6D8CFC84170469CA0B749498821DB5C5E7C317AA0F44FAAF010C96FF
Content Type: application/pdf

Name: USACE NWP3 PCN Package March 13 2023 - London Bridge Well.pdf
Description: Veolia London Bridge NWP PCN
Size: 57.2 MB
SHA-256 Checksum: 31EF92C444A41F3BC718B2F7F3F3FFECD7AB9BD0FAF8BD5CB32A950C464C92A9
Content Type: application/pdf

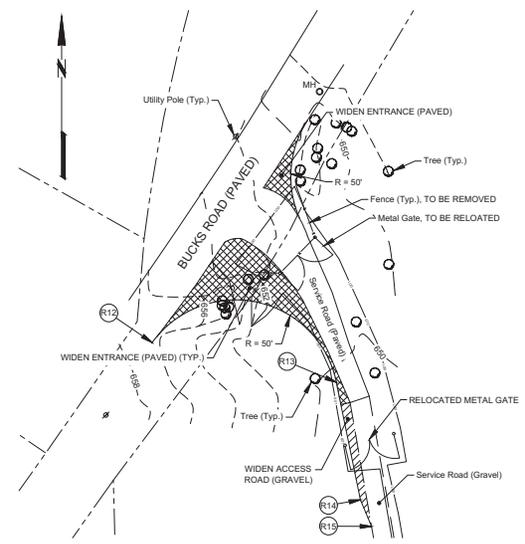
Name: USACE NWP3 PCN Package March 13 2023 - Mahopac Well.pdf
Description: Veolia Mahopac NWP PCN
Size: 48.1 MB
SHA-256 Checksum: 923695EF74EC0C13904874F1131397EBB81287ADE73CD9DD11E929575DE40BAE
Content Type: application/pdf

Name: USACE NWP3 PCN Package March13 2023 - Geymer Well.pdf
Description: Veolia Geymer NWP PCN
Size: 50.1 MB
SHA-256 Checksum: F6BDB4C689E2AA3250911AB8168A0669B12D7ABA0BCBF190F59072E40647D033
Content Type: application/pdf





SITE PLAN
SCALE 1" = 30'



ENTRANCE SITE PLAN
SCALE 1" = 30'

THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF GANNETT FLEMING, INC. ANY REUSE, REUSE, ALTERATION, ADDITIONS AND/OR DELETIONS OF THESE DRAWINGS ON PROJECTS EXTENDING OR OTHER PROJECTS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO GANNETT FLEMING, INC. IN THE EVENT THAT A CONFLICT EXISTS BETWEEN THE SEALED DRAWINGS AND THE ELECTRONIC FILES, THE SEALED DRAWINGS WILL GOVERN.

REVISED DRAWING	1/23	S.Z.L.	DESIGNED	CADD	SCALE
			J.L.G.	J.L.G.	AS NOTED
			CHECKED	APPROVED	APPROVED
			S.Z.L.		
DESCRIPTION	DATE	BY			
REVISIONS					

GANNETT FLEMING
ENGINEERS AND ARCHITECTS, P.C.



CREAMER
A FLETCHER CREAMER & SOIL, INC.
MEMBER OF AECOM GROUP

SUEZ WATER NEW YORK INC.
WEST NYACK, ROCKLAND COUNTY, NEW YORK

PFAS COMPLIANCE

MAHOPAC WELLS
CIVIL
SITE AND ENTRANCE SITE PLANS

JOB No.
68577
DATE
APRIL 2022

SHEET No.
C-501

Reference Image #1



Reference Image #2



Reference Image #3



Reference Image #4



Reference Image #5



Reference Image #6





PFAS COMPLIANCE AT
MAHOPAC WELL



ADJACENT NEIGHBOR- 8 FT TREES



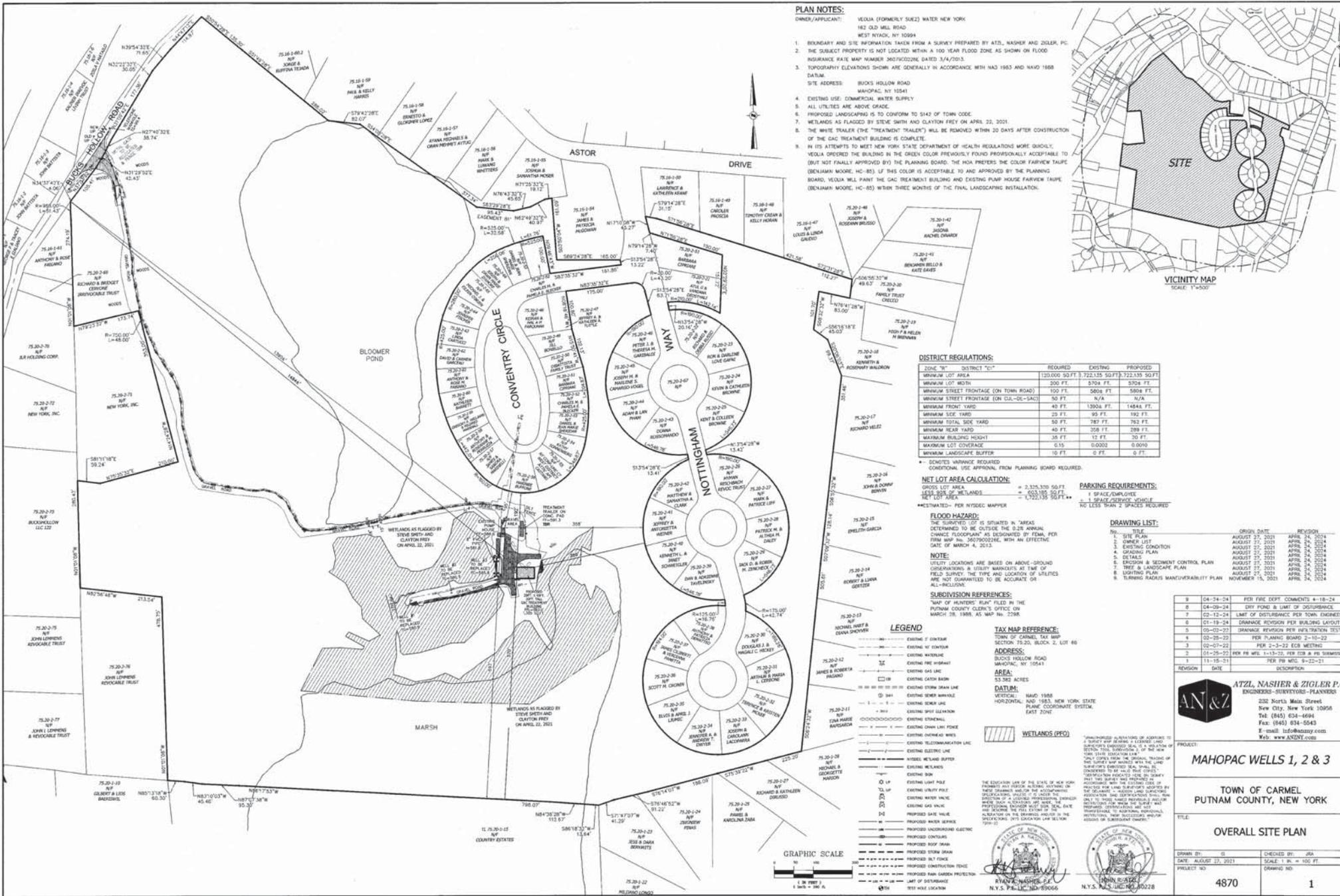
ADJACENT NEIGHBOR- 20 FT TREES



PFAS COMPLIANCE AT
MAHOPAC WELL

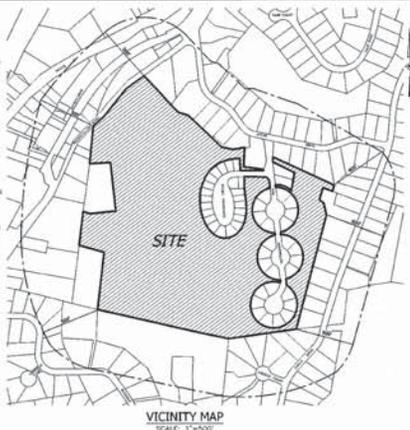


YARD- LOOKING NORTH



PLAN NOTES:

- OWNER/APPLICANT: VECIA (FORMERLY SUEZ) WATER NEW YORK
 182 OLD HILL ROAD
 WEST NYACK, NY 10994
- BOUNDARY AND SITE INFORMATION TAKEN FROM A SURVEY PREPARED BY ATZL, NASHNER & ZIGLER, P.C. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 300730020E DATED 3/4/2013.
 - TOPOGRAPHY ELEVATIONS SHOWN ARE GENERALLY IN ACCORDANCE WITH 1983 AND NAVD 1988 DATUM.
 - SITE ADDRESS: BUCKS HOLLOW ROAD MAHOPAC, NY 10841
 - EXISTING USE: COMMERCIAL WATER SUPPLY
 - ALL UTILITIES ARE ABOVE GRADE.
 - PROPOSED LANDSCAPING IS TO CONFORM TO §142 OF TOWN CODE.
 - WETLANDS AS FLAGGED BY STEVE SMITH AND CLAYTON FREY ON APRIL 22, 2011.
 - THE WHITE TRAILER (THE "TREATMENT TRAILER") WILL BE REMOVED WITHIN 20 DAYS AFTER CONSTRUCTION OF THE GAC TREATMENT BUILDING IS COMPLETE.
 - IN ITS ATTEMPTS TO MEET NEW YORK STATE DEPARTMENT OF HEALTH REGULATIONS MORE QUICKLY, VECIA ORDERED THE BUILDING IN THE GREEN COLOR. PREVIOUSLY, IT FOUND PROVISIONALLY ACCEPTABLE TO (BUT NOT FULLY APPROVED BY) THE PLANNING BOARD. THE POA PREFERS THE COLOR FAIRVIEW TAPE (BENJAMIN MOORE, HC-85) IF THIS COLOR IS ACCEPTABLE TO AND APPROVED BY THE PLANNING BOARD. VECIA WILL PAINT THE GAC TREATMENT BUILDING AND EXISTING PUMP HOUSE FAIRVIEW TAPE (BENJAMIN MOORE, HC-85) WITHIN THREE MONTHS OF THE FINAL LANDSCAPING INSTALLATION.



DISTRICT REGULATIONS:

ZONE	DISTRICT "C"	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	120,000 SQ FT	120,000 SQ FT	372,125 SQ FT	372,125 SQ FT
MINIMUM LOT WIDTH	200 FT	570A FT.	570B FT.	570B FT.
MINIMUM STREET FRONTAGE (ON TOWN ROAD)	100 FT	580B FT.	580B FT.	580B FT.
MINIMUM STREET FRONTAGE (ON COL-DE-SAC)	50 FT	N/A	N/A	N/A
MINIMUM FRONT YARD	40 FT	1300A FT.	1484A FT.	1484A FT.
MINIMUM SIDE YARD	25 FT	95 FT.	192 FT.	192 FT.
MINIMUM TOTAL SIDE YARD	50 FT	787 FT.	782 FT.	782 FT.
MINIMUM REAR YARD	40 FT	328 FT.	288 FT.	288 FT.
MAXIMUM BUILDING HEIGHT	35 FT	12 FT.	30 FT.	30 FT.
MAXIMUM LOT COVERAGE	0.15	0.0002	0.0010	0.0010
MINIMUM LANDSCAPE BUFFER	10 FT	0 FT.	0 FT.	0 FT.

NET LOT AREA CALCULATION:

GROSS LOT AREA = 2,325,120 SQ FT
 GROSS AREA OF WETLANDS = 603,900 SQ FT
 NET LOT AREA = 1,721,220 SQ FT

PARKING REQUIREMENTS:

1 SPACE PER GARAGE
 1 SPACE PER DRIVEWAY
 NO LESS THAN 2 SPACES REQUIRED

FLOOD HAZARD:

THE SURVEYED LOT IS SITUATED IN "ARMS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PROBABILITIES AS DESIGNATED BY FEMA, PER FIRM MAP NO. 300730020E, WITH AN EFFECTIVE DATE OF MARCH 4, 2013.

NOTE:
 UTILITY LOCATIONS ARE BASED ON ABOVE-GROUND OBSERVATIONS & UTILITY MANHOLES AT THE FIELD SURVEY. THE TYPE AND LOCATION OF UTILITIES ARE NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE.

SUBDIVISION REFERENCES:

"MAP OF HUNTERS' HUNT" FILED BY THE PUTNAM COUNTY CLERK'S OFFICE ON MARCH 28, 1988, AS MAP NO. 2788.

LEGEND

- EXISTING OF CONTOUR
- EXISTING OF CONTOUR
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING SPOFF COLLECTION
- EXISTING STORMWATER
- EXISTING DOWN-LINE FENCE
- EXISTING OVERHEAD WIRE
- EXISTING TELECOMMUNICATION LINE
- EXISTING ELECTRIC LINE
- WETLANDS (PEO)
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- PROPOSED SATE VALVE
- PROPOSED WATER SERVICE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED SEWER DRAIN
- PROPOSED SUT FENCE
- PROPOSED CONSTRUCTION FENCE
- PROPOSED SIGN GARAGE PREVENTION
- LIMIT OF DISTURBANCE
- TEST HOLE LOCATION

TAX MAP REFERENCE:

TOWN OF CARMEL TAX MAP SECTION 75-20, BLOCK 2, LOT #6
 ADDRESS: BUCKS HOLLOW ROAD MAHOPAC, NY 10841

AREA:

53.382 ACRES
 DATUM: NAVD 1988
 VERTICAL: AND 1983, NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE

WETLANDS (PEO)

"AN UNPAID DELIVERABLE OF AGRICULTURAL PROPERTY MAP SHOWING A LOCATED LAND SURVEYOR'S LOCATION OF A WETLAND OF SPECIAL INTEREST (WETLAND) OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION DEPARTMENT (NYS DEC) HAS BEEN REVIEWED AND APPROVED BY THE TOWN OF CARMEL AND MAHOPAC. THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE TOWN OF CARMEL AND MAHOPAC. THE TOWN OF CARMEL AND MAHOPAC ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE TOWN OF CARMEL AND MAHOPAC ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE TOWN OF CARMEL AND MAHOPAC ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP."

THE EDUCATION LAW OF THE STATE OF NEW YORK (ARTICLE 120) PROVIDES THAT ANY PERSON WHOSE NAME IS LISTED AS AN ASSOCIATE OR EMPLOYEE OF A PROFESSIONAL ENGINEER OR ARCHITECT SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE TOWN OF CARMEL AND MAHOPAC ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE TOWN OF CARMEL AND MAHOPAC ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP.



DRAWING LIST:

NO.	TITLE	ORIGIN. DATE	REVISION
1	SITE PLAN	AUGUST 27, 2011	APRIL 24, 2014
2	OWNER LIST	AUGUST 27, 2011	APRIL 24, 2014
3	EXISTING CONDITIONS	AUGUST 27, 2011	APRIL 24, 2014
4	GRADING PLAN	AUGUST 27, 2011	APRIL 24, 2014
5	EROSION & SEDIMENT CONTROL PLAN	AUGUST 27, 2011	APRIL 24, 2014
6	TREE & LANDSCAPE PLAN	AUGUST 27, 2011	APRIL 24, 2014
7	LIGHTING PLAN	AUGUST 27, 2011	APRIL 24, 2014
8	TURNING RADIUS MANUEVERABILITY PLAN	NOVEMBER 15, 2011	APRIL 24, 2014

REVISION DATE DESCRIPTION

9	04-24-24	PER FIRE DEPT COMMENTS 4-18-24
8	04-09-24	DRY POND & LIMIT OF DISTURBANCE
7	02-12-24	LIMIT OF DISTURBANCE PER TOWN ENGINEER
6	01-19-24	DRAINAGE REVISION PER BUILDING LAYOUT
5	02-02-23	DRAINAGE REVISION PER INSTALLATION TEST
4	02-25-22	PER PLANNING BOARD 2-10-22
3	02-07-22	PER 2-3-22 ECB MEETING
2	01-26-22	PER PW MEET. 1-15-22, PER EOB & PW SUBMISSION
1	11-18-21	PER PW MEET. 9-22-21

ATZL, NASHNER & ZIGLER P.C.
 ENGINEERS - SURVEYORS - PLANNERS
 232 North Main Street
 New City, New York 10956
 Tel: (845) 634-6694
 Fax: (845) 634-6643
 E-mail: info@anzy.com
 Web: www.anzy.com

MAHOPAC WELLS 1, 2 & 3
 TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK

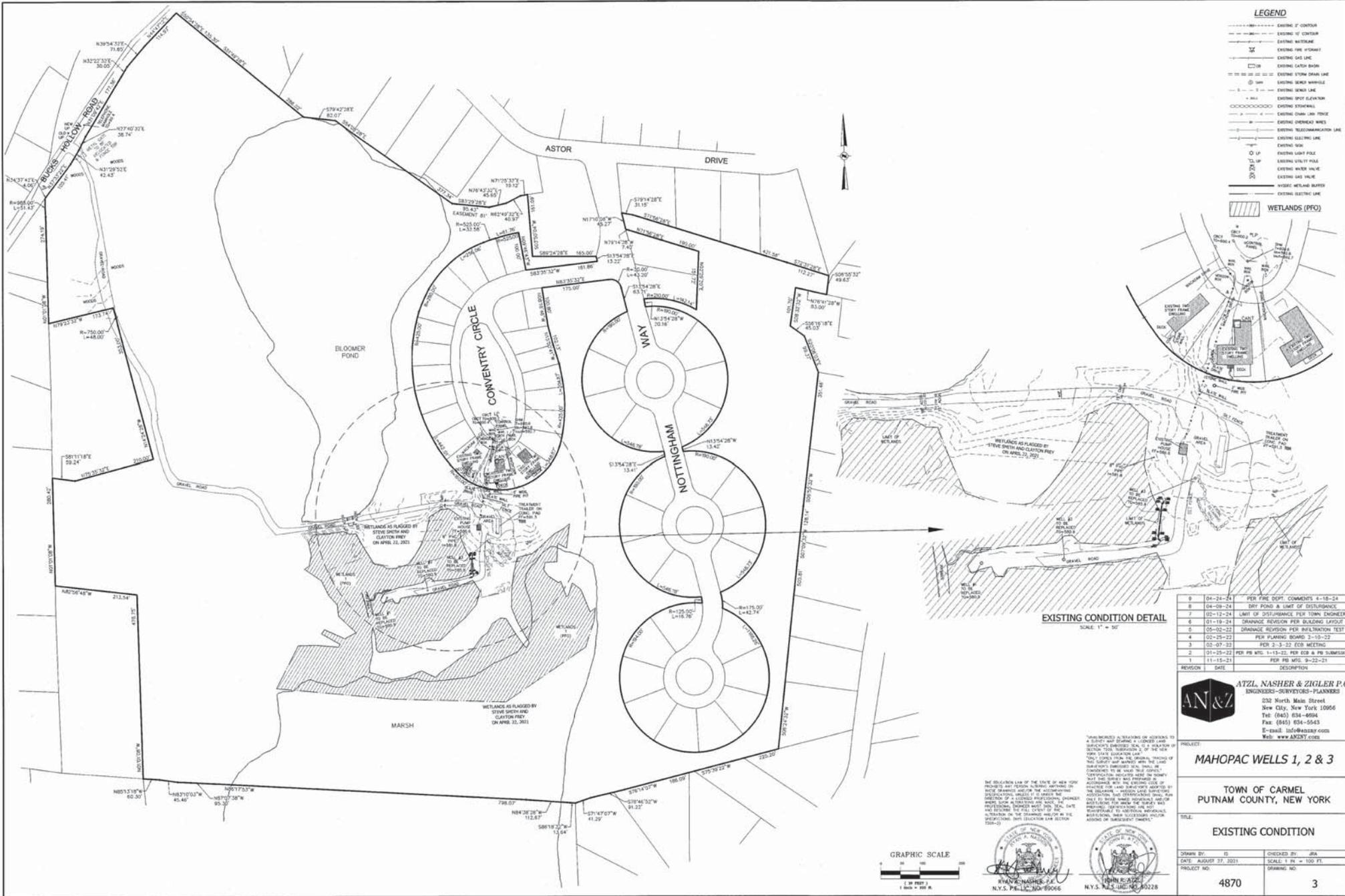
OVERALL SITE PLAN

OWNER'S NO.	DATE	CHECKED BY	JOB NO.
01	AUGUST 27, 2011	JOB	
PROJECT NO.	SCALE: 1" = 100' FT.	DRAWING NO.	

4870

1

OWNERS WITHIN 500 FEET: TOWN OF CARMEL TAX MAP			
75.10-1-1	GEORGE P & TRACY E SARANO 149 BLOCK HOLLOW ROAD MAHOPAC, NY 10541	75.10-1-43	JAMES & CAROLINE COOKE 149 BLOCK HOLLOW ROAD MAHOPAC, NY 10541
75.10-1-2	JOHN BATTISTA 137 BLOCK HOLLOW ROAD MAHOPAC, NY 10541	75.10-1-42	JACQUE & TRACY PODKAN 137 BLOCK HOLLOW ROAD MAHOPAC, NY 10541
75.10-1-3	JOHN BATTISTA 135 BLOCK HOLLOW ROAD MAHOPAC, NY 10541	75.10-1-41	MATTHEW & CATHALIN TURROCK 133 BLOCK HOLLOW ROAD MAHOPAC, NY 10541
75.10-1-4	KENNETH BRUCE CLINE TRUST 133 BLOCK HOLLOW ROAD MAHOPAC, NY 10541	75.10-1-20	KENNETH BRUCE CLINE TRUST 133 ASTOR DRIVE MAHOPAC, NY 10541
75.10-1-6	ZOLA V BATTALIO & MARIKA L OBLIGAZI 171 BLOCK HOLLOW ROAD MAHOPAC, NY 10541	75.10-1-21	ZOLA V & MEGAN W HARTNETT 171 ASTOR DRIVE MAHOPAC, NY 10541
75.10-1-8	CHARLES MARINA INC 887 SOUTH LAKE ROAD MAHOPAC, NY 10541	75.10-1-12	TOWN OF CARMEL 85 MOUNTAIN AVENUE MAHOPAC, NY 10541
75.10-1-9	SOTEROS & RENE KAMVOULIS 153 BLOCK HOLLOW ROAD MAHOPAC, NY 10541	75.10-1-13	DIANE VIGOR 22 ASTOR DRIVE MAHOPAC, NY 10541
75.10-1-10	JAMES MOORE PO BOX 413 BALDWIN PLACE, NY 10505	75.10-1-14	HENNER JAYSON LLC 22 ASTOR DRIVE MAHOPAC, NY 10541
75.10-1-15	BROS BEACH 480 ROUTE 9 MAHOPAC, NY 10541	75.10-1-15	FRANK GENT 33 ASTOR DRIVE MAHOPAC, NY 10541
75.10-1-16	HELTER MANOR REALTY CORP. 466 ROUTE 9 MAHOPAC, NY 10541	75.10-1-16	WAYNE & SUSAN SPEAR 36 ASTOR DRIVE MAHOPAC, NY 10541
75.10-1-17	HELTER MANOR REALTY CORP. 466 ROUTE 9 MAHOPAC, NY 10541	75.10-1-17	DOMENICO & LOUISE SACCHITELLO 466 ROUTE 9 MAHOPAC, NY 10541
75.10-1-18	ACHILLE TOUPS 441 ROUTE 9 MAHOPAC, NY 10541	75.10-1-18	FRANK & LISA QUADRANO 50 ASTOR DRIVE MAHOPAC, NY 10541
75.10-1-19	PFB PROPERTIES, LLC 41 BLOCK ROAD MAHOPAC, NY 10541	75.10-1-19	JOHN & LINDA NANNI 54 ASTOR DRIVE MAHOPAC, NY 10541
75.10-1-20	THOMAS & GENE SMOKE 125 BLOCK HOLLOW ROAD MAHOPAC, NY 10541	75.10-1-20	LINDA RODRIGUEZ & ERICA PERRERA 58 ASTOR DRIVE MAHOPAC, NY 10541
75.10-1-21	THOMAS & GENE SMOKE 125 BLOCK HOLLOW ROAD MAHOPAC, NY 10541	75.10-1-21	KEVIN & MELBA DARRIO 42 ASTOR DRIVE MAHOPAC, NY 10541
75.10-1-22	SCOTT INWARD 437 ROUTE 9 MAHOPAC, NY 10541	75.10-1-22	ALAN & MELBA DARRIO 42 ASTOR DRIVE MAHOPAC, NY 10541
75.10-1-23	SCOTT INWARD 437 ROUTE 9 MAHOPAC, NY 10541	75.10-1-23	PAQUITA GEORGE BREVET TRUST 74 ASTOR DRIVE MAHOPAC, NY 10541
75.10-1-24	ACRE REALTY CORP. 421 ROUTE 9 MAHOPAC, NY 10541	75.10-1-24	HERBERT F JR & ANNE M KELLEY 79 ASTOR DRIVE MAHOPAC, NY 10541
75.10-1-25	WYMA REAL ESTATE LLC 10 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-1-25	JOHN & PHYLLIS NAPOLI 85 ASTOR DRIVE MAHOPAC, NY 10541
75.10-1-26	BONNA & ROSEAL FLIP 3 BATTISTA DRIVE MAHOPAC, NY 10541	75.10-1-26	BROS FAMILY BREVET TRUST #1 5 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-1-28	SANTA & ROBERT PORTING 7 BATTISTA DRIVE MAHOPAC, NY 10541	75.10-1-28	NICOLE TERN & MICHAEL & BARBARA BROUKE 888 ROUTE 9 MAHOPAC, NY 10541
75.10-1-30	THOMAS SMOKE 153 BLOCK HOLLOW ROAD MAHOPAC, NY 10541	75.10-1-29	DAC ROUTE SIX LLC PO BOX 536 MAHOPAC, NY 10541
75.10-1-41	ANTHONY & ROSE FABIANO 154 BLOCK HOLLOW ROAD MAHOPAC, NY 10541	75.10-1-27	ITALIAN AMERICAN CLUB INC PO BOX 531 MAHOPAC, NY 10541
75.10-1-601	JOHN PARK 7 ASTOR DRIVE MAHOPAC, NY 10541	75.10-1-28	ADRIANA CERQUERIA PO BOX 782 MAHOPAC, NY 10541
75.10-1-602	JORGE & MUFFINA REJADA 160 BLOCK HOLLOW ROAD MAHOPAC, NY 10541	75.10-1-31	ITLA MARIE BARRAGAN 88 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-1-59	PAUL & KELLY HARRIS 35 ASTOR DRIVE MAHOPAC, NY 10541	75.10-1-12	JAMES & ROBERTA PASANO 38 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-1-58	ERNESTO & GLENNER LOPEZ 33 ASTOR DRIVE MAHOPAC, NY 10541	75.10-1-13	MICHAEL HART & DANA SMOYER 33 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-1-57	AYANA MORALES & GRAM MORAN 27 ASTOR DRIVE MAHOPAC, NY 10541	75.10-1-14	ROBERT & LINDA GERTNER 37 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-1-56	MARY & LINDA WRETERS 31 ASTOR DRIVE MAHOPAC, NY 10541	75.10-1-15	EMELYN GARCIA PO BOX 1207 MAHOPAC, NY 10541
75.10-1-55	JOSEPH & SAMANTHA MOSER MAHOPAC, NY 10541	75.10-1-16	JOHN & DONNA BROWN 107 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-1-54	JAMES & PATRICIA WOODRUM 41 ASTOR DRIVE MAHOPAC, NY 10541	75.10-1-17	RICHARD VEJZ 117 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-1-50	LAWRENCE & KATHLEEN KEANE 15 ASTOR DRIVE MAHOPAC, NY 10541	75.10-1-18	KENNETH & ROSEMARY WALDRON 12 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-1-49	CARLENE PROGDA 35 ASTOR DRIVE MAHOPAC, NY 10541	75.10-1-19	HUGH F & HELEN W BRENNAN 24 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-1-48	SMOYER GLEN & KELLY MORAN EASTOR DRIVE MAHOPAC, NY 10541	75.10-1-20	FAMILY TRUST CRESCO 125 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-1-47	LOUIS & LINDA GUIDO 65 ASTOR DRIVE MAHOPAC, NY 10541	75.10-1-21	DIORIANA ALVIZ C/O DONNA BARRAGAN 117 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-1-46	JOSEPH & ROSALEEN BRUSSO 69 ASTOR DRIVE MAHOPAC, NY 10541	75.10-1-22	ROBERT & DEBRA RUSSO 125 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-1-45	MICHAEL & MARGARET MOORE 33 ASTOR DRIVE MAHOPAC, NY 10541	75.10-1-23	RON & CAROLINE LOSE DAFIN 17 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-1-44	VINCENT & ANNAMARE VAZGO 39 ASTOR DRIVE MAHOPAC, NY 10541	75.10-1-24	KEVIN & CATHLEEN BROWNE 19 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-01	KEVIN & COLLEEN BROWNE 21 NOTTINGHAM WAY MAHOPAC, NY 10541	75.10-2-02	FRAN REICHARD REVOC TRUST 23 NOTTINGHAM WAY MAHOPAC, NY 10541
75.10-2-03	MARY & PATRICK LOTT 25 NOTTINGHAM WAY MAHOPAC, NY 10541	75.10-2-04	PATRICK W & ALICIA W DALEY 31 NOTTINGHAM WAY MAHOPAC, NY 10541
75.10-2-05	JAYN C & ROBIN W JENCOCK 37 NOTTINGHAM WAY MAHOPAC, NY 10541	75.10-2-06	OSVALDO S & MAGALI C HONEY 37 NOTTINGHAM WAY MAHOPAC, NY 10541
75.10-2-07	ARTHUR & MARY L CORSONE 39 NOTTINGHAM WAY MAHOPAC, NY 10541	75.10-2-08	TERENCE & KIRSTEN MOORE 41 NOTTINGHAM WAY MAHOPAC, NY 10541
75.10-2-09	JOSEPH & CAROLANN LACOPPARA 43 NOTTINGHAM WAY MAHOPAC, NY 10541	75.10-2-10	JENNIFER & ANDREW T DWYER 44 NOTTINGHAM WAY MAHOPAC, NY 10541
75.10-2-11	ELVIS & APRIL J LAMIC 44 NOTTINGHAM WAY MAHOPAC, NY 10541	75.10-2-12	SCOTT M DROWN 46 NOTTINGHAM WAY MAHOPAC, NY 10541
75.10-2-13	JAMES CURRERI & VERONICA 48 NOTTINGHAM WAY MAHOPAC, NY 10541	75.10-2-14	ADRIANA V PATRICKA DEWATTO 50 NOTTINGHAM WAY MAHOPAC, NY 10541
75.10-2-15	JOHN LEWIS REVOCABLE TRUST 50 BLOCK HOLLOW ROAD MAHOPAC, NY 10541	75.10-2-16	JOHN LEWIS REVOCABLE TRUST 50 CREST ROAD MAHOPAC, NY 10541
75.10-2-17	JOHN LEWIS REVOCABLE TRUST 50 BLOCK HOLLOW ROAD MAHOPAC, NY 10541	75.10-2-17	JOHN LEWIS REVOCABLE TRUST 50 BLOCK HOLLOW ROAD MAHOPAC, NY 10541
75.10-2-18	DAVID SODANO 64 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-18	JOSEPH & GEORGINA WIRNICO 68 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-19	EDWIN & MARIE TRILLAS 80 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-19	EDWIN & MARIE TRILLAS 80 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-20	ROBERT & KATHLEEN BRUSSO 71 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-20	MICHAEL & CATHERINE SCARABIA 7 CREST COURT MAHOPAC, NY 10541
75.10-2-21	PAUL & KATHLEEN ZABA 8 CREST COURT MAHOPAC, NY 10541	75.10-2-21	INQUIRY FINAS PO BOX 333 BALDWIN PLACE, NY 10505
75.10-2-22	JOSEPH & CATHERINE TAREY 74 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-22	JESS DANA BROWN'S 15 CREST COURT MAHOPAC, NY 10541
75.10-2-23	EDWIN & MARIE TRILLAS 80 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-23	MELINDA LINDO 15 CREST COURT MAHOPAC, NY 10541
75.10-2-24	GLEAD HILL CORP. 236 GLENBROOK AVENUE YONKERS, NY 10575	75.10-2-24	SUZET WATER NEW YORK PO BOX 7107 PROENZA, AZ 85050
75.10-2-25	LINDA N VERDE 44 BLOOMER ROAD MAHOPAC, NY 10541	75.10-2-25	STEPHEN A & MARY BETH WRADEL 55 BLOOMER ROAD MAHOPAC, NY 10541
75.10-2-26	MARY & BRUCE 60 BLOOMER ROAD MAHOPAC, NY 10541	75.10-2-26	KATHY SONENBERG 27 COUNTRY CTR MAHOPAC, NY 10541
75.10-2-27	CHARLES W & FANIELA E. BLAZEK 27 COUNTRY CTR MAHOPAC, NY 10541	75.10-2-27	DANIEL & JEAN MARIE SHERIDAN 23 COUNTRY CTR MAHOPAC, NY 10541
75.10-2-28	JOSEPH & LISA BARTISWE 86 BLOOMER ROAD MAHOPAC, NY 10541	75.10-2-28	ALJANDRO NERLINO 85 BLOOMER ROAD MAHOPAC, NY 10541
75.10-2-29	STEPHEN MILES 85 BLOOMER ROAD MAHOPAC, NY 10541	75.10-2-29	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-30	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-30	MARIA T & LEE W DOBINS 19 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-31	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-31	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-32	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-32	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-33	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-33	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-34	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-34	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-35	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-35	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-36	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-36	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-37	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-37	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-38	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-38	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-39	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-39	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-40	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-40	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-41	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-41	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-42	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-42	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-43	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-43	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-44	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-44	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-45	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-45	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-46	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-46	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-47	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-47	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-48	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-48	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-49	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-49	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-50	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-50	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-51	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-51	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-52	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-52	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-53	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-53	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-54	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-54	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-55	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-55	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-56	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-56	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-57	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-57	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-58	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-58	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-59	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-59	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-60	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-60	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-61	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-61	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-62	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-62	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-63	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-63	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-64	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-64	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-65	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-65	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-66	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-66	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-67	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-67	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-68	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-68	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-69	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-69	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-70	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-70	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-71	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-71	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541
75.10-2-72	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC, NY 10541	75.10-2-72	ANTHONY CHAZI & ERIN COYNE 102 SOUTH VESPER LANE MAHOPAC



LEGEND

- EXISTING ELEVATION
- EXISTING CONTOUR
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING WET EQUIPMENT
- EXISTING STONEWALL
- EXISTING CHAIN LINK FENCE
- EXISTING OVERHEAD WIRE
- EXISTING TELECOMMUNICATION LINE
- EXISTING ELECTRIC LINE
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING ELECTRIC LINE
- EXISTING WETLAND BUFFER
- EXISTING ELECTRIC LINE
- **WETLANDS (PFO)**

EXISTING CONDITION DETAIL

SCALE: 1" = 50'

8	04-24-24	PER FIRE DEPT. COMMENTS 4-18-24
7	04-09-24	DRY POND & LIMIT OF DISTURBANCE
6	02-12-24	LIMIT OF DISTURBANCE PER TOWN ENGINEER
5	01-19-24	DRAINAGE REVISION PER BUILDING LAYOUT
4	05-02-23	DRAINAGE REVISION PER REGULATION TEST
3	02-25-23	PER PLANNING BOARD 2-15-23
2	02-07-23	PER 2-3-23 FOR MEETING
1	01-25-23	PER PW MTD 1-13-23, PER EOB & PW SUBMISSION
1	11-15-21	PER PW MTD 8-22-21

REVISION	DATE	DESCRIPTION
----------	------	-------------

ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
 232 North Main Street
 New City, New York 10956
 Tel: (845) 634-6854
 Fax: (845) 634-5543
 E-mail: info@anzy.com
 Web: www.ANZSP.com

PROJECT: **MAHOPAC WELLS 1, 2 & 3**
 TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK

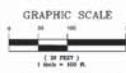
EXISTING CONDITION

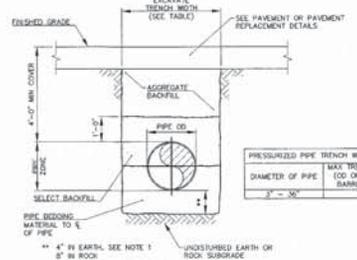
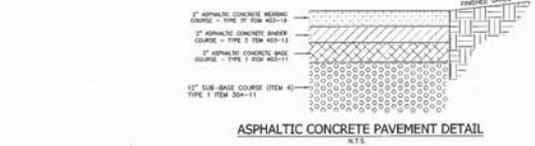
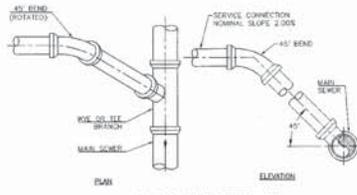
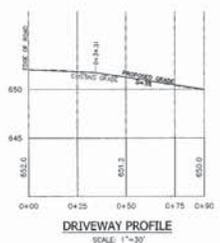
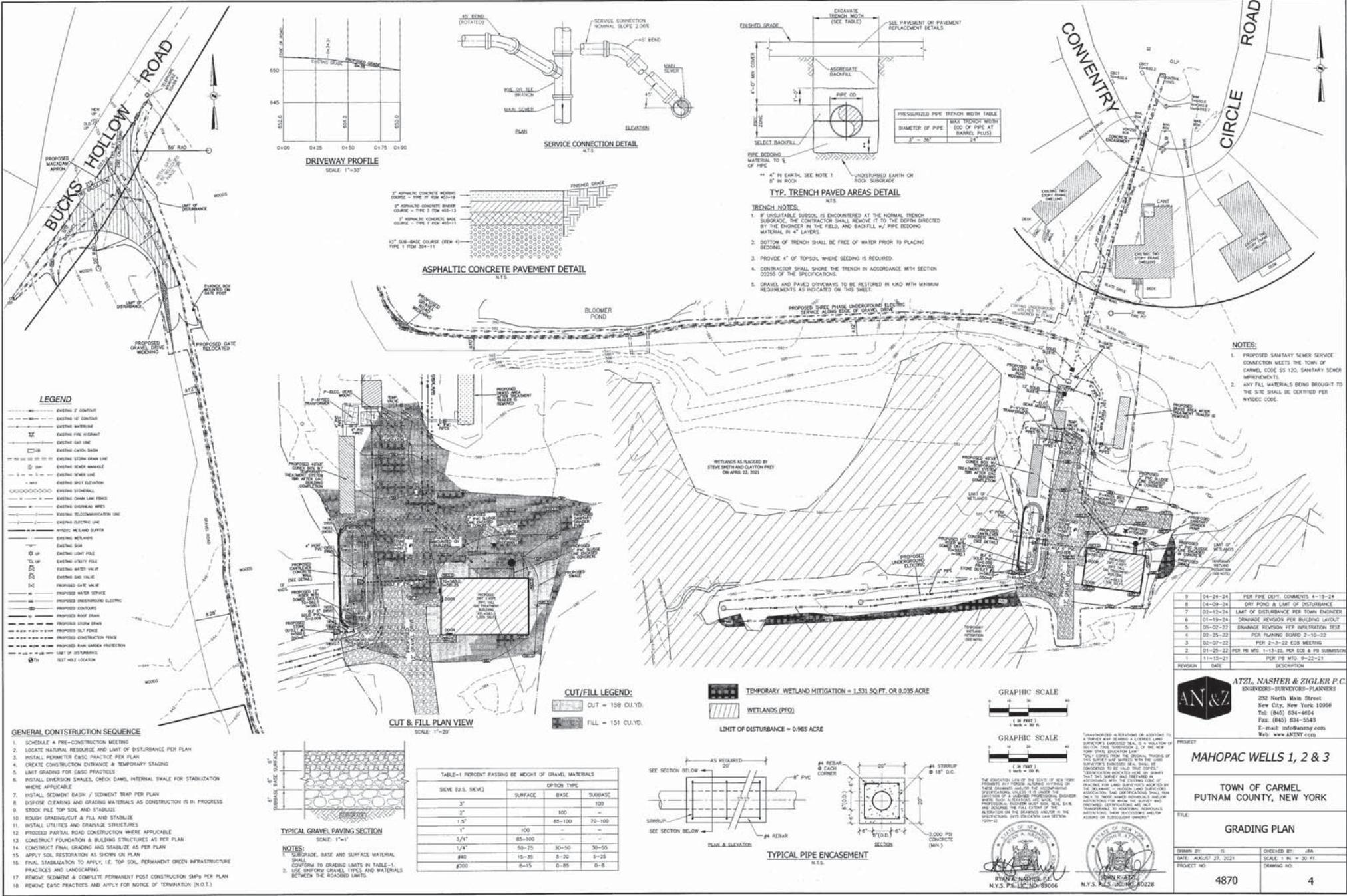
DESIGNED BY: JS	CHECKED BY: JGA
DATE: AUGUST 27, 2021	SCALE: 1" = 100' PL
PROJECT NO.:	DRAWING NO.:
4870	3

THESE WELLS ARE BEING DESIGNED BY A SURVEYOR AND ENGINEER IN ACCORDANCE WITH THE PROFESSIONAL SEAL OF A SURVEYOR AND ENGINEER OF THE STATE OF NEW YORK. THE DESIGN AND CONSTRUCTION OF THESE WELLS SHALL BE IN ACCORDANCE WITH THE PROFESSIONAL SEAL OF A SURVEYOR AND ENGINEER OF THE STATE OF NEW YORK. THE DESIGN AND CONSTRUCTION OF THESE WELLS SHALL BE IN ACCORDANCE WITH THE PROFESSIONAL SEAL OF A SURVEYOR AND ENGINEER OF THE STATE OF NEW YORK. THE DESIGN AND CONSTRUCTION OF THESE WELLS SHALL BE IN ACCORDANCE WITH THE PROFESSIONAL SEAL OF A SURVEYOR AND ENGINEER OF THE STATE OF NEW YORK.

ATZL, NASHER & ZIGLER P.C.
 N.Y.S. P.E. LIC. NO. 89066

ATZL, NASHER & ZIGLER P.C.
 N.Y.S. S.S. LIC. NO. 80228





- TRENCH NOTES:**
- IF UNSTABLE SUBSOIL IS ENCOUNTERED AT THE NORMAL TRENCH SUBGRADE, THE CONTRACTOR SHALL REMOVE IT TO THE DEPTH DIRECTED BY THE ENGINEER IN THE FIELD, AND BACKFILL w/ PIPE BEDDING MATERIAL IN 4" LAYERS.
 - BOTTOM OF TRENCH SHALL BE FREE OF WATER PRIOR TO PLACING BEDDING.
 - PROVIDE 4" OF TOPSOIL WHERE SEEDING IS REQUIRED.
 - CONTRACTOR SHALL SHORE THE TRENCH IN ACCORDANCE WITH SECTION 02555 OF THE SPECIFICATIONS.
 - GRAVEL AND PAVED DRIVEWAYS TO BE RESTORED IN KIND WITH MINIMUM REQUIREMENTS AS INDICATED ON THIS SHEET.

- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - EXISTING FILL HEIGHT
 - EXISTING GAS LINE
 - EXISTING CATCH BASIN
 - EXISTING STORM DRAIN LINE
 - EXISTING SEWER MANHOLE
 - EXISTING SEWER LINE
 - EXISTING SPILT ELEVATION
 - EXISTING UNDERGROUND
 - EXISTING CHAIN LINK FENCE
 - EXISTING OVERHEAD WIRES
 - EXISTING TELECOMMUNICATION LINE
 - EXISTING WETLAND BUFFER
 - EXISTING WETLANDS
 - EXISTING SIGN
 - EXISTING UTILITY POLE
 - EXISTING WATER VALVE
 - EXISTING GAS VALVE
 - PROPOSED GATE VALVE
 - PROPOSED WATER SERVICE
 - PROPOSED UNDERGROUND ELECTRIC
 - PROPOSED SIGN BARRIERS
 - PROPOSED ROAD PAVEMENT
 - PROPOSED SIGN DRAIN
 - PROPOSED SILT FENCE
 - PROPOSED CONSTRUCTION FENCE
 - PROPOSED FURN GARDEN PROTECTION
 - LIMIT OF DISTURBANCE
 - TEST-HOLE LOCATION

- GENERAL CONSTRUCTION SEQUENCE**
- SCHEDULE A PRE-CONSTRUCTION MEETING
 - LOCATE NATURAL RESOURCE AND LIMIT OF DISTURBANCE PER PLAN
 - INSTALL PERMITTER EASC PRACTICE PER PLAN
 - CREATE CONSTRUCTION ENTRANCE & TEMPORARY STAGING
 - LIMIT GRADING FOR EASC PRACTICES
 - INSTALL OVERFLOW SWALES, CHECK DAMS, INTERNAL SWALE FOR STABILIZATION WHERE APPLICABLE
 - INSTALL SEDIMENT BASIN / SEDIMENT TRAP PER PLAN
 - DISPOSE CLEARING AND GRADING MATERIALS AS CONSTRUCTION IS IN PROGRESS
 - STOCK PILE TOP SOIL AND STABILIZE
 - ROUGH GRADING/CUT & FILL AND STABILIZE
 - INSTALL UTILITIES AND DRAINAGE STRUCTURES
 - PROCEED PARALLEL ROAD CONSTRUCTION WHERE APPLICABLE
 - CONSTRUCT FOUNDATION & BUILDING STRUCTURES AS PER PLAN
 - CONSTRUCT FINAL GRADING AND STABILIZE AS PER PLAN
 - APPLY SOIL RESTORATION AS SHOWN ON PLAN
 - FINAL STABILIZATION TO APPLY, I.E. TOP SOIL, PERMANENT GREEN INFRASTRUCTURE PRACTICES AND LANDSCAPING
 - REMOVE SEDIMENT & COMPLETE PERMANENT POST CONSTRUCTION SMPs PER PLAN
 - REMOVE EASC PRACTICES AND APPLY FOR NOTICE OF TERMINATION (N.O.T.)

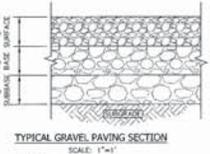
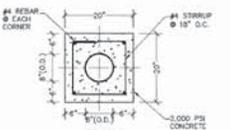
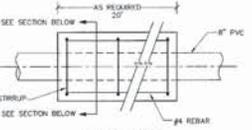
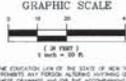
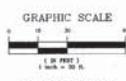


TABLE-1 PERCENT PASSING BY SIEVE SIZE OF GRAVEL MATERIALS

SIEVE (U.S. S&W)	OPTION TYPE		
	SURFACE	BASE	SUBBASE
3"	100	100	100
2"	100	100	100
1.5"	100	85-100	70-100
1"	100	—	—
3/4"	100	85-100	—
1/4"	50-75	30-50	30-50
15-20	5-20	5-25	5-25
200	8-15	0-85	0-8

- CUT/FILL LEGEND:**
- CUT = 158 CU.YD.
 - FILL = 151 CU.YD.

- TEMPORARY WETLAND MITIGATION = 1,531 SQ.FT. OR 0.035 ACRE**
- WETLANDS (PRO)**
- LIMIT OF DISTURBANCE = 0.965 ACRE**



THE OPERATOR OF THE STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) HAS REVIEWED THIS GRADING PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE DEC REGULATIONS UNDER SECTION 25.03 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW (SECL) AND THE DEC REGULATIONS UNDER SECTION 25.03 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW (SECL). THE OPERATOR OF THE STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) HAS REVIEWED THIS GRADING PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE DEC REGULATIONS UNDER SECTION 25.03 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW (SECL) AND THE DEC REGULATIONS UNDER SECTION 25.03 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW (SECL).



- NOTES:**
- PROPOSED SANITARY SEWER SERVICE CONNECTION MEETS THE TOWN OF CARMEL CODE SS 120, SANITARY SEWER IMPROVEMENTS.
 - ANY FILL MATERIALS BEING BROUGHT TO THE SITE SHALL BE CERTIFIED PER NYSDOT CODE.

REVISION	DATE	DESCRIPTION
1	04-24-24	PER FIRE DEPT. COMMENTS 4-19-24
2	04-09-24	DET POND & LIMIT OF DISTURBANCE
3	02-12-24	LIMIT OF DISTURBANCE PER TOWN ENGINEER
4	01-19-24	DRAINAGE REVISION PER BUILDING LAYOUT
5	09-02-23	DRAINAGE REVISION PER INFILTRATION TEST
6	04-25-23	PER PLANNING BOARD 3-13-23
7	02-07-23	PER 2-3-22 ESB MEETING
8	01-25-23	PER PW MTD 1-13-22, PER ESB & PW SUBMISSION
9	11-15-21	PER PW MTD 9-22-21

ATZL, NASHER & ZIGLER P.C.
AN&Z
 232 North Main Street
 New City, New York 10958
 Tel: (845) 634-6554
 Fax: (845) 634-5543
 E-mail: info@anazy.com
 Web: www.anazy.com

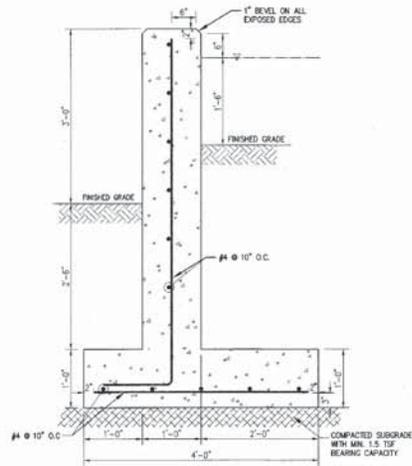
PROJECT:
MAHOPAC WELLS 1, 2 & 3

TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK

GRADING PLAN

DRAWN BY:	ISSUED	CHECKED BY:	DATE:
RYAN NASHER	08/27/24	JOHN RUSZICK	AUGUST 27, 2024

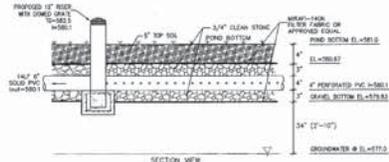
PROJECT NO: 4870
 SCALE: 1" = 30'
 DRAWING NO: 4



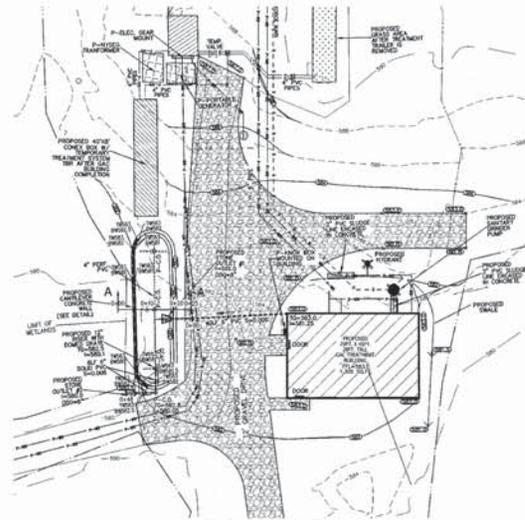
CANTILEVER CONCRETE RETAINING WALL DETAIL
SCALE: 1"=1'-0"

CONCRETE

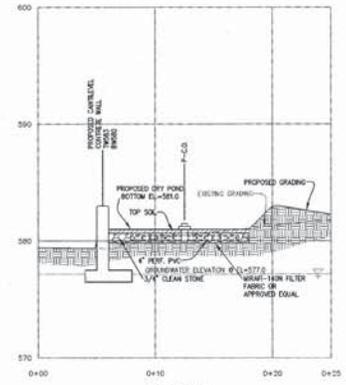
1. ALL CONCRETE WORK (BOTH MATERIALS AND CONSTRUCTION PROCEDURES) SHALL BE IN ACCORDANCE WITH ACI STANDARD 318.
2. CONCRETE SHALL BE CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
3. REINFORCING BARS SHALL BE DEFORMED BULLET STEEL BARS IN ACCORDANCE WITH ASTM A615, GRADE 60. ALL DETAILING OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI STANDARD 318.
4. CALCIUM CHLORIDE OR SOLUTIONS CONTAINING CHLORIDE WILL NOT BE PERMITTED AS ADMIXTURES IN ANY CONCRETE.
5. CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS: SLABS 3/4" BEAMS & COLUMNS (EXCEPTS) 1/2" INSIDE FACE OF WALLS. 1" CONCRETE POURED ON GROUND 3" EXTERIOR FACE OF WALLS (AGAINST EARTH) 2".



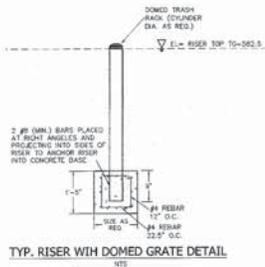
P-DRY POND FLOOR TILE DRAIN DETAIL
N.T.S.



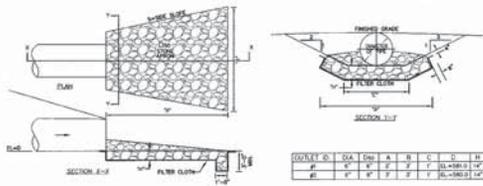
DRY POND PLAN VIEW
SCALE: 1"=20"



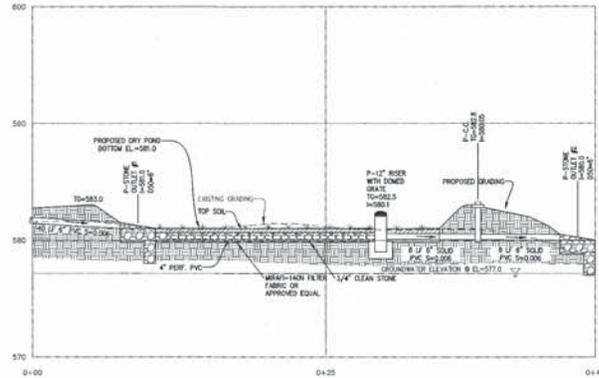
SECTION A-A
SCALE: 1"=5"



TYP. RISER WITH DOMED GRATE DETAIL
N.T.S.



STONE OUTLET DETAIL
N.T.S.



PROPOSED DRY POND PROFILE
SCALE: 1"=5"

REVISION	DATE	DESCRIPTION
9	04-24-24	PER FIRE DEPT. COMMENTS 4-18-24
8	04-09-24	DRY POND & LIMIT OF DISTURBANCE
7	02-12-24	LIMIT OF DISTURBANCE PER TOWN ENGINEER
6	01-19-24	DRAINAGE REVISION PER BUILDING LAYOUT
5	05-02-23	DRAINAGE REVISION PER INFILTRATION TEST
4	02-25-23	PER PLANNING BOARD 3-10-23
3	03-07-22	PER 3-3-22 EGR MEETING
2	01-25-22	PER PW MTS 1-15-22, PER EGR & PW SUBMISSION
1	11-15-21	PER PW MTS 6-22-21

ATZL, NASHER & ZIGLER P.C.
ENGINEERS - SURVEYORS - PLANNERS

232 North Main Street
New City, New York 10956
Tel: (845) 634-4664
Fax: (845) 634-5443
E-mail: info@anzny.com
Web: www.ANZNY.com

PROJECT: **MAHOPAC WELLS 1, 2 & 3**

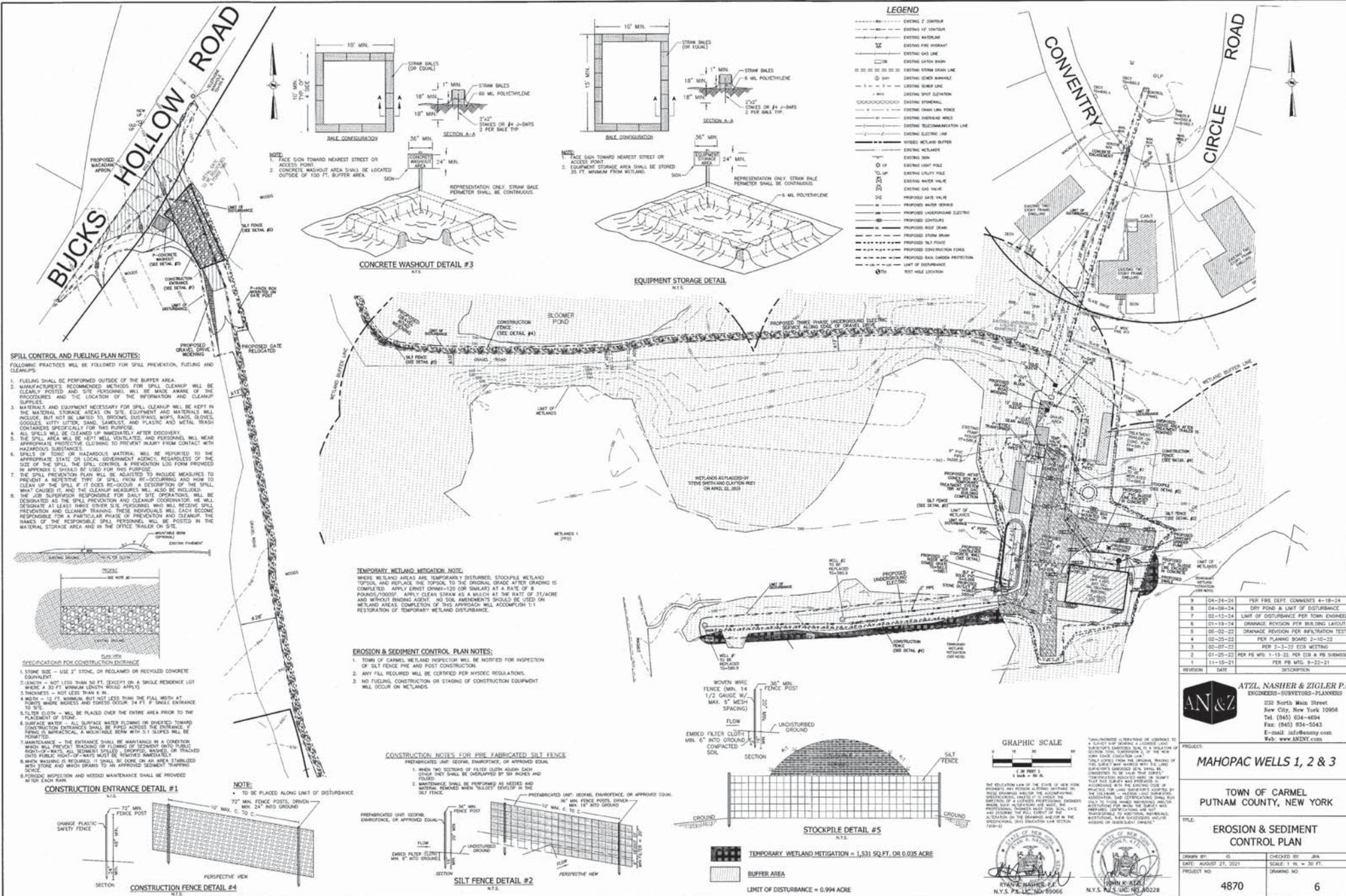
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK

DETAILS

DESIGNED BY	CHECKED BY
JS	JMA
DATE	SCALE AS SHOWN
AUGUST 27, 2021	
PROJECT NO.	DRAWING NO.
4870	5



THE SELECTION OF THE SCALE OF THIS DRAWING IS THE RESPONSIBILITY OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DRAWING FROM UNAUTHORIZED REPRODUCTION OR ALTERATION. THE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DRAWING FROM UNAUTHORIZED REPRODUCTION OR ALTERATION. THE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DRAWING FROM UNAUTHORIZED REPRODUCTION OR ALTERATION. THE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DRAWING FROM UNAUTHORIZED REPRODUCTION OR ALTERATION.



SPILL CONTROL AND FUELING PLAN NOTES:

- THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION, FUELING AND CLEANUPS:
- FUELING SHALL BE PERFORMED OUTSIDE OF THE BUFFER AREA. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE REFINISHMENT AND CLEANUP SUPPLIES.
 - MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE, BUT NOT BE LIMITED TO, BROOMS, DISPOSAL BAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
 - ALL SPILLS WILL BE REPORTED IMMEDIATELY AFTER DISCOVERY. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH HAZARDOUS SUBSTANCES.
 - SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL. THE SPILL CONTROL & PREVENTION LOG FORM PROVIDED IN APPENDIX C SHALL BE USED FOR THIS PURPOSE.
 - THE SPILL PREVENTION PLAN WILL BE REVISITED TO INCLUDE MEASURES TO PREVENT A REPEAT TYPE OF SPILL FROM RE-OCCURRING AND HOW TO CLEAN UP THE SPILL, IF IT DOES RE-OCCUR AS A CONSEQUENCE OF THE SPILL.
 - THE JOB SUPERVISOR RESPONSIBLE FOR SPILL SITE OPERATIONS WILL BE DESIGNATED AS THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE AT LEAST THREE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BE RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF THE RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRUCKER ON SITE.

TEMPORARY WETLAND MITIGATION NOTE:

- WETLAND AREAS ARE TEMPORARILY DISTURBED. STOCKPILE WETLAND TOPSOIL AND REPLACE THE TOPSOIL TO THE ORIGINAL GRADE AFTER GRADING IS COMPLETED. APPLY ERNET (EMMA-120 OR SIMILAR) AT A RATE OF 8 POUNDS/1000SF. APPLY CLEAN STRAW AS A MULCH AT THE RATE OF 37 POUNDS/1000SF. APPLY ERNET (EMMA-120 OR SIMILAR) TO THE MULCH AT A RATE OF 8 POUNDS/1000SF. COMPLETION OF THIS APPROACH WILL ACCOMPLISH 1:1 RESTORATION OF TEMPORARY WETLAND DISTURBANCE.

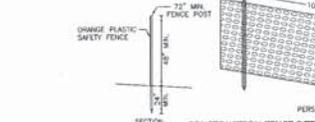
EROSION & SEDIMENT CONTROL PLAN NOTES:

- TOWN OF CARMEL WETLAND INSPECTOR WILL BE NOTIFIED FOR INSPECTION OF SILT FENCE PRE AND POST CONSTRUCTION.
- ANY FILL REQUIRED WILL BE COVERED PER NYSDC REGULATIONS.
- NO FUELING, CONSTRUCTION OR STAGING OF CONSTRUCTION EQUIPMENT WILL OCCUR ON WETLANDS.

CONSTRUCTION NOTES FOR PRE-FABRICATED SILT FENCE:

- FABRICATED SILT FENCE, ENVIROFENCE, OR APPROVED EQUAL.
- MINIMUM TWO SECTIONS OF FILTER CLOTH ALONG EACH OTHER THEY SHALL BE OVERLAPPED BY 30" ROWS AND FINISHED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND FINISHED.

CONSTRUCTION ENTRANCE DETAIL #1:



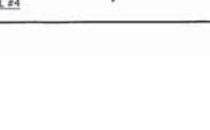
CONSTRUCTION FENCE DETAIL #4:



CONSTRUCTION NOTES FOR PRE-FABRICATED SILT FENCE:

- FABRICATED SILT FENCE, ENVIROFENCE, OR APPROVED EQUAL.
- MINIMUM TWO SECTIONS OF FILTER CLOTH ALONG EACH OTHER THEY SHALL BE OVERLAPPED BY 30" ROWS AND FINISHED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND FINISHED.

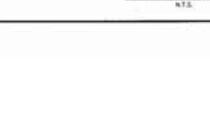
SILT FENCE DETAIL #2:



CONSTRUCTION NOTES FOR PRE-FABRICATED SILT FENCE:

- FABRICATED SILT FENCE, ENVIROFENCE, OR APPROVED EQUAL.
- MINIMUM TWO SECTIONS OF FILTER CLOTH ALONG EACH OTHER THEY SHALL BE OVERLAPPED BY 30" ROWS AND FINISHED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND FINISHED.

STOCKPILE DETAIL #5:



REVISION	DATE	DESCRIPTION
9	04-24-24	PER FWS DPE COMMENTS 4-18-24
8	04-09-24	DRY POND & LIMIT OF DISTURBANCE
7	02-12-24	LIMIT OF DISTURBANCE PER TOWN ENGINEER
6	01-19-24	DRAINAGE REVISION PER BUILDING LAYOUT
5	08-02-23	DRAINAGE REVISION PER INFILTRATION TEST
4	02-25-23	PER PLANNING BOARD 2-10-23
3	02-07-23	PER 2-3-23 ECR MEETING
2	01-25-23	PER FWS MTS 1-13-23 PER ECR & FWS SUBMISSION
1	11-15-21	PER FWS MTS 8-22-21

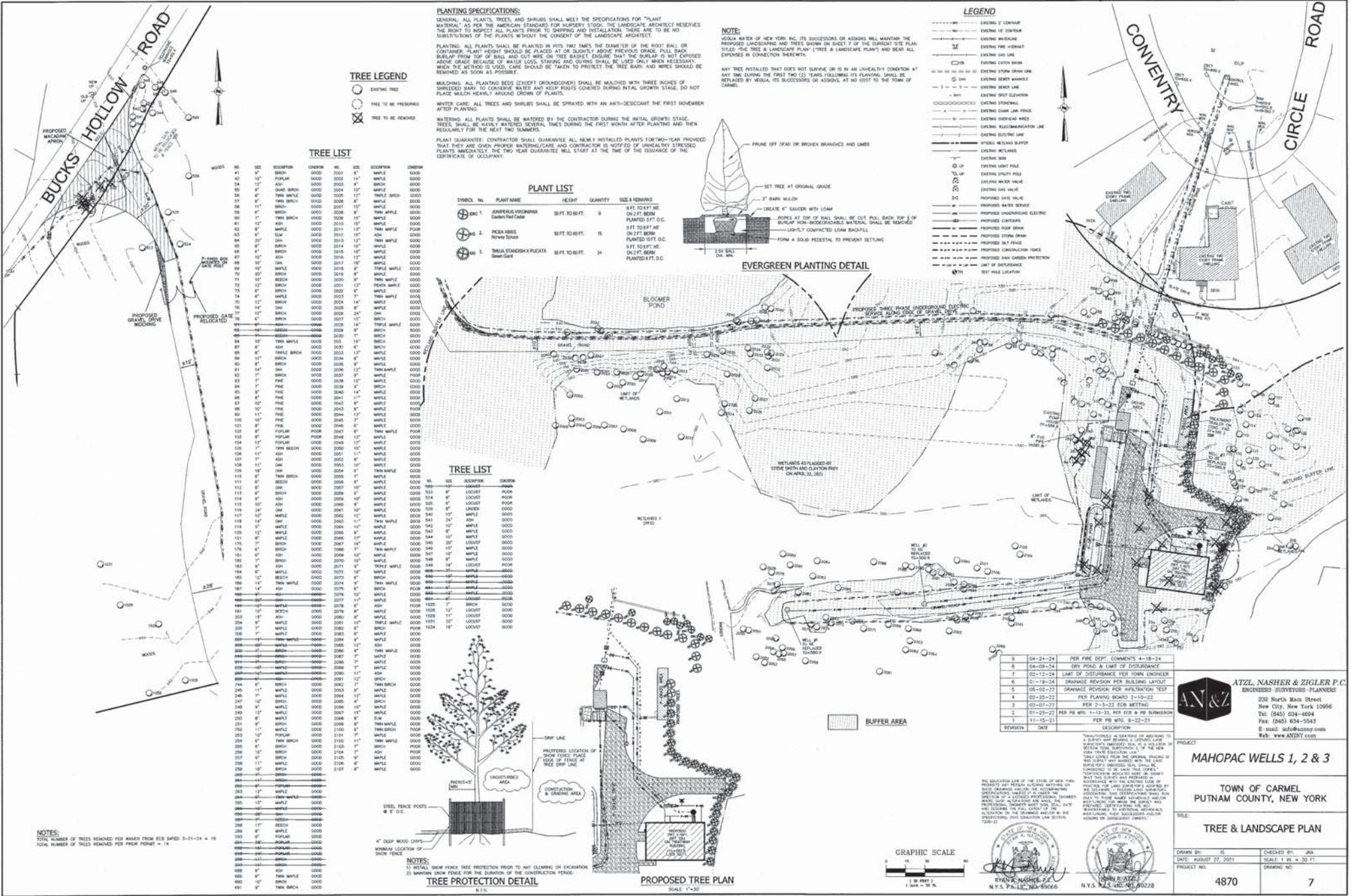
AN&Z
ATZL, NASHER & ZIGLER P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 232 North Main Street
 New City, New York 10956
 Tel: (845) 634-4684
 Fax: (845) 634-5543
 E-mail: info@annzy.com
 Web: www.annzy.com

MAHOPAC WELLS 1, 2 & 3

**TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK**

**EROSION & SEDIMENT
 CONTROL PLAN**

FORM NO.:	ISSUE	CHECKED BY:
DATE:	AUGUST 29, 2021	SCALE: 1" = 30' FT.
PROJECT NO.:		DRAWING NO.:



PLANTING SPECIFICATIONS:
 GENERAL: ALL PLANTS, TREES, AND SHRUBS SHALL MEET THE SPECIFICATIONS FOR "PLANT MATERIAL" AS PER THE AMERICAN STANDARDS FOR NURSERY STOCK. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REQUEST ALL PLANTS PRIOR TO SHIPPING AND INSTALLATION. THERE ARE TO BE NO SUBSTITUTIONS OF THE PLANTS WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT.
 PLANTING: ALL PLANTS SHALL BE PLANTED IN WITH TWO TIMES THE DIAMETER OF THE ROOT BALL OR CONTAINER. PLANT HEIGHT SHOULD BE PLACED AT OR SLIGHTLY ABOVE PREVIOUS GRADE. FULL BACK BURLAP FROM TOP OF BALL AND OUT WIRE ON TREE BASKET INSURE THAT THE BURLAP IS NOT DAMAGED ABOVE GRADE BECAUSE OF WATER LOSS. STAKING AND OILING SHALL BE USED ONLY WHEN NECESSARY. WHEN THE METHOD IS USED, CARE SHOULD BE TAKEN TO PROTECT THE TREE BARK AND WIRE SHOULD BE REMOVED AS SOON AS POSSIBLE.
 MULCHING: ALL PLANTING BEDS (EXCEPT GROUNDCOVER) SHALL BE MULCHED WITH THREE INCHES OF SPREADS BARK TO CONSERVE WATER AND KEEP ROOTS COVERED DURING INITIAL GROWTH STAGE. DO NOT PLACE MULCH HEAVILY AROUND CROWN OF PLANTS.
 WATER CARE: ALL TREES AND SHRUBS SHALL BE SPRAYED WITH AN ANTI-DESICCANT THE FIRST NOVEMBER AFTER PLANTING.
 WATERING: ALL PLANTS SHALL BE WATERED BY THE CONTRACTOR DURING THE INITIAL GROWTH STAGE. TREES SHALL BE MANUALLY WATERED SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND THEN REGULARLY FOR THE NEXT TWO SEASONS.
 PLANT GUARANTEE: CONTRACTOR SHALL GUARANTEE ALL NEWLY INSTALLED PLANTS FORTWO-YEAR PERIOD THAT THEY ARE GIVEN PROPER WATERING/CARE AND CONTRACTOR IS NOTIFIED OF UNHEALTHY STRESSED PLANTS IMMEDIATELY THE TWO YEAR GUARANTEE WILL START AT THE TIME OF THE ISSUANCE OF THE CERTIFICATE OF COMPLETION.

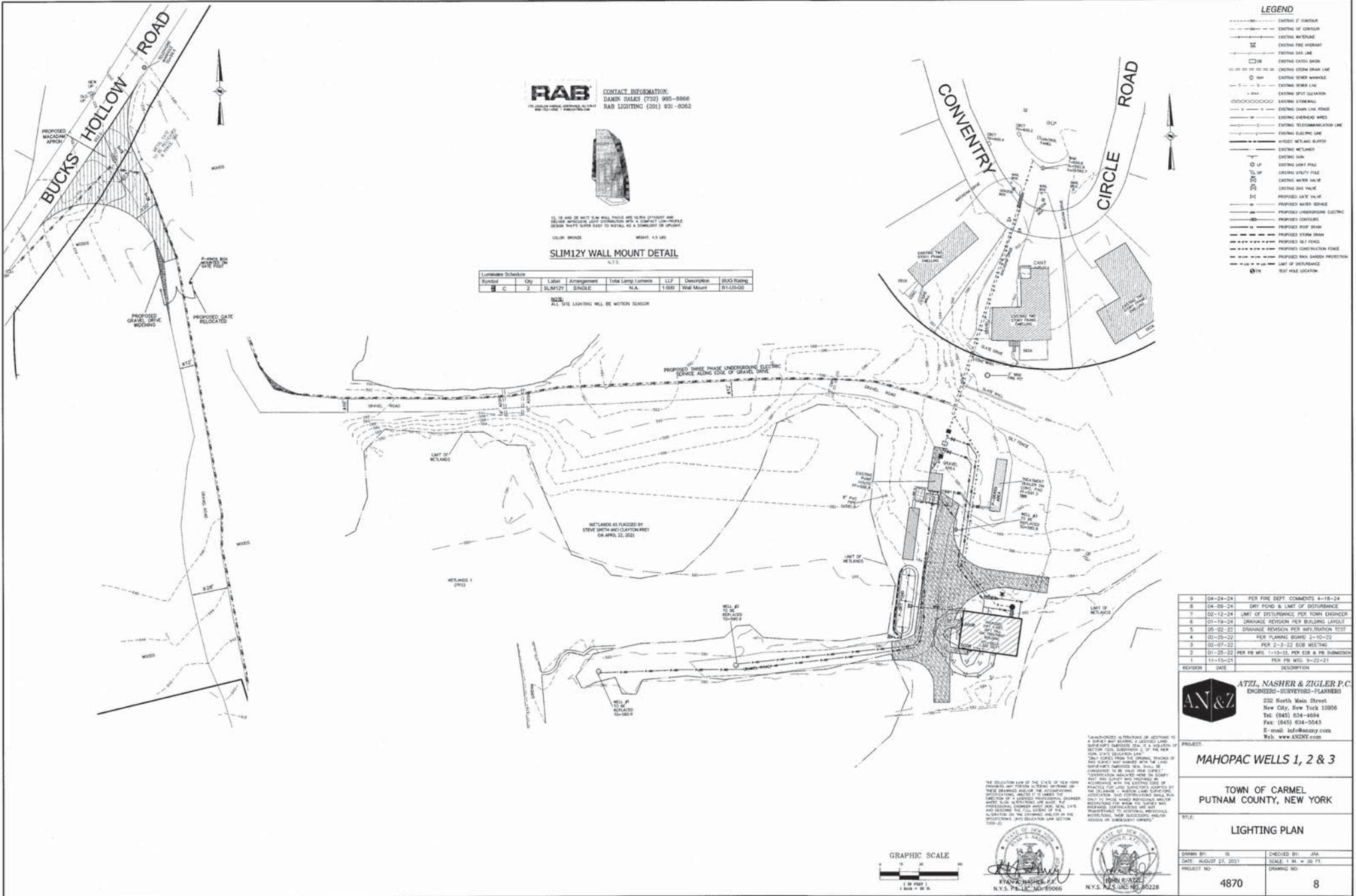
NOTE:
 NYCLA WATER OF NEW YORK, INC. ITS SUCCESSORS OR ASSIGNS WILL MAINTAIN THE PROPOSED LANDSCAPING AND TREES SHOWN ON SHEET 7 OF THE CURRENT SITE PLAN. THE TREE & LANDSCAPE PLAN ("TREE & LANDSCAPE PLAN") AND BEAR ALL EXPENSES IN CONNECTION THEREWITH.
 ANY TREE INSTALLED THAT DOES NOT SURVIVE OR IS IN AN UNHEALTHY CONDITION AT ANY TIME DURING THE FIRST TWO (2) YEARS FOLLOWING ITS PLANTING, SHALL BE REPLACED BY NYCLA, ITS SUCCESSORS OR ASSIGNS, AT NO COST TO THE TOWN OF CARMEL.

TREE LEGEND

- EXISTING TREE
- TREE TO BE PRESERVED
- ⊗ TREE TO BE REMOVED

TREE LIST

NO.	SIZE	DESCRIPTION	QUANTITY	NO.	SIZE	DESCRIPTION	QUANTITY
41	8"	BIRCH	0000	3020	8"	MAPLE	0000
42	10"	POPLAR	0000	3023	14"	MAPLE	0000
44	12"	ASH	0000	3028	8"	BIRCH	0000
50	8"	QUAK BIRCH	0000	3024	10"	MAPLE	0000
52	8"	TRIN MAPLE	0000	3026	8"	TRIN MAPLE	0000
55	8"	TRIN MAPLE	0000	3027	10"	MAPLE	0000
56	11"	TRIN MAPLE	0000	3029	8"	TRIN MAPLE	0000
60	7"	BIRCH	0000	3030	10"	MAPLE	0000
61	12"	ASH	0000	3032	10"	ASH	0000
62	8"	MAPLE	0000	3031	13"	TRIN MAPLE	POOR
63	8"	ASH	0000	3032	10"	ASH	0000
64	20"	DA	0000	3033	13"	TRIN MAPLE	POOR
65	8"	BIRCH	0000	3034	10"	MAPLE	0000
66	8"	BIRCH	0000	3035	10"	MAPLE	0000
68	10"	DA	0000	3037	10"	MAPLE	0000
69	10"	BIRCH	0000	3038	8"	TRIN MAPLE	POOR
70	20"	BIRCH	0000	3039	8"	MAPLE	0000
71	12"	BIRCH	0000	3040	13"	TRIN MAPLE	POOR
72	12"	BIRCH	0000	3041	13"	MAPLE	0000
73	12"	BIRCH	0000	3042	13"	TRIN MAPLE	POOR
74	8"	MAPLE	0000	3043	13"	MAPLE	0000
75	12"	BIRCH	0000	3044	13"	MAPLE	0000
76	12"	BIRCH	0000	3045	14"	MAPLE	0000
77	12"	BIRCH	0000	3046	24"	DA	0000
78	6"	BIRCH	0000	3047	10"	BIRCH	0000
79	8"	ASH	0000	3048	14"	TRIN MAPLE	POOR
80	8"	ASH	0000	3049	8"	TRIN MAPLE	POOR
81	8"	ASH	0000	3050	8"	TRIN MAPLE	POOR
82	8"	ASH	0000	3051	14"	MAPLE	0000
83	8"	ASH	0000	3052	14"	MAPLE	0000
84	8"	ASH	0000	3053	14"	MAPLE	0000
85	8"	ASH	0000	3054	14"	MAPLE	0000
86	8"	ASH	0000	3055	14"	MAPLE	0000
87	8"	ASH	0000	3056	14"	MAPLE	0000
88	8"	ASH	0000	3057	14"	MAPLE	0000
89	8"	ASH	0000	3058	14"	MAPLE	0000
90	8"	ASH	0000	3059	14"	MAPLE	0000
91	8"	ASH	0000	3060	14"	MAPLE	0000
92	8"	ASH	0000	3061	14"	MAPLE	0000
93	8"	ASH	0000	3062	14"	MAPLE	0000
94	8"	ASH	0000	3063	14"	MAPLE	0000
95	8"	ASH	0000	3064	14"	MAPLE	0000
96	8"	ASH	0000	3065	14"	MAPLE	0000
97	8"	ASH	0000	3066	14"	MAPLE	0000
98	8"	ASH	0000	3067	14"	MAPLE	0000
99	8"	ASH	0000	3068	14"	MAPLE	0000
100	8"	ASH	0000	3069	14"	MAPLE	0000
101	8"	ASH	0000	3070	14"	MAPLE	0000
102	8"	ASH	0000	3071	14"	MAPLE	0000
103	8"	ASH	0000	3072	14"	MAPLE	0000
104	8"	ASH	0000	3073	14"	MAPLE	0000
105	8"	ASH	0000	3074	14"	MAPLE	0000
106	11"	ASH	0000	3075	8"	BIRCH	POOR
107	11"	ASH	0000	3076	8"	BIRCH	POOR
108	11"	ASH	0000	3077	11"	BIRCH	POOR
109	11"	ASH	0000	3078	8"	ASH	POOR
110	11"	ASH	0000	3079	8"	ASH	POOR
111	8"	BIRCH	0000	3080	11"	ASH	POOR
112	8"	BIRCH	0000	3081	11"	ASH	POOR
113	8"	BIRCH	0000	3082	11"	ASH	POOR
114	8"	BIRCH	0000	3083	11"	ASH	POOR
115	10"	ASH	0000	3084	11"	MAPLE	0000
116	10"	ASH	0000	3085	11"	MAPLE	0000
117	10"	ASH	0000	3086	11"	MAPLE	0000
118	10"	ASH	0000	3087	11"	MAPLE	0000
119	10"	ASH	0000	3088	11"	MAPLE	0000
120	10"	ASH	0000	3089	11"	MAPLE	0000
121	10"	ASH	0000	3090	11"	MAPLE	0000
122	10"	ASH	0000	3091	11"	MAPLE	0000
123	10"	ASH	0000	3092	11"	MAPLE	0000
124	10"	ASH	0000	3093	11"	MAPLE	0000
125	10"	ASH	0000	3094	11"	MAPLE	0000
126	10"	ASH	0000	3095	11"	MAPLE	0000
127	10"	ASH	0000	3096	11"	MAPLE	0000
128	10"	ASH	0000	3097	11"	MAPLE	0000
129	10"	ASH	0000	3098	11"	MAPLE	0000
130	10"	ASH	0000	3099	11"	MAPLE	0000
131	10"	ASH	0000	3100	11"	MAPLE	0000
132	10"	ASH	0000	3101	11"	MAPLE	0000
133	10"	ASH	0000	3102	11"	MAPLE	0000
134	10"	ASH	0000	3103	11"	MAPLE	0000
135	10"	ASH	0000	3104	11"	MAPLE	0000
136	10"	ASH	0000	3105	11"	MAPLE	0000
137	10"	ASH	0000	3106	11"	MAPLE	0000
138	10"	ASH	0000	3107	11"	MAPLE	0000
139	10"	ASH	0000	3108	11"	MAPLE	0000
140	10"	ASH	0000	3109	11"	MAPLE	0000
141	10"	ASH	0000	3110	11"	MAPLE	0000
142	10"	ASH	0000	3111	11"	MAPLE	0000
143	10"	ASH	0000	3112	11"	MAPLE	0000
144	10"	ASH	0000	3113	11"	MAPLE	0000
145	10"	ASH	0000	3114	11"	MAPLE	0000
146	10"	ASH	0000	3115	11"	MAPLE	0000
147	10"	ASH	0000	3116	11"	MAPLE	0000
148	10"	ASH	0000	3117	11"	MAPLE	0000
149	10"	ASH	0000	3118	11"	MAPLE	0000
150	10"	ASH	0000	3119	11"	MAPLE	0000
151	10"	ASH	0000	3120	11"	MAPLE	0000
152	10"	ASH	0000	3121	11"	MAPLE	0000
153	10"	ASH	0000	3122	11"	MAPLE	0000
154	10"	ASH	0000	3123	11"	MAPLE	0000
155	10"	ASH	0000	3124	11"	MAPLE	0000
156	10"	ASH	0000	3125	11"	MAPLE	0000
157	10"	ASH	0000	3126	11"	MAPLE	0000
158	10"	ASH	0000	3127	11"	MAPLE	0000
159	10"	ASH	0000	3128	11"	MAPLE	0000
160	10"	ASH	0000	3129	11"	MAPLE	0000
161	10"	ASH	0000	3130	11"	MAPLE	0000
162	10"	ASH	0000	3131	11"	MAPLE	0000
163	10"	ASH	0000	3132	11"	MAPLE	0000
164	10"	ASH	0000	3133	11"	MAPLE	0000
165	10"	ASH	0000	3134	11"	MAPLE	0000
166	10"	ASH	0000	3135	11"	MAPLE	0000
167	10"	ASH	0000	3136	11"	MAPLE	0000
168	10"	ASH	0000	3137	11"	MAPLE	0000
169	10"	ASH	0000	3138	11"	MAPLE	0000
170	10"	ASH	0000	3139	11"	MAPLE	0000
171	10"	ASH	0000	3140	11"	MAPLE	0000
172	10"	ASH	0000	3141	11"	MAPLE	0000
173	10"	ASH	0000	3142	11"	MAPLE	0000
174	10"	ASH	0000	3143	11"	MAPLE	0000
175	10"	ASH	0000	3144	11"	MAPLE	0000
176	10"	ASH	0000	3145	11"	MAPLE	0000
177	10"	ASH	0000	3146	11"	MAPLE	0000
178	10"	ASH	0000	3147	11"	MAPLE	0000
179	10"	ASH	0000	3148	11"	MAPLE	0000
180	10"	ASH	0000	3149	11"	MAPLE	0000
181	10"	ASH	0000	3150	11"	MAPLE	0000
182	10"	ASH	0000	3151	11"	MAPLE	0000
183	10"	ASH	0000	3152	11"	MAPLE	0000
184	10"	ASH	0000	3153	11"	MAPLE	0000
185	10"	ASH	0000	3154	11"	MAPLE	0000
186	10"	ASH	0000	3155	11"	MAPLE	0000
187	10"	ASH	0000	3156	11"	MAPLE	0000
188	10"	ASH	0000	3157	11"	MAPLE	0000
189	10"	ASH	0000	3158	11"	MAPLE	0000
190	10"	ASH	0000	3159	11"	MAPLE	0000
191	10"	ASH	0000	3160	11"	MAPLE	0000
192	10"	ASH	0000	3161	11"	MAPLE	0000
193	10"	ASH	0000	3162	11"	MAPLE	0000
194	10"	ASH	0000	3163	11"	MAPLE	0000
195	10"	ASH	0000	3164	11"	MAPLE	0000
196	10"	ASH	0000	3165	11"	MAPLE	0000
197	10"	ASH	0000	3166	11"	MAPLE	0000
198	10"	ASH	0000	3167	11"	MAPLE	0000
199	10"	ASH	0000	3168	11"	MAPLE	0000
200	10"	ASH	0000	3169	11"	MAPLE	0000
201	10"	ASH	0000	3170	11"	MAPLE	0000
202	10"	ASH	0000	3171	11"	MAPLE	0000
203	10"	ASH	0000	3172	11"	MAPLE	0000
204	10"	ASH	0000	3173	11"	MAPLE	0000
205	10"	ASH	0000	3174	11"	MAPLE	0000
206	10"	ASH	0000	3175	11"	MAPLE	0000
207	10"	ASH	0000	3176	11"	MAPLE	0000
208	10"	ASH	0000	3177	11"	MAPLE	0000
209	10"	ASH	0000	3178	11"	MAPLE	0000
210	10"	ASH	0000	3179	11"	MAPLE	0000
211	10"	ASH	0000	3180	11"	MAPLE	0000
212	10"	ASH	0000	3181	11"	MAPLE	0000
213	10"	ASH	0000	3182	11"	MAPLE	0000
214	10"	ASH	0000	3183	11"	MAPLE	0000
215	10"	ASH	0000	3184	11"	MAPLE	0000
216	10"	ASH	0000	3185	11"	MAPLE	0000
217	10"	ASH	0000	3186	11"	MAPLE	0000
218	10"	ASH	0000	3187	11"	MAPLE	0000
219	10"	ASH	0000	3188	11"	MAPLE	0000
220	10"	ASH	0000	3189	11"	MAPLE	0000
221	10"	ASH	0000	3190	11"	MAPLE	0000
222	10"	ASH	0000	3191	11"	MAPLE	0000
223	10"	ASH	0000	3192	11"	MAPLE	0000
224							



RAB CONTACT INFORMATION:
 DANIEL GALETTI (703) 905-8866
 RAB LIGHTING (201) 931-8082



SLIM12Y WALL MOUNT DETAIL
 N.T.S.

Luminaire Schedule	Symbol	City	Label	Arrangement	Total Lamp Lumens	LLI	Mounting	Height Rating
C	2		SLIM12Y	SINGLE	N/A	1.000	Wall Mount	81-120-00

NOTE:
 ALL SITE LIGHTING WILL BE MOTION SENSOR

REVISION	DATE	DESCRIPTION
9	04-24-24	PER FIRE DEPT COMMENTS 4-18-24
8	04-09-24	DRY POND & LIMIT OF DISTURBANCE
7	02-12-24	LIMIT OF DISTURBANCE PER TOWN ENGINEER
6	01-19-24	DRAINAGE REVISION PER BUILDING LAUREL
5	05-02-23	DRAINAGE REVISION PER INSULATION TEST
4	02-25-22	PER PLANNING BOARD 2-10-22
3	02-07-22	PER 2-3-22 EOB MEETING
2	01-25-22	PER PB MTS 1-13-22, PER EOB & PB SUBMISSION
1	11-15-21	PER PB MTS 8-22-21

ATZEL, NASHER & ZIGLER P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 232 North Main Street
 New City, New York 10956
 Tel: (845) 634-6604
 Fax: (845) 634-5543
 E-mail: info@anzy.com
 Web: www.anzy.com

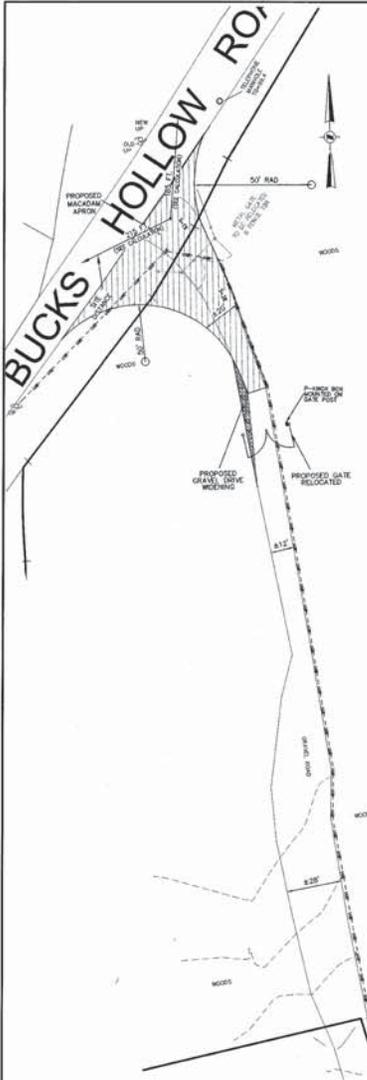
PROJECT:
MAHOPAC WELLS 1, 2 & 3
 TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK

TITLE:
LIGHTING PLAN

DRAWN BY: IS	CHECKED BY: JGA
DATE: AUGUST 23, 2021	SCALE: 1" = 30' FT.
PROJECT NO: 4870	DRAWING NO: 8

THE ELECTION LAW OF THE STATE OF NEW YORK...
 A SURVEY MAP...
 THE ELECTION LAW OF THE STATE OF NEW YORK...
 A SURVEY MAP...
 THE ELECTION LAW OF THE STATE OF NEW YORK...
 A SURVEY MAP...

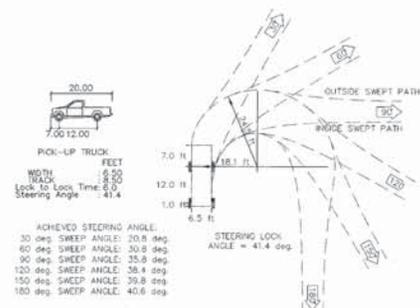




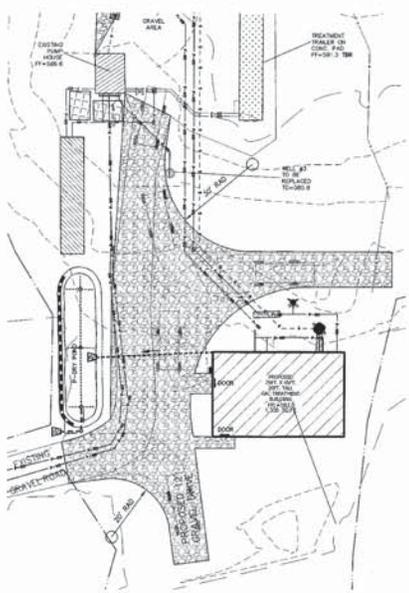
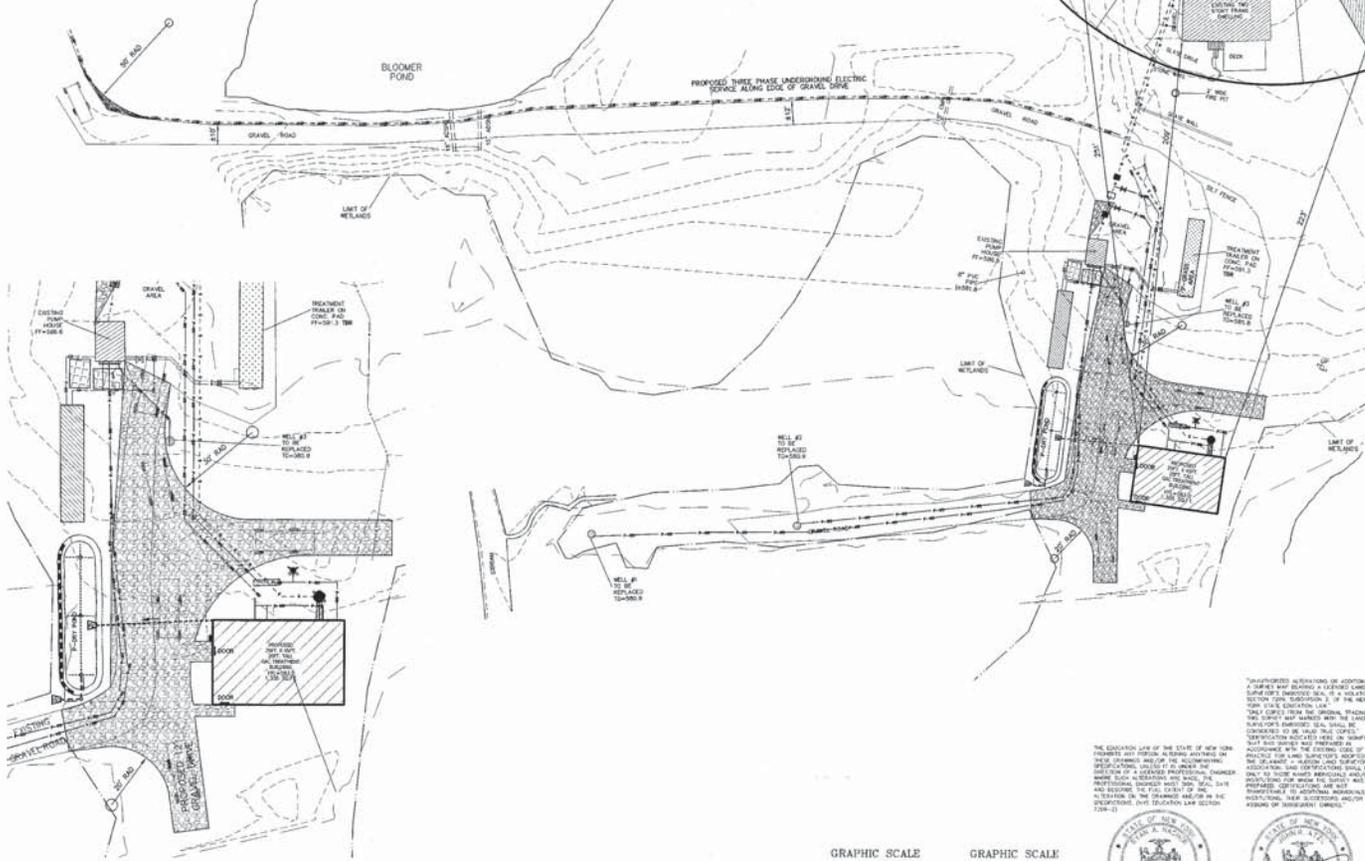
VEHICLE TRAVELING DOWNHILL TOWARD THE SITE:
 SIGHT DISTANCE, $S = (1.47 \times V^3) \div \frac{20}{30}$
 $S = (1.47 \times 30^3) \div \frac{20}{30}$
 $S = 213.05 \text{ FT.} \rightarrow \text{USE } 215 \text{ FT.}$

VEHICLE TRAVELING UPHILL TOWARD THE SITE:
 SIGHT DISTANCE, $S = (1.47 \times V^3) \div \frac{20}{30}$
 $S = (1.47 \times 30^3) \div \frac{20}{30}$
 $S = 188.8 \text{ FT.} \rightarrow \text{USE } 185 \text{ FT.}$

N₁. PERCEPTION TIME = 2.5 SEC.
 V. VEHICLE DESIGN SPEED = 30 MPH
 A. ACCELERATION RATE = 11.2 FT./SEC²
 G. ACCELERATION OF GRAVITY = 32.2 FT./SEC²
 C. ROAD SLOPE IN DECIMAL (NEGATIVE IF THE ROADWAY IS DOWNHILL) = - 0.026



LARGE PICK-UP TRUCK RADIUS DETAIL



TRUCK RADIUS PLAN
 SCALE: 1" = 20'

LEGEND

- EXISTING T. CURB/SPR
- EXISTING UT. CURB/SPR
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER DRAINAGE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING SPOT ELEVATION
- EXISTING ELEVATION
- EXISTING CHAIN LINK FENCE
- EXISTING OVERHEAD WIRE
- EXISTING TELECOMMUNICATION LINE
- EXISTING SLEEPING LINE
- PHYSICAL RELAY BUFFER
- EXISTING WELLS
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS VALVE
- PROPOSED MANHOLE COVER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED CONTOUR
- PROPOSED ROOF DRAIN
- PROPOSED STORM DRAIN
- PROPOSED SUT FENCE
- PROPOSED CONSTRUCTION FENCE
- PROPOSED SAND BARREL RETENTION
- LIMIT OF DISTURBANCE
- BEST HOLE LOCATION

9	04-24-24	PER FIRE DEPT COMMENTS 4-18-24
8	04-09-24	DRY POND & LIMIT OF DISTURBANCE
7	02-12-24	LIMIT OF DISTURBANCE PER TOWN ENGINEER
6	01-19-24	DRAINAGE REVISION PER BUILDING LAYOUT
5	05-02-23	DRAINAGE REVISION PER INFILTRATION TEST
4	02-27-23	PER PLANNING BOARD 2-10-23
3	02-07-23	PER 2-3-23 EGS MEETING
2	01-25-23	PER PB MTS 1-13-23, PER EIR & PB SUBMISSION
1	11-15-21	PER PB MTS 9-22-21

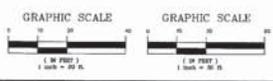
ATZL, NASHER & ZIGLER P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 232 North Main Street
 New City, New York 10956
 Tel: (845) 634-6694
 Fax: (845) 634-5543
 E-mail: info@anzy.com
 Web: www.ANZGY.com

PROJECT:
MAHOPAC WELLS 1, 2 & 3

TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK

TITLE:
TURNING RADIUS
MANEUVERABILITY PLAN

DRAWN BY: IS CHECKED BY: JJA
 DATE: NOVEMBER 15, 2021 SCALE: 1" = 30 FT.
 PROJECT NO: 4870 DRAWING NO: 9



THE EDUCATION LAW OF THE STATE OF NEW YORK...
 I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER...
 I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR...
 I, THE PLANNER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL PLANNER...

THOMAS A. NUGENT
Architect
79 Austin Road
Mahopac, NY 10541
(845) 628-7495

MEMORANDUM

To: Carmel Planning Board, Patrick Cleary AICP, CEP, PP, LEED AP, Richard J. Franzetti P.E Town Engineer, Michael Carnazza, Director of Code Enforcement

From: Thomas Nugent, RA

Date: April 26, 2024

Re: Carrillo, 1849 Rt 6 (Tax Map #55.10-1-16)

The following are amendments to Site Development Plan dated 2/27/24, and revised 4/24/24.

The parking lot area design has been revised based on the comments from the Planning Board meeting, existing conditions noted more clearly. Loading area relocated.

The zoning table has been corrected.

Note regarding proposed occupancy indicating (3)-2 bedroom apartments only and there will be no commercial use proposed

No changes in topography/drainage, paving or building footprint proposed.

Notes regarding HVAC equipment, open space, modifications to building exterior, asphalt removal on neighboring property added.

Water supply and sewerage adequacy calculated and indicated on plan.

Sight distances shown on plan at site entrance.

The proposed three apartments meet code or will be modified to do so as required.

Turning radii indicated on plan.

WATER & SEWERAGE REQUIREMENTS

ENTIRE UNITS PER APARTMENT: FULL BATH 6
 HIGHER SINK 2
 WASHING MACHINE 3
 11 TOTAL

3 APARTMENTS X 11 = 33 TOTAL FU.

STREET WATER MAIN 50 PSI.
 FIXTURE HEIGHT 22 FT
 10' MAX FIXTURE WC
 FIXTURE UNITS IN SYSTEM 33
 DEVELOPED LENGTH 90' x 1.5 135'
 SYSTEM LOSS FLUSH TANK WGS

WATER PRESSURE REDUCTION CALCULATION

A) FIXTURE PRESSURE @ 10' MAX FIXTURE 10 PSI
 B) STATIC HEAD 22' x 1.5 33
 C) PRESSURE LOSS @ METER 2
 A+B+C 27.5

N 22°56'30" W 10.00'

STREET PRESSURE 50 PSI
 REDUCED PRESSURE P.S.C. -27.5
 22.5 PSI

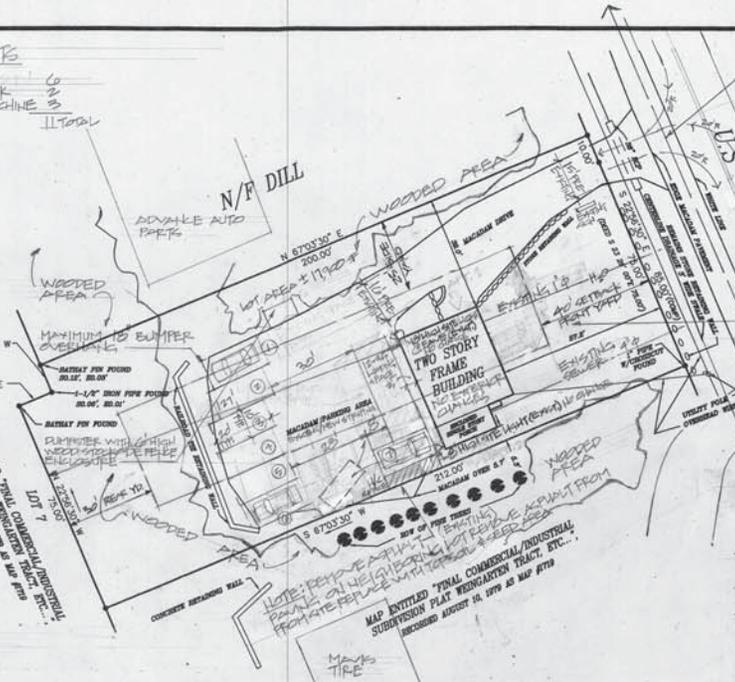
UNIT FRICTION LOSS

22.5 x 99/100 = 22.3 PSI
 PROBABLE FLOW (AMFAS) 20 GPM @ 10 PSI
 20 GPM @ 10 PSI (AMFAS) 1 1/2" MAIN

NOTE: 1 1/2" MAIN EXISTING

SEWERAGE LINE CALCULATION

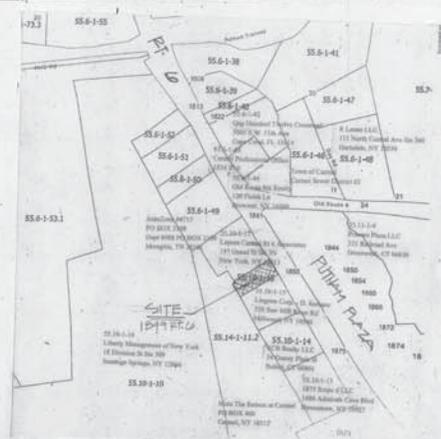
4" LINE IS EXISTING
 4" LINE FLOWED 1/2" PER FOOT OR MORE HAS A CAPACITY OF 180 FU, ONLY 33 FU ARE REQUIRED



EXISTING CURB SIDE LINES OF 200' BACK WAY, NO MODIFICATION OF CLEARING NECESSARY

NOTE: MIN. 500 S.F. FREE UNIT, 2000 S.F. TOTAL GROUND CLEARANCE OF BUILDING DOWN AREA

APPROXIMATE LOCATION OF CATCH BASIN



PLAN OF PROPERTY OWNERS WITHIN 500' OF SITE

SITE DEVELOPMENT PLAN TAX MAP # 55.10-1-10
 SCALE: 1" = 20'

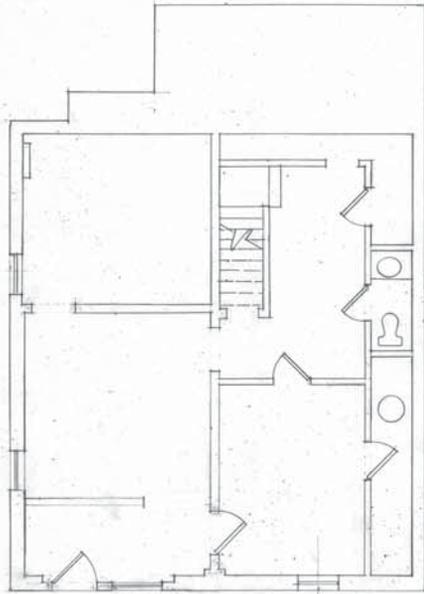
NOTE: NO HVAC EQUIPMENT SHALL BE LOCATED ON SITE. ALL WILL BE LOCATED INSIDE BUILDING. AIR CONTROLLING TO BE EXISTING WINDOW UNITS.

USE	ZONING	SCHEDULE	ZONE C	
	REQUIRED	PROVIDED	NOTICE NEEDED	REMARKS
USE	AS PER ZONE C	AS PER ZONE C	YES	
LOT DIMENSIONS				
FRONTAGE	100' MIN.	85'	YES, 15'	
AREA	40,000 MIN.	17,900 SF	23,100 SF	
LOT WIDTH	200' MIN.	85'	YES, 15'	
LOT DEPTH	200' MIN.	242'	NO	
FRONT YARD SETBACK	40' MIN.	57.2'	NO	
REAR YARD SETBACK	30' MIN.	121'	NO	
SIDE YARD SETBACK	25' MIN.	5.3' EXISTING	YES, 19.7'	
BUILDING HEIGHT	35' MAX.	21'	NO	
FLOOR AREA	5,000 S.F. MIN.	2,923 S.F.	YES, 2,072 S.F.	
BUILDING COVERAGE	30% MAX. 30' x 11,900 SF = 5,970 SF.	1,092 S.F.	NO	
FLOOR AREA RATIO	NA	NA	NA	
OFF STREET PARKING	1 SPACE PER 200 S.F. OF FLOOR AREA = 15 SPACES	2 SPACES PER DWELLING 3 DWELLINGS x 2 = 6 TOTAL	NO	7 SPACES INCLUDING THE SPACE
HANDICAPPED PARKING	1 SPACE MIN.	1 SPACE	NO	
LOADING SPACE 12' x 30'	1 SPACE	1 SPACE	NO	

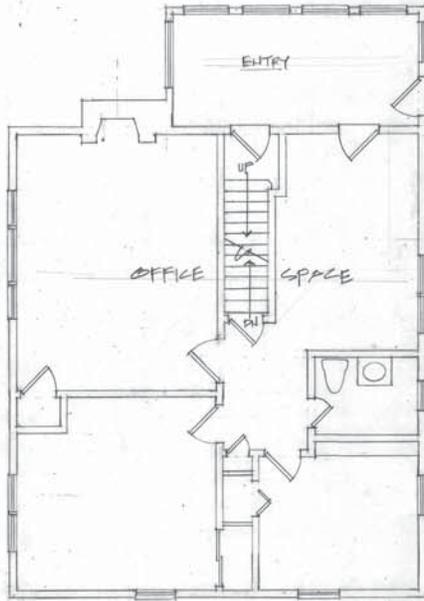
NOTE: EXISTING STRUCTURE TO CONTAIN 3 RESIDENTIAL APARTMENTS ONLY. NO COMMERCIAL SPACE!

TAX MAP # 55.10-1-10

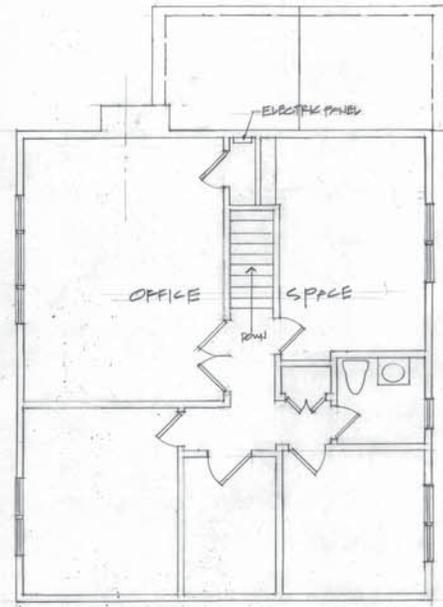
GEN. REV. 3-20-21	PROPOSED APARTMENTS FOR	THOMAS A. NUGENT	64-1
4-24-21	MARCEL CAFFARO	79 Austin Road	
	1819 RAINE CO	Mahopac, NY 10541	
		(845) 628-7495	



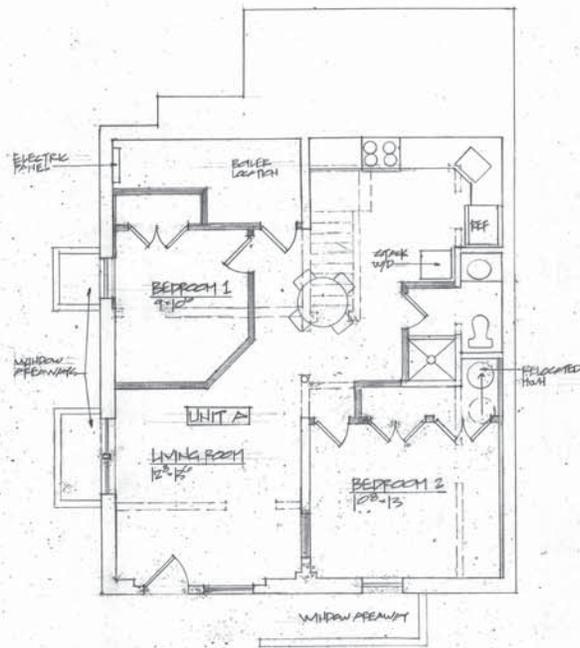
EXISTING
BASEMENT LEVEL
SCALE: 1/4" = 1'-0"



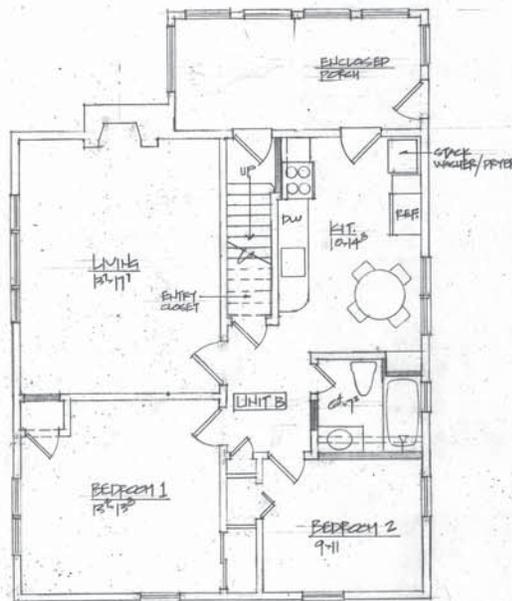
EXISTING
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



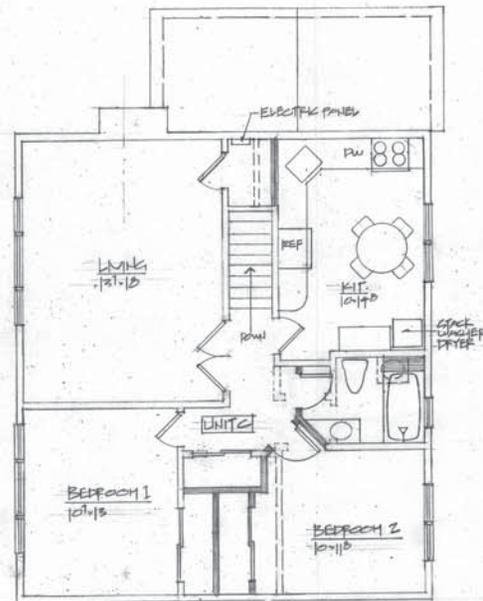
EXISTING
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



BASMENT LEVEL
SCALE: 1/4" = 1'-0"



FIRST FLOOR
SCALE: 1/4" = 1'-0"



SECOND FLOOR
SCALE: 1/4" = 1'-0"

RAYEX DESIGN GROUP

DESIGN PLANNING CONSTRUCTION

**266 SHEAR HILL ROAD
MAHOPAC, NEW YORK 10541
845-621-4000
RAYEXDESIGN@GMAIL.COM**

April 29, 2024

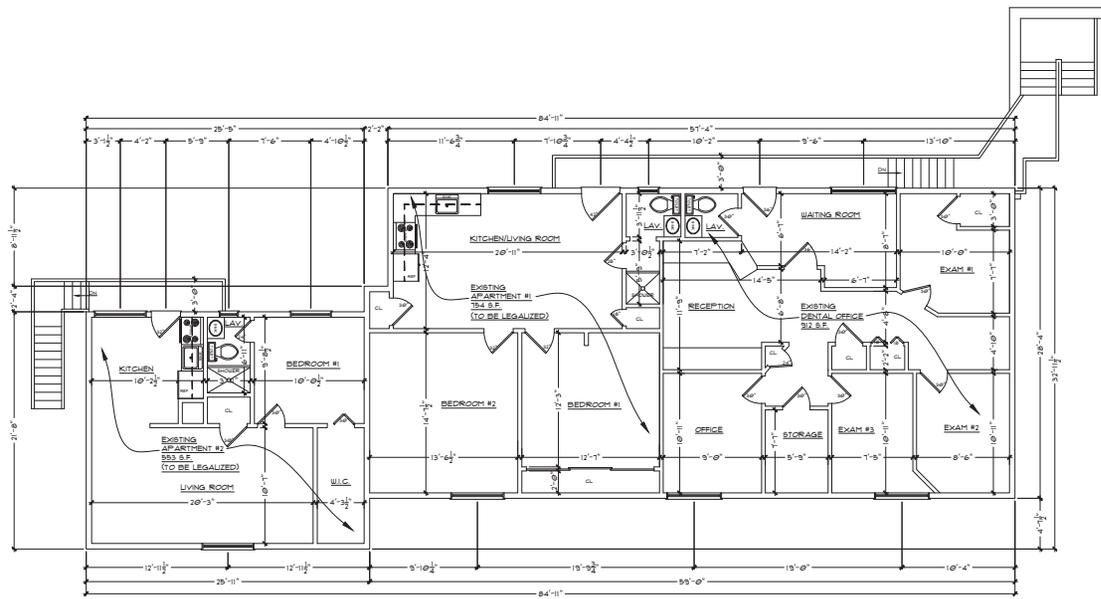
Town of Carmel, Planning Dept
60 McAlpin Avenue
Carmel, NY, 10541

Re: 2 Clark Place TM 75.12-1-42

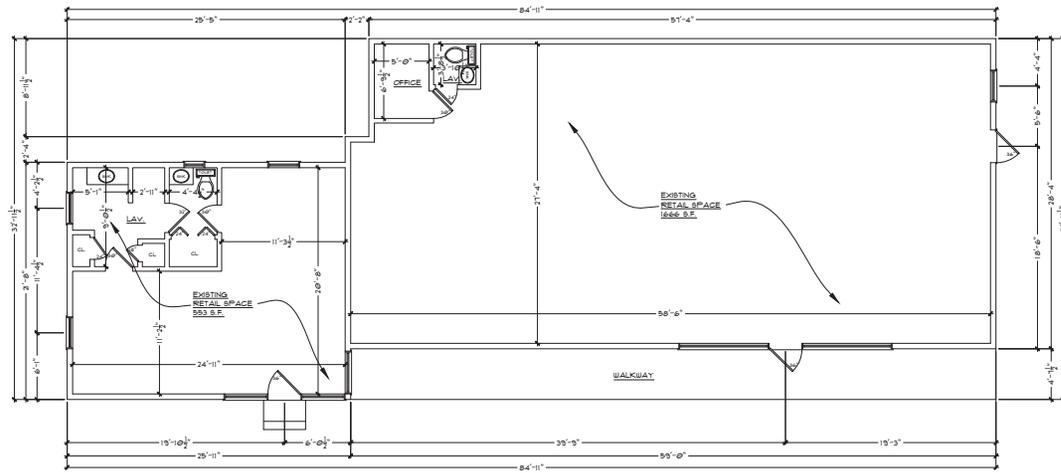
response to memo

1. Variance schedule was added.
2. Legend was added.
3. Copy of survey is attached.
4. Refuse storage bin has been added.
5. All existing lighting has been added.
6. Site distance and graphic representation of vehicle movement along with turning raii added.
7. Site traffic signs have been added to site plan.
8. No construction or disturbance note added to plan.

If I could be of any further assistance, please do not hesitate to contact me.



SECOND FLOOR PLAN 2,119 S.F.
SCALE 3/16" = 1'-0"



FIRST FLOOR PLAN 2,119 S.F.
SCALE 3/16" = 1'-0"



ROY A. FREDRIKSEN, PE
DESIGN • PLANNING • CONSULTING ENGINEERING
288 SHEAR HILL RD • MAHOPAC, NY 10541 • 845-621-4000
RAYEXDESIGN@GMAIL.COM

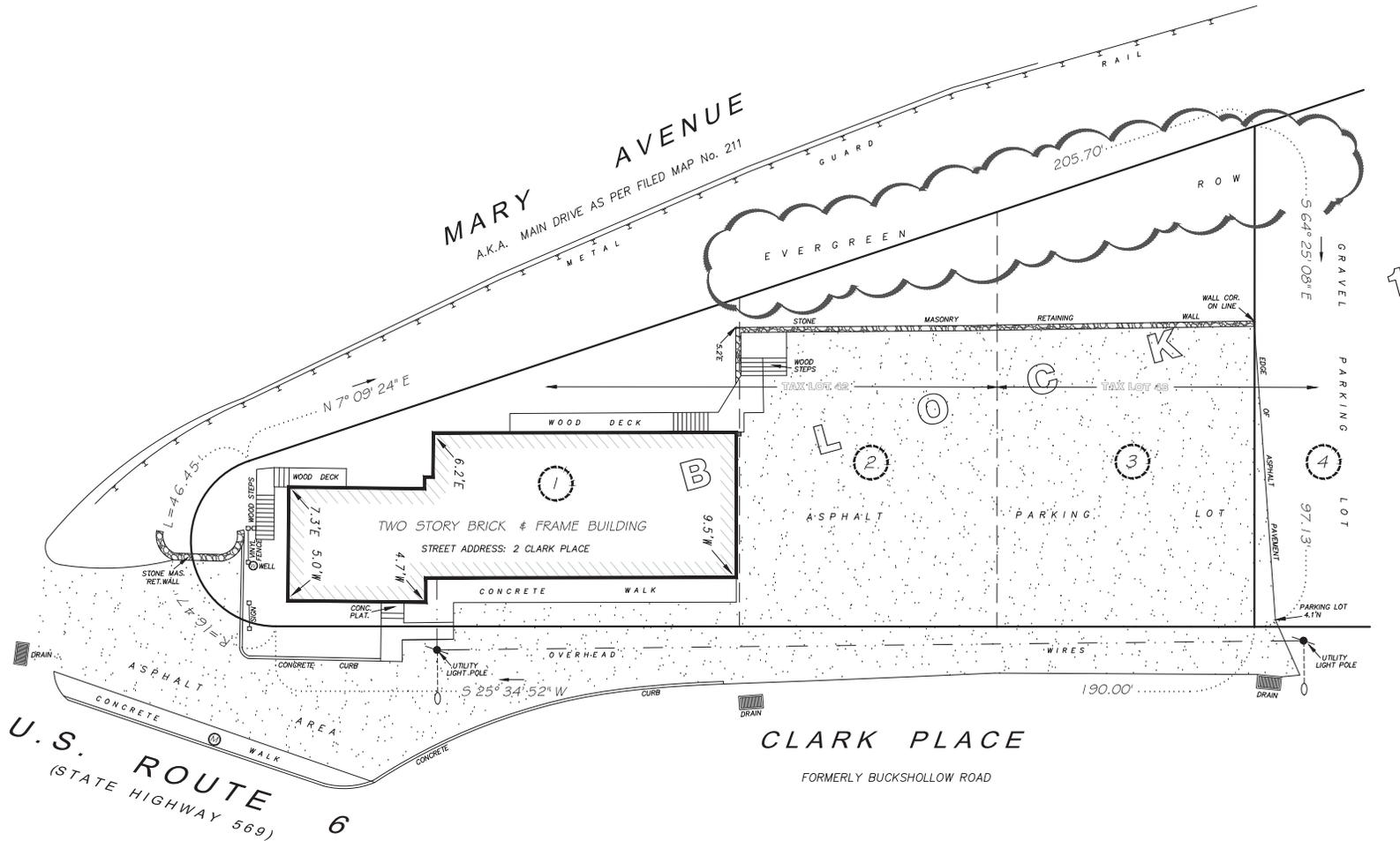
OWNER:	JOB #
2 CLARK PLACE LLC.	
DRN BY:	
CHKD BY:	

PROJECT: LEGALIZATION OF TWO EXISTING APARTMENTS LOCATED AT 2 CLARK PL IN MAHOPAC, NY.	TAX MAP #:
	15.12-1-2

SHEET TITLE: FLOOR PLANS
1 OF 1

REVISIONS: DATE: 3/14/2024





**SURVEY OF PROPERTY
SITUATE IN THE
TOWN OF CARMEL
PUTNAM COUNTY
NEW YORK**

SCALE : 1" = 15'
SURVEYED : NOVEMBER 14, 2023

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF CARMEL
SECTION: 75.12 BLOCK: 1 LOT: 42 & P/O LOT 43
PROPERTY AREA: 12,875 Sq.Ft. - 0.2955 ACRE



**Link
Land Surveyors P.C.**
21 Clark Place, Suite 1-B Mahopac, N.Y. 10541
Phone: 845-678-5857



- THE PREMISES SHOWN HEREON DESIGNATED AS LOTS 1, 2 & 3 ON A CERTAIN MAP ENTITLED, "REVISED MAP OF LAKEVIEW PARK", FILED IN THE PUTNAM COUNTY CLERK'S OFFICE ON JANUARY 28, 1941 AS FILED MAP No. 211
PREMISES ALSO DESCRIBED IN SCHEDULE "A" OF TITLE REPORT PREPARED BY COURT STREET ABSTRACT INC. IN TITLE No. CSA23-08276-P
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS THIS CERTIFICATION SHALL RUN ONLY TO THE PARTY FOR WHOM THIS SURVEY WAS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY AND LENDING INSTITUTION LISTED HEREON. THIS CERTIFICATION SHALL NOT BE TRANSFERABLE.

CERTIFIED TO:
OLD REPUBLIC TITLE INSURANCE COMPANY
COURT STREET ABSTRACT INC. (Title No. CSA23-08276-P)
2 CLARK PLACE, LLC