Telephone
(914) 277-5366

FAX
(914) 277-4093

PLANNING DEPARTMENT

TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

Town of Somers

WESTCHESTER COUNTY, N.Y.

John Currie, Chairman
Jan Corning
Fedora DeLucia
Vicky Gannon
Nancy Gerbino
Eugene Goldenberg
Dennis McNamara

SOMERS PLANNING BOARD
AGENDA
AUGUST 12, 2015
7:30 P.M.

MINUTES Consideration for approval of Draft Minutes for July 8, 2015.

CONTINUATION OF PUBLIC HEARING

1. **GRANITE POINTE FINAL SUBDIVISION [TM: 27.05-3-2,5]**
   Application for Final Subdivision Approval, Steep Slopes, Tree Removal and Stormwater Management and Erosion and Sediment Control Permits. The property is located on the east side of Route 118/202, adjacent to the Amawalk Reservoir and is located in an R-40 Zoning District. Property is owned by Suelain Realty, LLC. for the development of 23 lots in a Cluster Subdivision.

SCHEDULE PUBLIC HEARING

2. **GRANITE POINTE FINAL SUBDIVISION WETLAND PERMIT**
   Application to restore the wetland into proposed project stormwater basin.

PROJECT REVIEW

3. **HIDDEN MEADOW AT SOMERS [15.07-1-6]**
Application for Preliminary Subdivision Approval, Site Plan Approval, Steep Slopes, Wetland, Stormwater Management and Erosion and Sediment Control Permits relative to application of Multifamily Residence Baldwin Place District (MFR-BP) under consideration by the Town Board to a 16.7 acre parcel located along the south side of US Route 6 for the proposed development of 53 units of housing, sixteen of which would be affordable, within 45 townhouse buildings on 45 fee simple lots plus one lot for lands to be owned in common by a Homeowners Association.

DISCUSSION

4. **TOWN OF CARMEL LEAD AGENCY**

- **BALDWIN SUBDIVISION,** located north of Intersection of Route 6 and Baldwin Place Road. Proposed 2-Lot commercial subdivision on 12.93 acres in the C/BP (Commercial/Business Park) Zoning District.

- **ROUTE 6 RETAIL-**located north of intersection of Route 6 and Baldwin Place Road. Proposed commercial building on proposed 3.2 acres on Lot 2 of the Baldwin Subdivision.

- **PCSB MAHOPAC BRANCH**- located north of intersection of Route 6 and Baldwin Place Road. Proposed retail bank establishment on proposed 9.8 acres on Lot 1 of the Baldwin Subdivision.

Next Planning Board Meeting is Wednesday September 9, 2015
Agenda information is also available at www.somersny.com

BIBBO ASSOCIATES, L.L.P.
Consulting Engineers

Joseph J. Buschynski, P.E.
Timothy S. Allen, P.E.
Sabri Barisser, P.E.

August 3, 2015

Somers Planning Board
335 Route 202
Somers, NY 10589-3206

Attn: Mr. John Currie, Chairman

Re: Granite Pointe
Final Subdivision Application

Dear Members of the Board:

In support of Final Subdivision Application and in response to comments received from Woodard & Curran at the Subdivision Application Hearing on July 20, 2015, we offer the following documents and responses:

- 13 prints/copies – Final Construction Plans, 10 sheets (5 full size sets, 8 reduced size 11" x 17")
- 3 copies – Stormwater Pollution Prevention Plan (SWPPP) revisions of the "Simple Method" found in Appendix "E"
- 13 copies – Wetland Application

We offer the following responses:

1. No response necessary.

2. a. No response necessary. Addressed.
   b. No response necessary. Addressed.
   c. No response necessary. Addressed.
   d. Comment noted, we will further discuss with the Town the disposition of the drainage facilities. We agree individual lot infiltrators will be subject to individual deed agreements.
   e. No response necessary. Addressed.
      1. No response necessary. Addressed.
      2. No response necessary. Addressed.

3. The text of the SWPPP explains the maximization of treatment throughout the property. Treatment has been provided to the maximum extent practicable for the WQv/RRv as required by the NYSDEC manual.

3. a. No response necessary. Addressed.
   b. No response necessary. Addressed.
   c. See response to No. 3 above.

4. a. – h. No longer applicable.

5. a. Comment noted. Percolation tests to be provided in coordination with NYSDEC.
   b. No response necessary. Addressed.
   c. Separation distances shown on plan.
   d. Separation distances shown on plan.
   e. Comment noted. Pre-treatment will be addressed in accordance with final lot and house design.
   f. The Cultec detail has been corrected.
   g. Construction fencing is shown around the infiltration practices. Please note the end practices will be used as sediment traps during construction.
   h. No response necessary. Addressed.

6. a. No response necessary. Addressed.
   b. No response necessary. Addressed.
   c. Provided in SWPPP.
   d. Provided in SWPPP.
   e. Provided in SWPPP.
   f. While this comment is a little unclear, 25-feet has been maintained to all structures and planting eliminated in vicinity of spillway.
   g. The planting plan has been prepared.
   h. All stormwater practices have access via easement.
   i. Given the shallow nature of this pond we believe a safety bench is not necessary. Please also note as discussed at the last Planning Board meeting a valid and active NYSDEC SPDES Discharge Permit is still in effect for this project.

7. No response necessary. Addressed.

8. a. Comment noted. Addressed in SWPPP.
   b. Plans as approved by NYSDOT to be provided to satisfy final subdivision approval.
   c. See No. b. above.

9. Comment noted. NYCDEP approval to be provided to satisfy final subdivision approval.

10. a. No response necessary. Addressed.
    b. Comment noted. We believe the crossing of the road passing the historic roadbed has been vetted during Preliminary Subdivision Approval.
    c. Sight easements are shown on the plan.
    d. The applicant has a posted bond on record. If necessary, the bond will be updated.
    e. No response necessary. Addressed.
    f. No response necessary. Addressed.
    g. No response necessary. Addressed.

10. h. See response to 8.b. above.

11. No response necessary. Addressed.

12. No response necessary. Addressed.

13. a. Comment noted. The issue of a pervious shoulder has been addressed on previous projects.
    b. No response necessary. Addressed.

14. a. As suggested "Residential Surface" has been used in the Simple Method Pollutant Loading Calculations using the 0.41 mg/Lt phosphorus concentration and 23% imperviousness. All calculations have been revised. The site's overall phosphorus contribution combined to the reservoir is increased by 0.03 kg/year from the pre development condition. The total change in phosphorus loading is negligible.
    b. There is no way to mitigate this very minimal impact. Without proposed site stormwater facilities the total phosphorus loading would have been 1.03 kg/year or 94.68% increase.

15. Comment noted.

16. a. No response necessary. Addressed.
    b. No response necessary. Addressed.
    c. During the design process, this office consulted with the Town of Somers Water Department regarding the automatic air release valve issue and reconfirmed that the automatic air release valves as they are designed are actually preferred by the Department. It is indicated to us that, they do not want any manual valves installed.
    d. No response necessary. Addressed.
    e. Typical water main trench detail has been revised to specify the required detectable magnetic tape, even though the detail provided exactly matches the Town of Somers Code A 173-21D. This section of the Code does not require a detectable tape. The requirement in this chapter is plastic tape and reads as follows:

    "Pipeline indicators. To indicate the presence of the pipes and minimize the probability of accidental breakage by any future construction operations, the developer shall place an indicator to show the presence of the pipeline. This shall consist of two runs of blue colored non-adhesive plastic tape (surveyors' plastic flagging). The tapes shall be placed in the trench backfill approximately 12 inches apart and centered on the pipe at an elevation approximately 18 inches above the top outside of the pipe."

17. a. No longer applicable.
    b. Plans as approved by the Westchester County Department of Health to be provided to satisfy Final Subdivision Approval.

18. a. Comment noted. Earthwork calculations have not changed since last submittal.
    b. Dust control is addressed on the Erosion & Sediment Control Plan.
    c. No response necessary. Addressed.
    d. No response necessary. Addressed.

18. e. No response necessary. Addressed.
    f. Rip-rap stone size revised as requested.
    g. The construction sequence has been revised to include sediment basin construction.
19. The totals per slope category have been added to Dwg. "EX".

20. Upon receipt of the final tax lot numbers from the assessor through the surveyor the lot numbers will be updated accordingly.

21. An updated wetland application is submitted herewith. As discussed at our last meeting with the Board and discussed in the Preliminary Subdivision Resolution, the wetland in question is a hole filled with leaf litter and junk. The wetland totals less that the Town required size, but the Applicant agreed to apply for a permit to restore the wetland into its stormwater system. The NYSDEC will be contacted for potential jurisdiction prior to the signing of the Plat.

22. Regarding the above, a note has been added to the Plan as requested.

Public Hearing Comments

Previously responded to.

We trust the Board now has enough information from the Public and its Consultants to close the Public hearing and move to Resolution of Final Approval.

Very truly yours,

Timothy S. Allen, P.E.

TSA/mme
Enclosures
cc: J. Barbagallo, P.E.; Woodard & Curran (w/encls)
S. Brown, AICP; F.P. Clark (w/encls)
John Harkins
File

7/02

TOWN OF SOMERS
WESTCHESTER COUNTY, NEW YORK
APPLICATION FOR ENVIRONMENTAL PERMIT
CHAPTER 167 "WETLAND AND WATER COURSE PROTECTION"

APPLICATION FEE:
Alteration of Wetlands: **$200 minimum fee plus $100 per 5,000 S.F. of regulated area or proposed portions thereof to be disturbed.**
Annual Maintenance Permit Renewal Fee: **Administrative Permit: $25.00, Planning Board Permit: $75.00**

OWNER: SUFFLID REALTY **Tel.#:** 232-5121
Mailing Address: BOX 807 KATONAH, NY 10536
APPLICANT: SAME AS OWNER **Tel. #:** _____
Mailing Address: _____
State authority: _____ **If other than owner, authorization must be submitted in writing.**

PREMISES: Sheet: 27.05 **Block:** 2 **Lot:** 215
Situated on the EAST **side of** TONAHANIK ST **(Street),** 200 **feet from the intersection of** OLD TONAHANIK ST. **(Street)**

DESCRIPTION OF WORK AND PURPOSE: PROPOSED CONSTRUCTION OF STORMWATER BASIN FOR GREYSTONE POINTE SUBDIVISION. ACCESS ROAD
SIZE OF ACTIVITY AREA: 7500 SF. (SW BASIN)
Is work proposed in Wetland: X **or Wetland Control Area:** X
Is there an existing house located on the site: NO
Is pond, lake or detention basin proposed to be cleaned: NO
Functions provided by Wetland: STORMWATER COV
Wetland Expert delineating Wetland: BURT LAUX
ESTIMATED QUANTITY OF EXCAVATION: 700 **C.Y.** 700 **CUT** 700 **FILL**
ESTIMATED TOTAL VALUE OF WORK: $15,000
PROPOSED STARTING DATE: 2/16 **PROPOSED COMPLETION DATE:** 4/16
PLANS PREPARED BY: BIBBO **DATED:** Rev 6/31/15
*****Plans must be submitted with application.*****
LIST OF APPLICABLE COUNTY, STATE, OR FEDERAL PERMITS: _____
WCDEP, NYSDOT

LIST OF PROPERTY OWNERS OF RECORD OF LANDS AND CLAIMANTS OF WATER RIGHTS WITHIN 100 FEET OF SUBJECT PROPERTY

NAME	ADDRESS	BLOCK	LOTS

APPLICANT'S SIGNATURE: _____ **DATE:** 6/31/05
OWNER'S SIGNATURE: _____ **DATE:** _____

*APPLICATION MUST BE ACCOMPANIED WITH A COMPLETED ENVIRONMENTAL ASSESSMENT FORM, COMPLETE PLANS FOR LOT IMPROVEMENTS, AND LOCATION MAP OF WETLANDS AS THEY EXIST IN THE FIELD OR AS SHOWN ON SOMERS ENVIRONMENTAL MAPS.

.....**Office Use Only**.....

Administrative Permit: _____

Planning Board Permit: _____

PLANNING AND ENGINEERING DEPARTMENTS

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(914) 277-5366
Fax
(914) 277-4093

Town of Somers

WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589
www.somersny.com

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com

Syrette Dym, AICP
Director of Planning
sdym@somersny.com

MEMORANDUM

TO: Town of Somers Planning Board

FROM: Syrette Dym, Director of Planning

DATE: August 3, 2015

RE:

Project:	Hidden Meadow – Town Board Referral
Applicant:	The Kearney Realty & Development Group
Location:	16 Route 6 (Section 15.07 Block 1 Lot 6)
Zoning:	R80 Residence District
Actions:	Request for Designation of the MF-BP Multifamily Residence Baldwin Place Floating Overlay Zone – Preliminary Subdivision and Site Plan Approval Application

Application Request:

By original application dated September 27, 2013 and received by the Town Board on September 27, 2013 and by the Planning Board office on September 30, 2013, The Kearney Realty & Development Group seeks to develop a 16.7 acre parcel located on Route 6 that is currently zoned Residence District R-80 with 53 townhouse type dwelling units through application of the Multifamily Residence Baldwin Place MFR-BP Floating Overlay district (Section 170-13.A Town Code) that would permit development at the requested density and unit type. Specifically, there will be 45 townhouses on individual fee simple lots, of which 8 will be affordable. In each of those 8 affordable townhomes, there will be a first floor affordable one-bedroom rental unit to be rented out by the owner of the three-bedroom affordable townhouse building above, for an additional 8 affordable units, or total of 16 affordable housing units.

In furtherance of that original application, the Applicant submitted an application for preliminary subdivision approval and site plan approval with accompanying applications for environmental permits that include those for steep slopes, wetland and watercourse protection, and stormwater management and erosion and sediment control, all dated December 18, 2013. An Application for a tree removal permit with tree removal plan followed after completion of a tree survey and was dated March 26, 2014.

Recent Submission

By cover letter from Insite Engineering dated July 22, 2015, the applicant forwarded copies of the NYSDOT improvement drawings prepared by Maser Consulting for the proposed widening and institution of a left turn lane on Route 6 at the Hidden Meadow project entrance. They are currently in the process of seeking work permit for these improvements. I have no comments at this time.

Separate from these improvements, there is reference to the status of the project approvals. As the Planning Board may recall, a variety of actions have taken place on this project since the Planning Board issued its Negative Declaration on January 28, 2015. The following are the actions that have taken place:

- Resolution to Extend the Windsor Farms Water District was approved by the Town Board on Aril 9, 2015
- Resolution to Extend the Somers Sewer District No. 1 was approved by the Town Board on April 9, 2015
- After a public hearing opened and closed on July 9, 2015 to consider granting of approval of a Preliminary Development Concept Plan and the Reclassification of the site to the Multifamily Residence Baldwin Place District (MFR-BP) Floating Zone, the Town Board voted at its meeting of July 9, 2015 to apply to MFR-BP to the subject site. A resolution stating such was signed by the Town Clerk on July 10, 2015
- Steve Woelfle is in the process of preparing an updated zoning map for the Town that recognizes the Hidden Meadow site as MFR-BP, as well as updates other items on the Town Map. Once the draft is finalized, it will be placed on a Town Board agenda to be accepted by the Town Board at a public meeting and certified by the Town Clerk, prior to its being printed as the updated Town Map.

Next steps are the subdivision and site plan approval of the project. Timing of the water loop improvements with associated approval and completion of the Somers Realty Phase 3 project will be clearer in the next few months.

Cc: Town Board
Town Clerk
Roland Baroni
Joe Barbagallo
Open Space Committee
Ken Kearney
Rich Williams

Z:\PE\Subdivision files\Hidden Meadow\Town Comments\Subidivsison-Site Plan Application\Planner's Comments 08-3-15.docx

TOWN OF CARMEL
PLANNING BOARD
TOWN HALL
60 MCALPIN AVENUE
MAHOPAC, NY 10541
PHONE: (845) 628-1500

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JUL 29 2015
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TOWN OF SOMERS

LEAD AGENCY SELECTION FORM

This **LEAD AGENCY SELECTION FORM** is being circulated for the purpose of determining the Lead Agency under SEQRA for the subject project:

Project Name: Baldwin Subdivision **Applicant: PCSB and** Baldwin Hills Realty LLC.

Project Location: 150 Route 6, Mahopac, NY 10541

Town Agency Initiating Lead Agency Process: Town of Carmel, Planning Board

Contact Person: Rose Trombetta **Telephone**: (845) 628-1500 – Ext. 190

Date Mailed: 7/27/15 **Response Required:** 8/25/15

I. **Type of Action:** Unlisted

II. **Involved Agencies/Interested Agencies**
[x] Carmel Town Board
[ ] Carmel Planning Board
[x] Carmel Zoning Board
[x] Carmel Environmental Conservation Board
[x] Putnam County Department of Planning
[x] Putnam County Department of Highways and Facilities
[x] Putnam County Department of Health
[x] NYS Department of Environmental Conservation
[x] NYS Department of Transportation
[x] NYS Office of Parks, Recreation & Historical Preservation
[x] NYC Department of Environmental Protection
[ ] Army Corps of Engineers
[x] Town of Somers

III. **Materials Included for Review**
[x] Subdivision Plan
[ ] Site Plan
[x] Application Form
[x] Environmental Assessment Form

RESOLUTION OF THE
PLANNING BOARD OF THE TOWN OF CARMEL
#15-14 July 8, 2015

Tax Map #86.11-1-1

BALDWIN SUBDIVISION
150 ROUTE 6
SEQR DESIGNATION OF INTENT TO SERVE AS LEAD AGENCY

WHEREAS, a subdivision application for property located at 150 Route 6 has been filed with the Planning Board of the Town of Carmel, located in Putnam County, New York, by Baldwin Hills Realty LLC (herein after referred to as the "Applicant"); and

WHEREAS, the proposal involves the subdivision of a vacant and undeveloped 12.93 acre parcel of land located on Route 6 across from the Putnam Square Shopping Center to create two new lots of 9.8 acres and 3.2 acres in size, for the purpose of future commercial development (hereinafter referred to as the "Project"); and

WHEREAS, pursuant to 6 NYCRR Part 617.2 (ak) the proposed site plan is classified as an Unlisted Action; and

WHEREAS, in accordance with the provisions of 6NYCRR Part 617.6 (b) (1), the Planning Board of the Town of Carmel intends to serve as Lead Agency for the SEQR Review of this Unlisted Action, and in this capacity, will determine if the proposed action will have a significant effect on the environment; and

WHEREAS, pursuant to the requirements of 6 NYCRR Part 617.6 (b) (3) a Coordinated Review of this action will be conducted.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Carmel hereby designates its intention to serve as Lead Agency for the SEQRA Coordinated Review of this Unlisted Action, and directs the applicant to circulate this Lead Agency Notice, along with the Environmental Assessment Form and associated documentation, to all Involved Agencies. Involved Agencies shall be given 30 days from the mailing of the Lead Agency Notice to challenge the Planning Board's designation.

BE IT FINALLY RESOLVED, that this resolution shall have an effective date of July 8, 2015.

PLANNING BOARD
TOWN OF CARMEL

TOWN OF CARMEL
SUBDIVISION APPLICATION

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

SITE IDENTIFICATION INFORMATION

Application Name: BALDWIN SUBDIVISION
Application #:
Date Submitted: 6-24-15

Site Address: No. 150 Street: ROUTE 6 Hamlet:

Property Location: *(Identify landmarks, distance from intersections, etc.)*
500'± NORTH OF INTERSECTION OF ROUTE 6 + BALDWIN PLACE ROAD

Town of Carmel Tax Map Designation: Section 86.11 Block 1 Lot(s) 1

Zoning Designation of Site: C/BP

Property Deed Recorded in County Clerk's Office Date Liber 1730 Page 394

Liens, Mortgages or other Encumbrances Yes No

Existing Easements Relating to the Site (No) Yes Describe and attach copies:

Are Easements Proposed? No (Yes) Describe and attach copies:
ACCESS + UTILITY EASEMENT

Have Property Owners within a 500' Radius of the Site Been Identified? (Yes) No Attached List to this Application Form

APPLICANT/OWNER INFORMATION

Property Owner: BALDWIN HILLS REALTY, LLC
Phone #: 228-1400
Fax#: 228-5400
Email: crillc@comcast.net

Owners Address: No. 1699 Street: ROUTE 6, SUITE 1 Town: CARMEL State: NY Zip: 10512

Applicant (If different than owner): PCSB
Phone #:
Fax#:
Email:

Applicant Address (If different than owner): No. Street: P.O. BOX 417 Town: BREWSTER State: NY Zip: 10509-0417

Individual/ Firm Responsible for Preparing Site Plan: JEFFREY J. CONTELMO, P.E, INSITE ENGINEERING, SURVEYING + LANDSCAPE ARCHITECTURE, P.C.
Phone #: 845.225.9690
Fax#: 845.225.9717
Email: jcontelmo@insite-eng.com

Address: No. 3 Street: GARRETT PLACE Town: CARMEL State: NY Zip: 10512

Other Representatives: —
Phone #:
Fax#:
Email:

Owners Address: No. Street: Town: State: Zip:

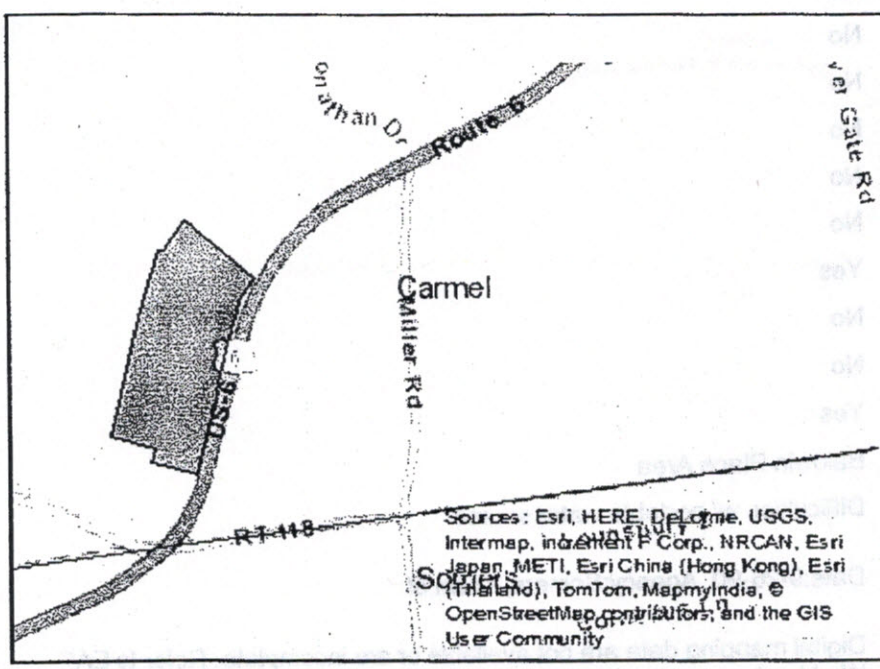
PROJECT DESCRIPTION

Describe the project, proposed use and operation thereof:

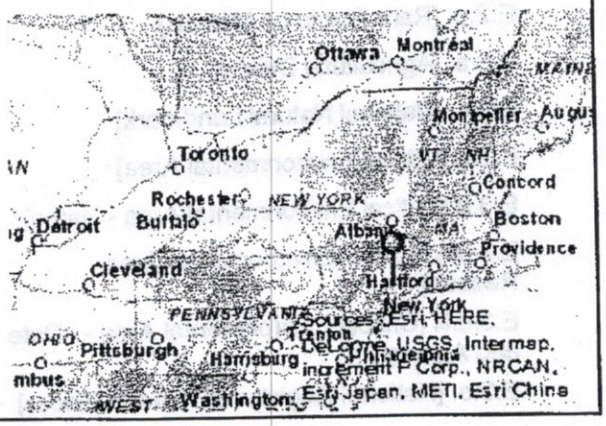
PROPOSED 2-LOT COMMERCIAL SUBDIVISION OF 12.93± ACRES IN THE C/BP (COMMERCIAL/BUSINESS PARK) ZONING DISTRICT.

EAF Mapper Summary Report

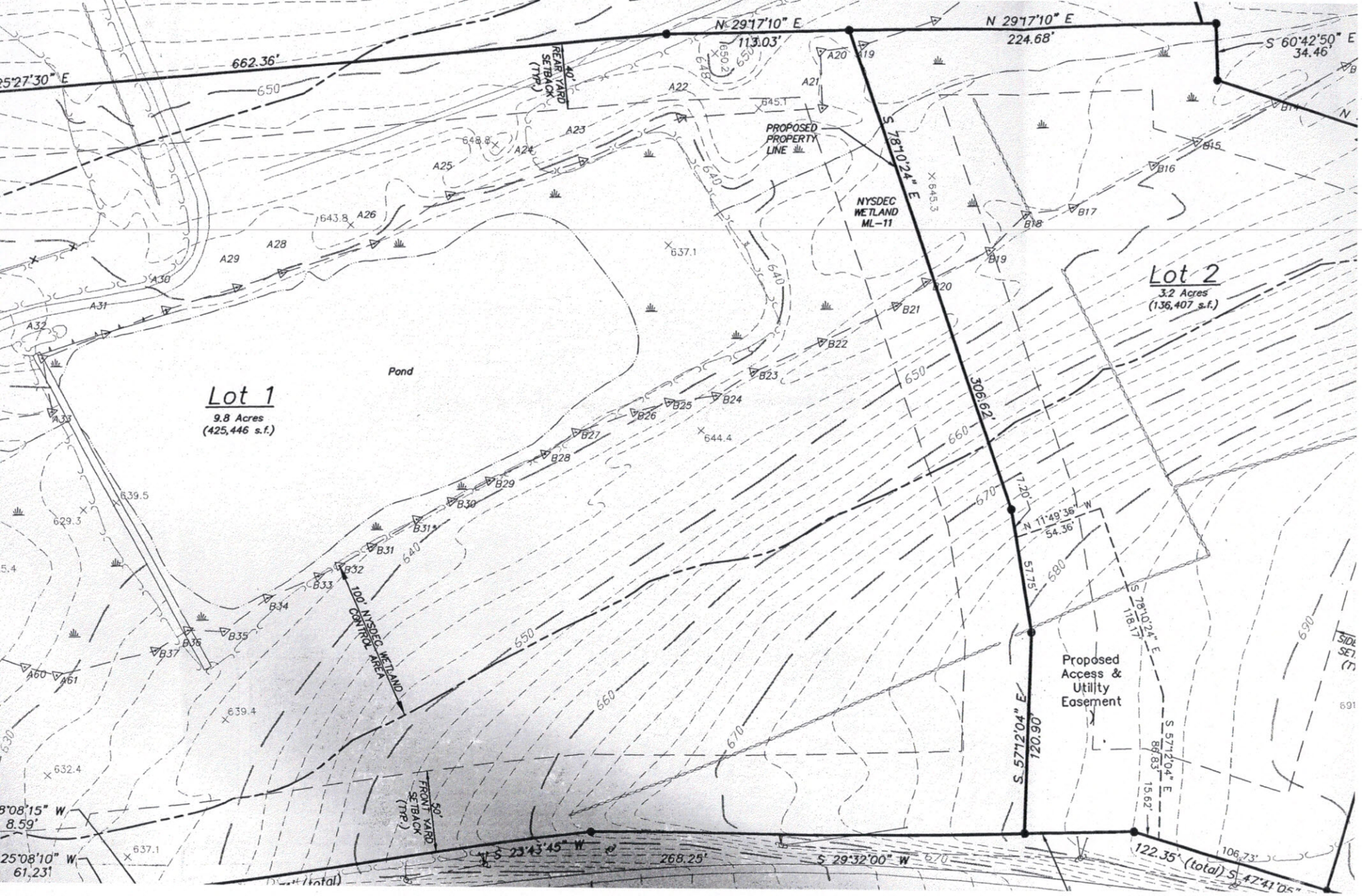
Wednesday, June 17, 2015 9:17 AM



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	360023
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	864-137, 864-138
E.2.h.iv [Surface Water Features - Stream Classification]	C, B
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):85.8


N 29°17'10" E
113.03'
N 29°17'10" E
224.68'
S 60°42'50" E
34.46'
662.36'
25°27'30" E
REAR YARD SETBACK (TYP.)
40'
PROPOSED PROPERTY LINE
S 78°10'24" E
306.62'
NYSDEC WETLAND ML-11
Lot 1
9.8 Acres
(425,446 s.f.)
Pond
Lot 2
3.2 Acres
(136,407 s.f.)
N 11°49'36" W
54.36'
S 78°10'24" E
118.17'
Proposed Access & Utility Easement
S 57°12'04" E
120.90'
S 57°12'04" E
86.83'
15.62'
100' NYSDEC WETLAND CONTROL AREA
FRONT YARD SETBACK (TYP.)
50'
S 23°43'45" W
268.25'
S 29°32'00" W
122.35' (total) S 47°41'05"
8°08'15" W
8.59'
25°08'10" W
61.23'

TOWN OF CARMEL
PLANNING BOARD
TOWN HALL
60 MCALPIN AVENUE
MAHOPAC, NY 10541
PHONE: (845) 628-1500

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TOWN OF SOMERS

862

LEAD AGENCY SELECTION FORM

This **LEAD AGENCY SELECTION FORM** is being circulated for the purpose of determining the Lead Agency under SEQRA for the subject project:

Project Name: Route 6 Retail **Applicant:** Baldwin Hills Realty LLC.

Project Location: 150 Route 6, Mahopac, NY 10541

Town Agency Initiating Lead Agency Process: Town of Carmel, Planning Board

Contact Person: Rose Trombetta **Telephone:** (845) 628-1500 – Ext. 190

Date Mailed: 7/27/15 **Response Required:** 8/25/15

I. **Type of Action:** Unlisted

II. **Involved Agencies/Interested Agencies**
[x] Carmel Town Board
[ ] Carmel Planning Board
[x] Carmel Zoning Board
[x] Carmel Environmental Conservation Board
[x] Putnam County Department of Planning
[x] Putnam County Department of Highways and Facilities
[x] Putnam County Department of Health
[x] NYS Department of Environmental Conservation
[x] NYS Department of Transportation
[x] NYS Office of Parks, Recreation & Historical Preservation
[x] NYC Department of Environmental Protection
[ ] Army Corps of Engineers
[x] Town of Somers

III. **Materials Included for Review**
[ ] Subdivision Plan
[x] Site Plan
[x] Application Form
[x] Environmental Assessment Form
[ ] EIS

RESOLUTION OF THE
PLANNING BOARD OF THE TOWN OF CARMEL
#15-16 July 8, 2015

Tax Map #86.11-1-1

ROUTE 6 RETAIL
150 ROUTE 6
SEQR DESIGNATION OF INTENT TO SERVE AS LEAD AGENCY

WHEREAS, a site plan application for property located at 150 Route 6 has been filed with the Planning Board of the Town of Carmel, located in Putnam County, New York, by Baldwin Hills Realty LLC (herein after referred to as the "Applicant"); and

WHEREAS, the proposal involves the development of a 5,000 square foot retail building (divided into two 2,500 square foot storefronts) on a newly proposed 3.2 acre parcel which is part of the Baldwin Subdivision. The lot fronts on and has access from a new driveway onto Route 6. 26 off-street parking spaces are proposed, along with a drive-thru lane around the rear of the building. New stormwater management, landscaping and associated site improvements are also proposed (hereinafter referred to as the "Project"); and

WHEREAS, pursuant to 6 NYCRR Part 617.2 (ak) the proposed site plan is classified as an Unlisted Action; and

WHEREAS, in accordance with the provisions of 6NYCRR Part 617.6 (b) (1), the Planning Board of the Town of Carmel intends to serve as Lead Agency for the SEQR Review of this Unlisted Action, and in this capacity, will determine if the proposed action will have a significant effect on the environment; and

WHEREAS, pursuant to the requirements of 6 NYCRR Part 617.6 (b) (3) a Coordinated Review of this action will be conducted.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Carmel hereby designates its intention to serve as Lead Agency for the SEQRA Coordinated Review of this Unlisted Action, and directs the applicant to circulate this Lead Agency Notice, along with the Environmental Assessment Form and associated documentation, to all Involved Agencies. Involved Agencies shall be given 30 days from the mailing of the Lead Agency Notice to challenge the Planning Board's designation.

BE IT FINALLY RESOLVED, that this resolution shall have an effective date of July 8, 2015.

PLANNING BOARD
TOWN OF CARMEL

TOWN OF CARMEL
SITE PLAN APPLICATION

Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION

Application Name: ROUTE 6 RETAIL	**Application #**	**Date Submitted:** 6-24-15

Site Address:
No. 150 *Street:* ROUTE 6 *Hamlet:*

Property Location: *(Identify landmarks, distance from intersections, etc.)*
500'± NORTH OF INTERSECTION OF ROUTE 6 + BALDWIN PLACE ROAD

Town of Carmel Tax Map Designation: *Section* 86.11 *Block* 1 *Lot(s)* 1	**Zoning Designation of Site:** C/BP
Property Deed Recorded in County Clerk's Office *Date* *Liber* 1730 *Page* 394	**Liens, Mortgages or other Encumbrances** *Yes* *No*
Existing Easements Relating to the Site (No) *Yes* *Describe and attach copies:*	**Are Easements Proposed?** *No* (Yes) *Describe and attach copies:* ACCESS AND UTILITY EASEMENT TO BE PROVIDED LATER.

Have Property Owners within a 500' Radius of the Site Been Identified?
(Yes) *No* *Attached List to this Application Form*

APPLICANT/OWNER INFORMATION

Property Owner: BALDWIN HILLS REALTY, LLC	**Phone #:** 228-1400 **Fax#:** 228-5400	**Email:** CRILLC@COMCAST.NET

Owners Address:
No. 1699 *Street:* ROUTE 6, SUITE 1 *Town:* CARMEL *State:* NY *Zip:* 10512

Applicant (If different than owner): SAME	**Phone #:** **Fax#:**	**Email:**

Applicant Address (If different than owner):
No. *Street:* *Town:* *State:* *Zip:*

Individual/ Firm Responsible for Preparing Site Plan: JEFFREY J. CONTELMO, P.E., INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.	**Phone #:** 845-225-9690 **Fax#:** 845-225-9717	**Email:** jcontelmo@insite-eng.com

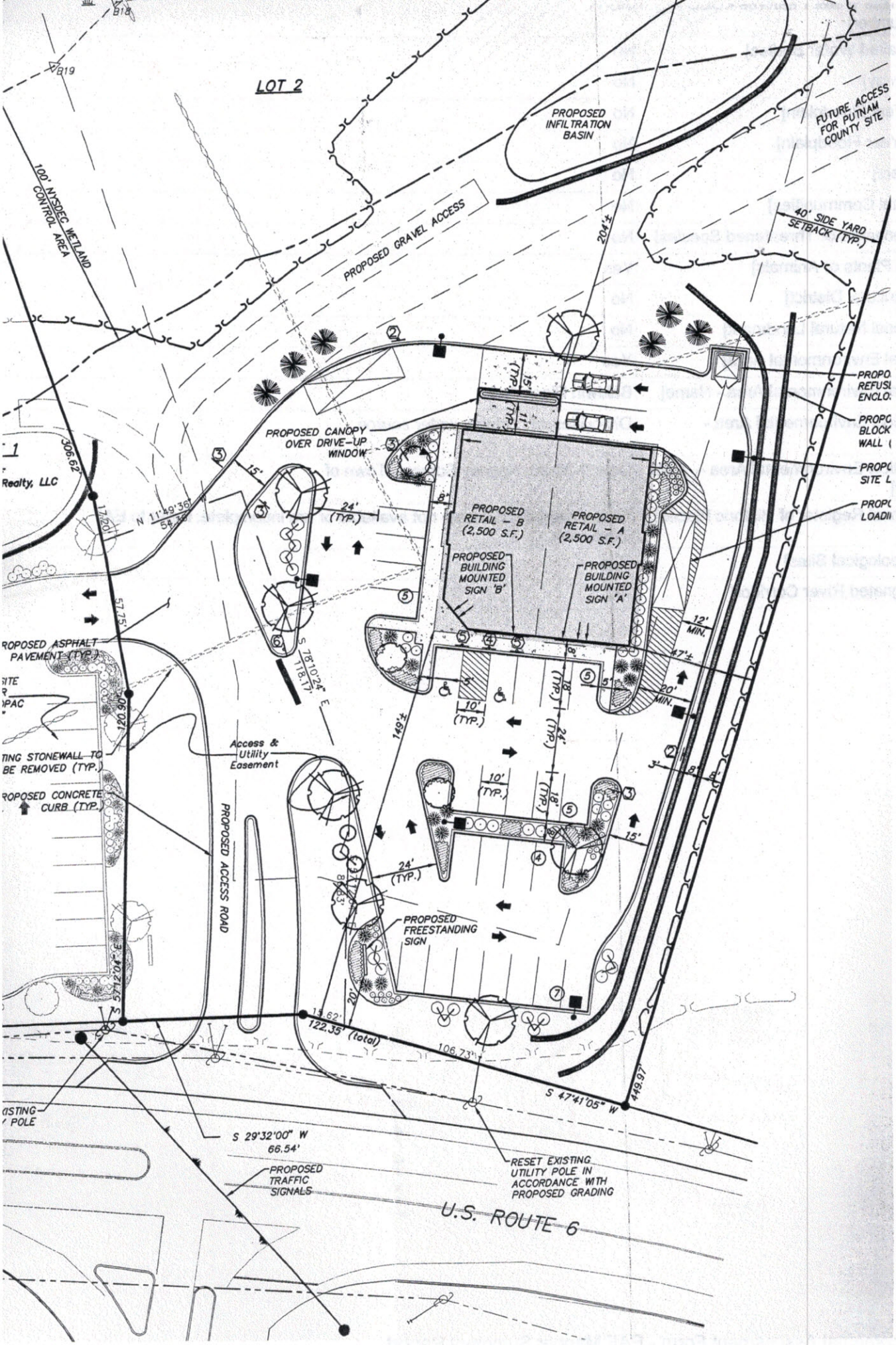
Address:
No. 3 *Street:* GARRETT PLACE *Town:* CARMEL *State:* NY *Zip:* 10512

Other Representatives: —	**Phone #:** **Fax#:**	**Email:**

Owners Address:
No. *Street:* *Town:* *State:* *Zip:*

PROJECT DESCRIPTION

Describe the project, proposed use and operation thereof:
PROPOSED COMMERCIAL BUILDING WITH TWO RETAIL ESTABLISHMENTS ON PROPOSED LOT 2 OF THE BALDWIN SUBDIVISION



LOT 2
PROPOSED INFILTRATION BASIN
FUTURE ACCESS FOR PUTNAM COUNTY SITE
100' NYSDEC WETLAND CONTROL AREA
PROPOSED GRAVEL ACCESS
40' SIDE YARD SETBACK (TYP.)
204'±
PROPOSED CANOPY OVER DRIVE-UP WINDOW
PROPOSED RETAIL - B (2,500 S.F.)
PROPOSED RETAIL - A (2,500 S.F.)
PROPOSED BUILDING MOUNTED SIGN 'B'
PROPOSED BUILDING MOUNTED SIGN 'A'
PROPOSED ASPHALT PAVEMENT (TYP.)
Access & Utility Easement
PROPOSED ACCESS ROAD
PROPOSED FREESTANDING SIGN
122.35' (total)
106.73'
S 47°41'05" W
449.97'
S 29°32'00" W 66.54'
PROPOSED TRAFFIC SIGNALS
RESET EXISTING UTILITY POLE IN ACCORDANCE WITH PROPOSED GRADING
U.S. ROUTE 6

C
PB
TP

TOWN OF CARMEL
PLANNING BOARD
TOWN HALL
60 MCALPIN AVENUE
MAHOPAC, NY 10541
PHONE: (845) 628-1500

RECEIVED
JUL 29 2015
PLANNING-ENGINEERING
TOWN OF SOMERS

LEAD AGENCY SELECTION FORM

This **LEAD AGENCY SELECTION FORM** is being circulated for the purpose of determining the Lead Agency under SEQRA for the subject project:

Project Name: PCSB/Mahopac Branch **Applicant:** PCSB/ Mahopac Branch

Project Location: 150 Route 6, Mahopac, NY 10541

Town Agency Initiating Lead Agency Process: Town of Carmel, Planning Board

Contact Person: Rose Trombetta **Telephone:** (845) 628-1500 – Ext. 190

Date Mailed: 7/27/15 **Response Required:** 8/25/15

I. **Type of Action:** Unlisted

II. **Involved Agencies/Interested Agencies**
[x] Carmel Town Board
[ ] Carmel Planning Board
[x] Carmel Zoning Board
[x] Carmel Environmental Conservation Board
[x] Putnam County Department of Planning
[x] Putnam County Department of Highways and Facilities
[x] Putnam County Department of Health
[x] NYS Department of Environmental Conservation
[x] NYS Department of Transportation
[x] NYS Office of Parks, Recreation & Historical Preservation
[x] NYC Department of Environmental Protection
[ ] Army Corps of Engineers
[x] Town of Somers

III. **Materials Included for Review**
[ ] Subdivision Plan
[x] Site Plan
[x] Application Form
[x] Environmental Assessment Form
[ ] EIS

RESOLUTION OF THE
PLANNING BOARD OF THE TOWN OF CARMEL
#15-15 July 8, 2015

Tax Map #86.11-1-1

PCSB/MAHOPAC BRANCH
150 ROUTE 6
SEQR DESIGNATION OF INTENT TO SERVE AS LEAD AGENCY

WHEREAS, a site plan application for property located at 150 Route 6 has been filed with the Planning Board of the Town of Carmel, located in Putnam County, New York, by PCSB/Mahopac Branch (herein after referred to as the "Applicant"); and

WHEREAS, the proposal involves the development of a 2,656 square foot retail bank building on a newly proposed 9.7 acre parcel which is part of the Baldwin Subdivision. The lot fronts on and has access from a new driveway onto Route 6. 20 off-street parking spaces are proposed around the building, along with 3 drive-thru lanes. New stormwater management, landscaping and associated site improvements are also proposed (hereinafter referred to as the "Project"); and

WHEREAS, pursuant to 6 NYCRR Part 617.2 (ak) the proposed site plan is classified as an Unlisted Action; and

WHEREAS, in accordance with the provisions of 6NYCRR Part 617.6 (b) (1), the Planning Board of the Town of Carmel intends to serve as Lead Agency for the SEQR Review of this Unlisted Action, and in this capacity, will determine if the proposed action will have a significant effect on the environment; and

WHEREAS, pursuant to the requirements of 6 NYCRR Part 617.6 (b) (3) a Coordinated Review of this action will be conducted.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Carmel hereby designates its intention to serve as Lead Agency for the SEQRA Coordinated Review of this Unlisted Action, and directs the applicant to circulate this Lead Agency Notice, along with the Environmental Assessment Form and associated documentation, to all Involved Agencies. Involved Agencies shall be given 30 days from the mailing of the Lead Agency Notice to challenge the Planning Board's designation.

BE IT FINALLY RESOLVED, that this resolution shall have an effective date of July 8, 2015.

PLANNING BOARD
TOWN OF CARMEL

TOWN OF CARMEL
SITE PLAN APPLICATION

Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION

Application Name: PCSB / MAHOPAC BRANCH	**Application #**	**Date Submitted:** 6-24-15

Site Address:
No. 150 *Street:* ROUTE 6 *Hamlet:*

Property Location: *(Identify landmarks, distance from intersections, etc.)*
500'± NORTH OF INTERSECTION OF ROUTE 6 + BALDWIN PLACE ROAD

Town of Carmel Tax Map Designation: *Section* 86.11 *Block* 1 *Lot(s)* 1	**Zoning Designation of Site:** C/BP
Property Deed Recorded in County Clerk's Office *Date* *Liber* 1730 *Page* 394	**Liens, Mortgages or other Encumbrances** *Yes* *No*
Existing Easements Relating to the Site (No) *Yes* *Describe and attach copies:*	**Are Easements Proposed?** *No* (Yes) *Describe and attach copies:* ACCESS + UTILITY EASEMENT ON ADJACENT LOT

Have Property Owners within a 500' Radius of the Site Been Identified?
(Yes) *No* *Attached List to this Application Form*

APPLICANT INFORMATION

Property Owner: BALDWIN HILLS REALTY, LLC	**Phone #:** 228-1400 **Fax#:** 228-5400	**Email:** CRILLC@COMCAST.NET

Owners Address:
No. 1699 *Street:* ROUTE 6, SUITE 1 *Town:* CARMEL *State:* NY *Zip:* 10512

Applicant (If different than owner): PCSB	**Phone #:** 845-279-7101 **Fax#:** 845-279-9175	**Email:** ROBERTF@MYPCSB.COM

Applicant Address (If different than owner):
No. *Street:* P.O. BOX 417 *Town:* BREWSTER *State:* NY *Zip:* 10509-041

Individual/ Firm Responsible for Preparing Site Plan: JEFFREY J. CONTELMO P.E., INSITE ENGINEERING SURVEYING + LANDSCAPE ARCHITECTURE, P.C.	**Phone #:** 845-225-9690 **Fax#:** 845-225-9717	**Email:** jcontelmo@insite-eng.com

Address:
No. 3 *Street:* GARRETT PLACE *Town:* CARMEL *State:* NY *Zip:* 10512

Other Representatives: –	**Phone #:** **Fax#:**	**Email:**

Owners Address:
No. *Street:* *Town:* *State:* *Zip:*

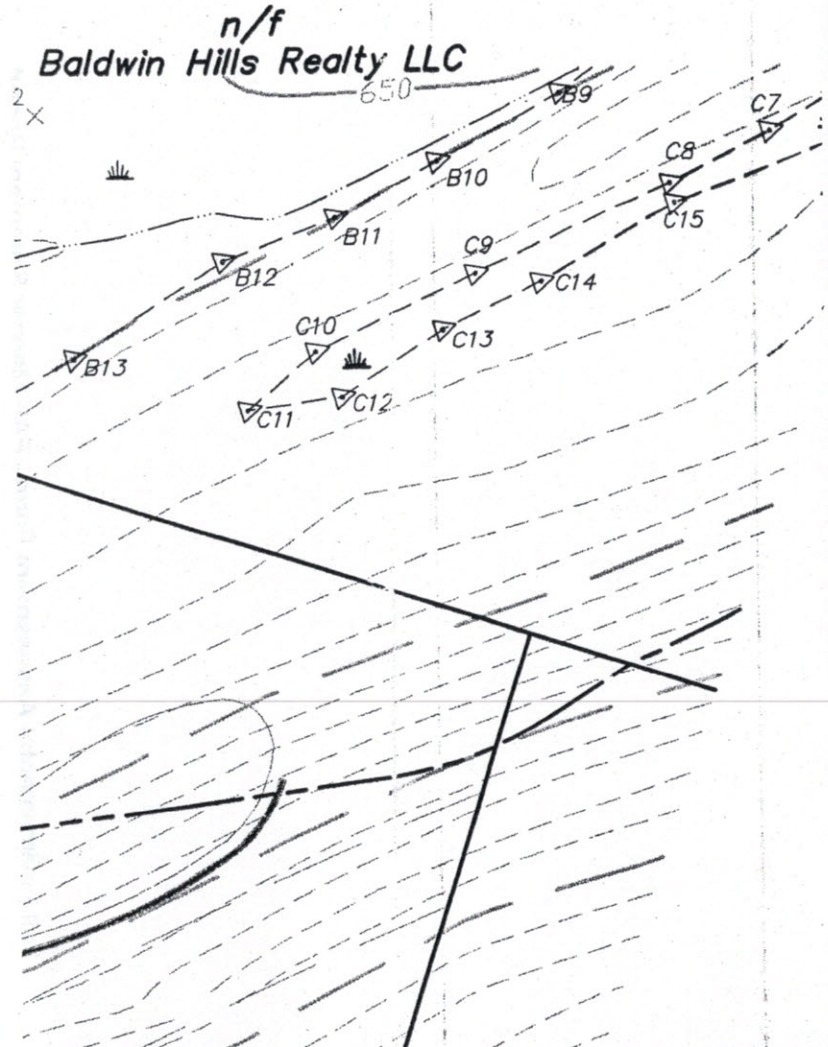
PROJECT DESCRIPTION

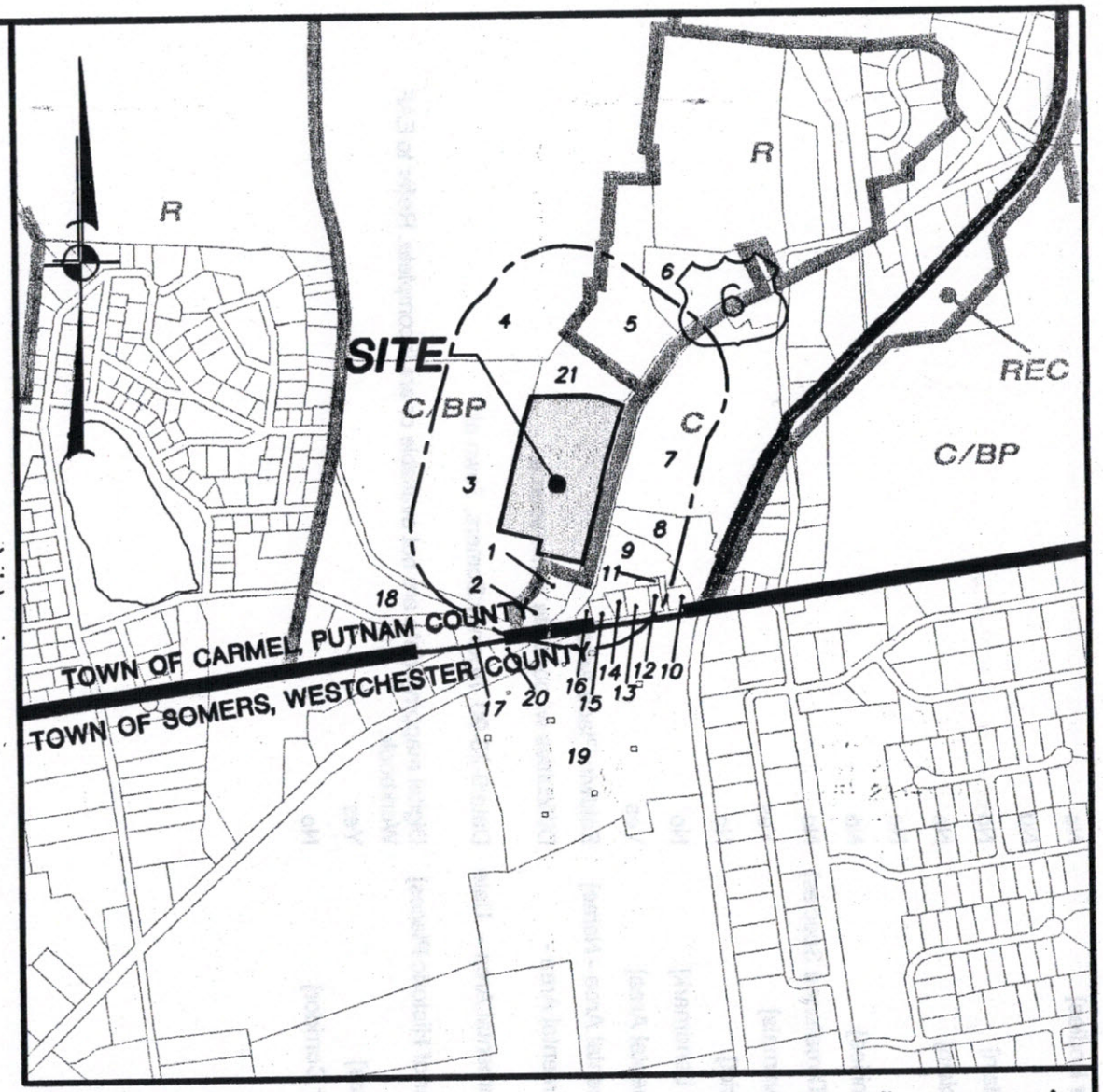
Describe the project, proposed use and operation thereof:
PROPOSED RETAIL BANK ESTABLISHMENT ON PROPOSED LOT 1 OF THE BALDWIN SUBDIVISION

'NERS:

Creations LTD
ıte 6, LLC
Creations LTD
Hills Realty LLC
Housing at Mahopac Hill
of Putnam
: Improvements LLC
: Boniello
olding Corp.

11. N/F Dring
12. N/F Baldwin Place Realty LLC
13. N/F Baldwin Place Realty LLC
14. N/F Stokmann Co., LLC
15. N/F Stokmann Co., LLC
16. N/F Baldwin Place Realty LLC
17. N/F Ferrara
18. N/F Serg Inc.
19. N/F UB Somers, Inc.
20. N/F Reinhard
21. N/F Baldwin Hills Realty, LLC





LOCATION MAP

SCALE: 1" = 1,000'±

OWNER:

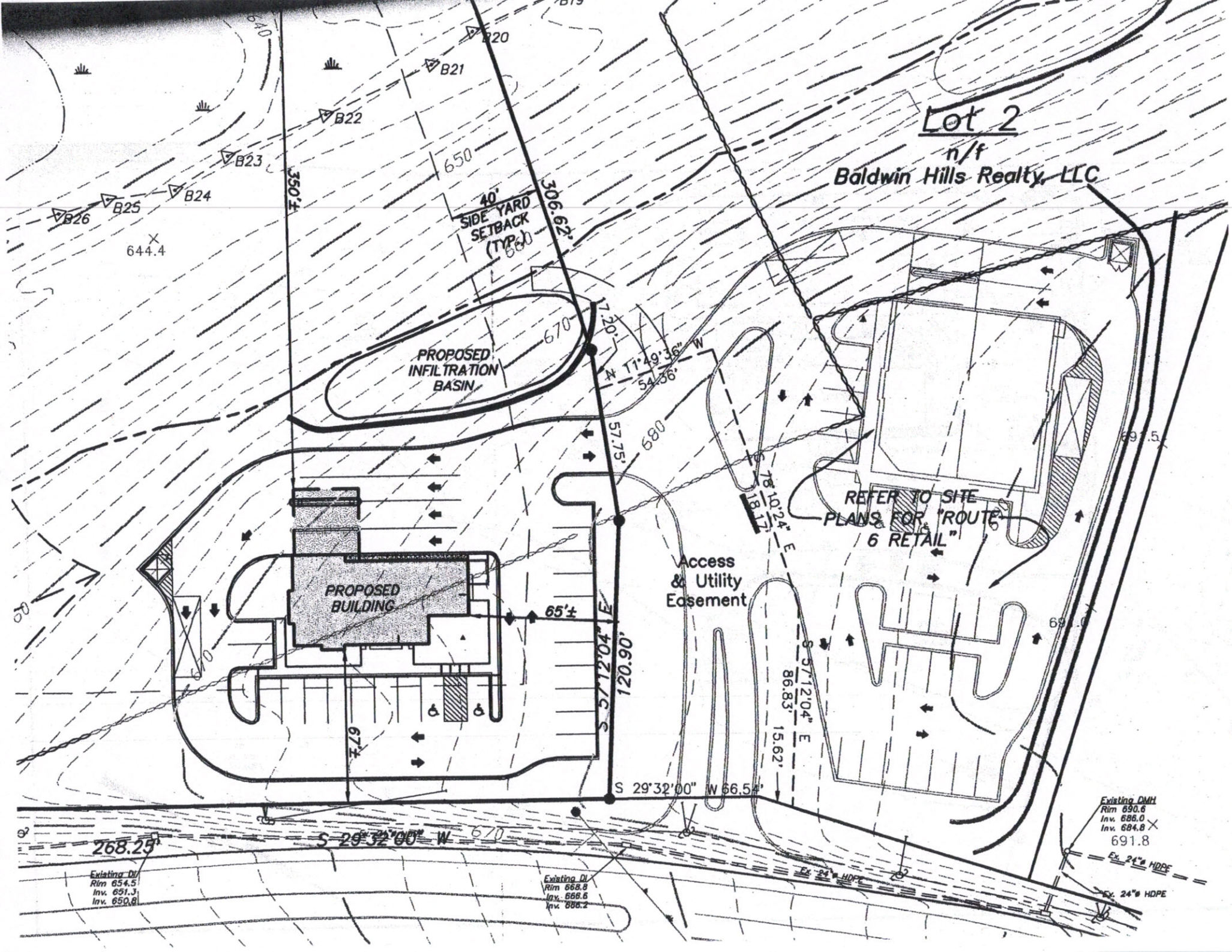
Baldwin Hills Realty, LLC
1699 Route 6 Suite 1
Carmel NY 10512

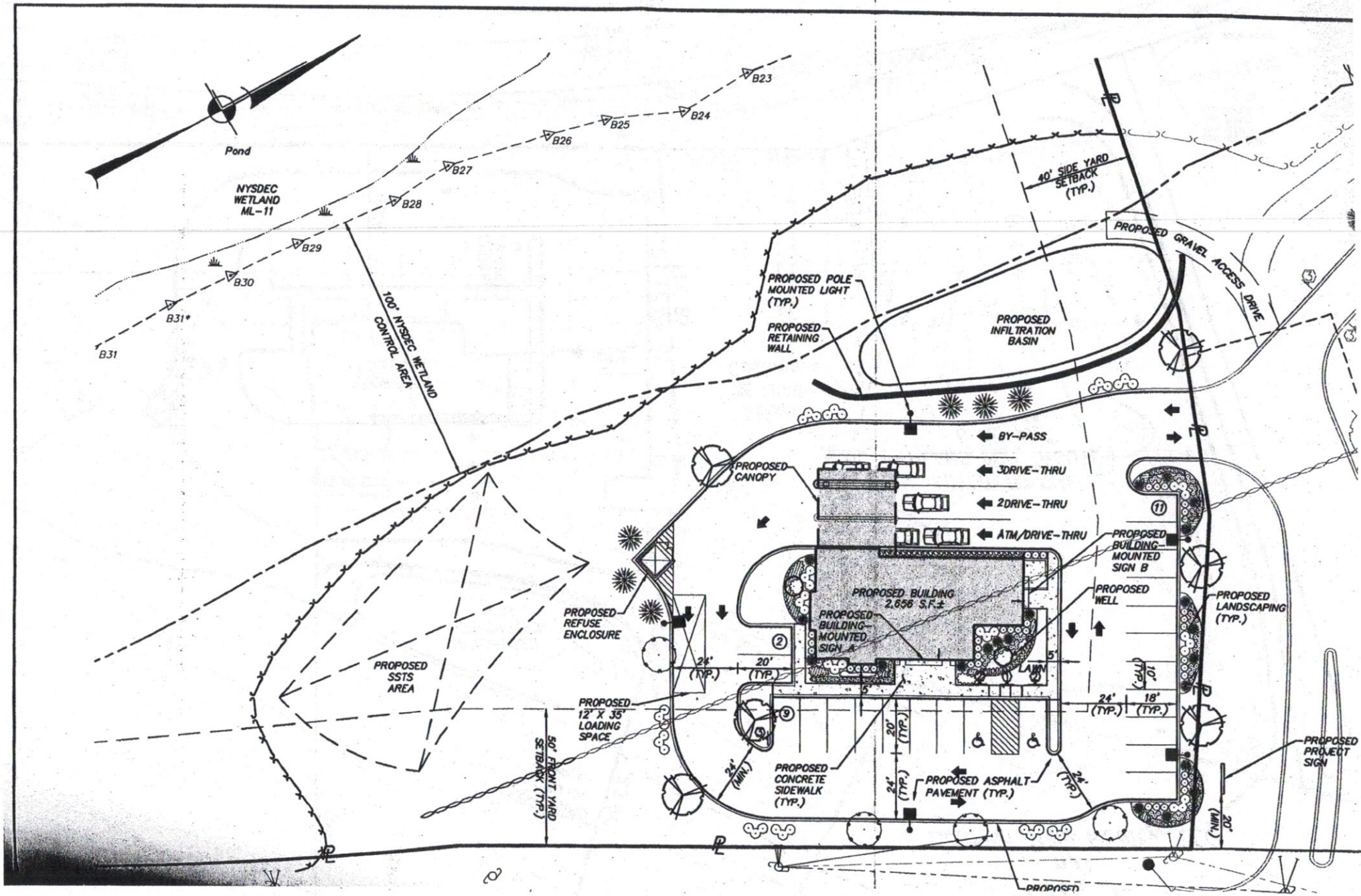
SITE DATA:

Zone: C/BP – Commerce/Business Park
Total Acreage: 9.8 AC
Tax Map No.: 86.11–1–1 (Subdivision Lot 1)
Proposed Use: Retail Bank

APPLICANT:

PCSB


Lot 2
n/f
Baldwin Hills Realty, LLC
B19
B20
B21
B22
B23
B24
B25
B26
644.4
640
650
660
670
680
690
691.5
691.0
350'±
306.62'
40'
SIDE YARD
SETBACK
(TYP.)
PROPOSED
INFILTRATION
BASIN
7.20'
N 11°49'36" W
54.36'
57.75'
N 78°10'24" E
18.17'
REFER TO SITE
PLANS FOR "ROUTE
6 RETAIL"
Access
& Utility
Easement
PROPOSED
BUILDING
65'±
67'±
S 57°12'04" E
120.90'
S 57°12'04" E
86.83'
15.62'
S 29°32'00" W 66.54'
S 29°32'00" W
268.25'
Existing DMH
Rim 690.6
Inv. 686.0
Inv. 684.8
691.8
Ex. 24"ø HDPE
Ex. 24"ø HDPE
Ex. 24"ø HDPE
Existing DI
Rim 654.5
Inv. 651.3
Inv. 650.8
Existing DI
Rim 668.8
Inv. 666.6
Inv. 666.2


Pond
NYSDEC WETLAND ML-11
B23
B24
B25
B26
B27
B28
B29
B30
B31*
B31
100' NYSDEC WETLAND CONTROL AREA
40' SIDE YARD SETBACK (TYP.)
PROPOSED GRAVEL ACCESS DRIVE
PROPOSED POLE MOUNTED LIGHT (TYP.)
PROPOSED RETAINING WALL
PROPOSED INFILTRATION BASIN
BY-PASS
3DRIVE-THRU
2DRIVE-THRU
ATM/DRIVE-THRU
PROPOSED CANOPY
PROPOSED BUILDING-MOUNTED SIGN B
PROPOSED WELL
PROPOSED LANDSCAPING (TYP.)
PROPOSED BUILDING 2,656 S.F.±
PROPOSED BUILDING-MOUNTED SIGN A
PROPOSED REFUSE ENCLOSURE
PROPOSED SSTS AREA
PROPOSED 12' X 35' LOADING SPACE
50' FRONT YARD SETBACK (TYP.)
24' (TYP.)
20' (TYP.)
24' (MIN.)
PROPOSED CONCRETE SIDEWALK (TYP.)
PROPOSED ASPHALT PAVEMENT (TYP.)
18' (TYP.)
10' (TYP.)
20' (MIN.)
PROPOSED PROJECT SIGN
PROPOSED

PLANNING AND ENGINEERING DEPARTMENTS

Telephone
(914) 277-5366
Fax
(914) 277-4093

Town of Somers

WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589
www.somersny.com

Steven Woelfle
Principal Engineering Technician
swoelfle@somersny.com

Syrette Dym, AICP
Director of Planning
sdym@somersny.com

MEMORANDUM

TO: Town of Somers Planning Board

FROM: Syrette Dym, Director of Planning

DATE: August 1, 2015

RE: Comments on 150 Route 6, Town of Carmel Lead Agency Application

The Planning Board, as an interested agency under SEQRA due to proximity within 500 feet of its border with the Town of Carmel, has been ad sked to reply regarding proposed Lead Agency status of the Town of Carmel Planning Board as lead agency on three separate but associated actions. The actions are the following:

- 2 lot subdivision of 12.93 acres fronting on Route 6
- Site Plan approval for 9.8 acre site for what appears to be bank with drive-thru windows
- Site Plan approval for 3.2 acre site for two retail stores.

While the Planning Board should have no issue regarding lead agency, it should determine whether it thinks this project will have a significant effect on the environment.

Due to the joint driveway, I do not think there will be a significant impact. However, I suggest the Planning Board send back comments that request additional landscape treatment along the Route 6 frontage and that there either be no freestanding project sign as indicated and only building signs, or that the freestanding sign be minimal in size and aesthetically pleasing.

Z:\PE\miscellaneous\Mahopac Route 6 Site Plan-Subdivision Comments.docx