

Appendix B
Correspondence



1795 - 1995 Bicentennial

07049
CR
SL

TOWN OF CARMEL
Police Department

June 4, 2008

Tim Miller Associates
10 North Street
Cold Spring, New York 10516

Re: Reply to CAC Meadow Crest Holding and Baldwin Place Realty
(Union Place) Mixed Use Development and Community Center Project

I have been requested by your firm to assess several large scale developments in the Town of Carmel. A few of these developments have been built---most have been approved and the larger scale projects are still in various stages of development.

The police department is woefully understaffed and we are having difficulty meeting the needs of the community. Our ratio of officers per 1,000 residents is 1. Every single community in the immediate area has a minimum of 1.4 to 4.3 officers per 1000 residents. If I had 1.4 officers per 1000 residents, I would immediately need to hire 14 additional officers. The Town of Carmel is in essence patrolled solely by the Carmel Police Department with no patrols routinely assigned by the Sheriff or the New York State Police to cover our jurisdiction.

The police department facility is overcrowded and professional studies have concluded that the police department and the town court's facilities are too small, outdated for modern acceptable practices, and unsafe. Studies are available from the Department of Criminal Justice Service 2007 and the Office of Court Administration 2008. The call volume and number of arrests are increasing yearly, with double digit percentages over the previous year. The seriousness of crime/investigations and additional reporting requirements by New York State are negatively impacting what little proactive policing the department can accomplish. Present statistics comparing the first five months of 2007 to 2008, indicate a large increase in police activity---228 arrests in 2007, compared to 336 in 2008; 929 vehicle and traffic summons issued in 2007 compared to 1,956 in 2008; 370 traffic accidents in 2007 and 428 traffic accidents in 2008. The number of community events that require at least one police officer to be present or monitor the event are increasing every year.

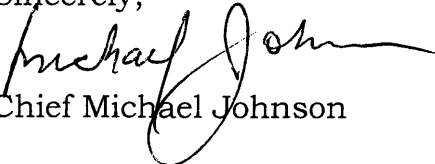
If there is not an increase in staff and a new facility built in the foreseeable future, the level of police protection and safety will be greatly diminished and the quality of life will suffer for all town residents. The size of this project and complexity of combining both retail and residential areas will probably result in an overall increase in call volume due to this combination of uses.

The Carmel Town Board has shown no interest as of yet in increasing staff or even researching a new joint judicial/police facility. Therefore I can easily predict that response times will increase greatly and the level of service will decrease markedly for all the town residents.

If the Town Board does not increase the staffing in the police department, I would suggest that an association be formed for both commercial and residential units to pay for 24-hour private security for the whole development.

If you have any further questions, or if I can be of any assistance to you, please feel free to contact me at 845-628-1300.

Sincerely,


Chief Michael Johnson



DEPARTMENT OF THE ARMY
NEW YORK DISTRICT, CORPS OF ENGINEERS
JACOB K. JAVITS FEDERAL BUILDING
NEW YORK, N.Y. 10278-0090

AUG 12 2008

REPLY TO
ATTENTION OF:

Regulatory Branch

SUBJECT: Permit Application Number NAN-2008-1071-WOR
by Baldwin Hills Realty, LLC

Brian C. Bury
Tim Miller Associates, Inc.
10 North Street
Cold Spring, New York 10516

Dear Mr. Bury:

On July 21, 2008, the New York District Corps of Engineers received a request for jurisdictional determination for a 302.8-acre property, located on Route 6 in the Town of Carmel, Putnam County, New York. Before processing of this application can proceed, more information is required.

Please submit delineation drawings at a scale of 1"=100' on as few drawings as possible. The current 1"=200' scale drawing is very difficult to read, even with the four 1"=50' scale insets. Please make sure that flags are hanging in the field, with numbers that correspond to those labeled on the wetland delineation maps. Please also make sure that each wetland area is clearly labeled on the new drawings, with the acres of each wetland also labeled.

It should be noted that the Muscoot River is not considered to be a Traditionally Navigable Water (TNW) as you seem to indicate in your submission, listing the river and aerial miles to the Muscoot River from each wetland. Please provide the river and aerial miles to the Hudson River from each wetland on site, as the Hudson River is the nearest TNW.

As soon as you provide the above requested information, we will resume processing of your application. If you have any questions, please contact the undersigned at (917) 790-8413.

Sincerely,

A handwritten signature in black ink that reads "Brian A. Orzel".

Brian A. Orzel
Project Manager
Western Permits Section

**TIM
MILLER
ASSOCIATES, INC.**

*10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax
www.timmillerassociates.com*

August 26, 2008

Mr. Brian Orzel, Western Permits
Regulatory Branch, New York District
US Army Corps of Engineers
26 Federal Plaza
New York, NY 10278-0090

RE: Wetlands Jurisdictional Determination Request
Proposed Development: Union Place, US Route 6 and Baldwin Place Road,
Town of Carmel, Putnam County, NY

Dear Mr. Orzel:

We hereby request that you review the materials, data and information contained in this package and schedule a site walk with our staff to verify the wetland boundary as flagged by Tim Miller Associates, Inc. (TMA) on the subject property in accordance with the 1987 Corps of Engineers Delineation Manual. In support of this request, please find enclosed the following items included herein:

1. A copy of the data forms for the Routine Determination Method;
2. A surveyed delineation drawing prepared by Terry Bergendorff Collins Land Surveying;
3. A USGS Quad Site Location Map showing the project area;
4. A National Wetlands Inventory Map showing the project area;
5. A NYSDEC Wetland Map showing the project area;
6. A Putnam County Soil Survey Map showing the project area;
7. Photographs of the Wetlands on-site.

Project Description

The applicant proposes to construct a mixed-use development with a walkable community center on approximately 303 acres in the Town of Carmel. The action would require modification of the Carmel Zoning Code to accommodate the project.

The development would include commercial and residential uses centered on a village main street and an associated residential community with condominium units and a clubhouse. The main street would include 235,000 square feet of small format retail space on the ground floor; 180 residential rental units and 135,000 square feet of professional office space above the ground floor retail; 255,000 square feet of large retail space;

350,000 square feet of corporate office space; and a 90 room hotel. The residential housing community adjacent to the village main street would include 300 condominiums. Amenities for the village main street may include an outdoor music stage, passive park, village green, market square, walking trails, a bike/jogging trail, a playground, gazebo, fishing dock and pond, dog run, community center, and an outdoor ice skating rink. The development will occupy approximately 175 acres of the property.

Site Location

The subject site is approximately 302.8-acres in size with its southwest corner located at the intersection of US Route 6 and Baldwin Place Road in the in the Hamlet of Mahopac, Town of Carmel, Putnam County, NY. Baldwin Place Road bounds the parcel along the western, northern (with the exception of one out parcel owned by NYSE&G) and northeastern portions of the parcel. US Route 6 forms the southeastern and southwestern boundaries with the remainder of the southern boundary backing up on parcels fronting on US Route 6. The eastern property line lies along a power line utility easement that runs roughly north to south between Baldwin Place Road and US Route 6. The center of the project site lies at approximately 41° 21' 16.50" N, 73° 45' 24.5" W and is found in the USGS Mohegan Lake quad.

The project site is identified on Town of Carmel tax maps as parcels 75.19-1-1.12, 86.10-1-2, 86.10-1-3, 86.11-1-1, 86.14-1-7, and 86.6-1-4 located in the C (Commercial) and C/BP (Commercial Business Park) zoning districts. Refer to the following table for information on the owners of and applicants for the parcels.

Tax Number	Area (acres)	Owner	Applicant
75.19-1-1.12	70.5	C&C Meadow Crest Holding	C&C Meadow Crest Holding
86.10-1-2	30.8	Bernard Creations, LTD	Baldwin Route 6, LLC*
86.10-1-3	0.6	Bernard Creations, LTD	Baldwin Route 6, LLC*
86.11-1-1	12.9	Baldwin Hills Realty, LLC	Baldwin Hills Realty, LLC
86.14-1-7	1.0	102 Route 6, LLC	Baldwin Hills Realty, LLC*
86.6-1-4	187.0	Baldwin Hills Realty, LLC	Baldwin Hills Realty, LLC

* and contract vendee.

Applicant Information

C & C Meadow Crest Holding Corp., Baldwin Route 6, LLC and Baldwin Hills Realty, LLC
 1699 Route 6, Suite 1
 Carmel, NY 10512
 Phone - 845.228.1400
 Contact - Fred Koelsch

Owner Information

Bernard Creations, LTD (Zipkin Property)
 Mr. Bernie Zipkin
 45 Pinesbridge Road
 Ossining, New York 10562
 (845) 628-0220

102 Route 6, LLC
Mr. Richard Cebel
102 Route 6
Mahopac, New York 10541
(845) 621-4410

Site Description and Related Information

The project site consists of farm fields, fallow farm fields, a wetland corridor, watercourses, a manmade pond, forested uplands, three residences, several farm buildings and ancillary structures, a gas station and an old railroad bed. The variable wetland corridor can be classified as palustrine emergent, scrub-shrub and forested with a palustrine unconsolidated bottom, permanently flooded, impounded pond. The project site is generally bisected by the wetland corridor oriented in a northeast/southwest direction. The site contains two unnamed streams, one that flows from the pond on-site under Baldwin Place Road and into Lake Baldwin off-site and a second located in the northeast corner that flows under Baldwin Place and Stillwater Roads off-site.

The first of the unnamed streams, the outlet from the on-site impounded pond, is a seasonal RPW that flows south off the property for 1,550 feet before joining an unnamed tributary of Lake Baldwin. The stream flows through a culvert under Baldwin Place Road approximately 900 feet after the pond's outlet. The tributary travels approximately 0.85 river miles, 0.70 aerial miles to the Muscoot River. The tributary substrate composition is primarily sand and gravel.

The Muscoot River flows approximately 22.5 river miles through the Amawalk and New Croton Reservoirs and becomes the Croton River before emptying to the Hudson River, the nearest Traditionally Navigable Water (TNW). The Hudson River is approximately 10.5 aerial miles east of the on site wetlands.

The second of the unnamed streams is an unnamed perennial RPW tributary to an unnamed stream that flows through NYSDEC Wetland ML-10 west of the project site. This stream begins as an outlet of a wetland north of the project site and flows 6,200 feet, crossing under Baldwin Place Road twice before reaching the project site. This unnamed stream flows on site for approximately 425 feet, enters the offsite NYSE&G parcel for 575 feet, then returns on site for 575 feet before crossing under Baldwin Place Road and ultimately ending in NYSDEC Wetland ML-10 some 2,000 feet to the west. NYSDEC Wetland ML-10 drains into the Muscoot River south of Stillwater Road. The tributary travels approximately 0.85 river miles, 0.65 aerial miles to the Muscoot River, which eventually flows into the Hudson River as stated previously. The tributary substrate composition is primarily sand and gravel.

A seasonal RPW, located within the wetland corridor, flows northeast from the northern wetland crossing (flags N-20, M-1, P-1).

The total annual precipitation for the site averages 44 to 48 inches.

Potential pollutants are largely related to road and farm field runoff.

Current and past land uses are limited to farming, a gas station and a few residences. From recent aerial photographs it appears as though a series of trails exist on portions of the site.

Wetlands

Wetland ML-11

State regulated Wetland ML-11 is an approximately 38.629 acre wetland that crosses the entire project site in a northeast/southwest direction. The wetland's watershed consists of approximately 260 acres of land to the east and west of the wetland corridor. This NYSDEC regulated wetland consists of several ecological communities, including palustrine forested wetlands, palustrine emergent marsh, and palustrine scrub-shrub wetlands.

The palustrine forested wetland habitat portions of the site are best described as Red-Maple Hardwood Swamp, as described in the "Ecological Communities of New York State"¹. This community is the most abundant wetland type throughout the wetland corridor. Vegetation within this community consists of red maple (*Acer rubrum*), American elm (*Ulmus americana*), spicebush (*Lindera benzoin*), tussock sedge (*Carex stricta*), skunk cabbage (*Symplocarpus foetidus*) and sensitive fern (*Onoclea sensibilis*).

The palustrine scrub-shrub wetlands are best described in the "Ecological Communities of New York State" as a Shrub Swamp community. This community exists in two sections of wetland; flags labeled "E" and "N" in the northern section of the wetland corridor. The shrub swamp in the "N" section contains green ash (*Fraxinus pennsylvanica*), red-osier dogwood (*Cornus stolonifera*), arrow-wood (*Viburnum dentatum*), common reed (*Phragmites australis*), narrow-leaf cattail (*Typha angustifolia*), woolgrass (*Scirpus cyperinus*), sensitive fern and skunk cabbage. The wetland area flagged as area "E" consists of green ash, American sycamore (*Platanus occidentalis*), gray dogwood (*Cornus racemosa*), red-osier dogwood, marsh fern (*Thelypteris thelypteroides*), sensitive fern, woolgrass and foxtail sedge (*Carex alopecoidea*). Both of these areas have small pockets that are characteristic of a palustrine emergent marsh. The palustrine emergent marsh habitat would likely be classified as Shallow Emergent Marsh by the "Ecological Communities of New York State".

Hydrology for the wetland is primarily provided by overland flow that is dammed up on either side of an abandoned railroad bed associated with the wetland corridor. In some parts of the wetland, in particular areas E and N, spring seeps and seasonally high groundwater provide hydrology as well. At the time of the delineation, the emergent habitat in the E and N areas was inundated by six inches or more of water. The forested wetland between the M and A wetland areas was inundated by six inches or more of water as well.

Soils within the wetland consist of the poorly drained Sun Loam. Soil borings throughout all sections of the wetland consistently showed low chroma colors (10YR 3/2) and most had sulfidic odor.

¹ Edinger, G.J. et al (Eds.) 2002. Ecological Communities of New York State. Second Edition. NYSNHP, NYSDEC. Albany, NY. 136 pp.

Mr. Brian Orzel.

August 26, 2008

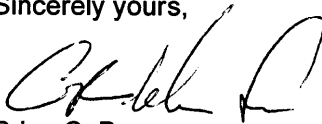
The wetland provides multiple functions including, but not limited to, stormwater storage, pollutant removal and wildlife habitat. Potential pollutants to the wetland exist as road runoff from Baldwin Place Road located to the west and also as runoff from the multiple active farm fields on-site.

Wetland ML-11 provides significant habitat for many wildlife species. Reptile species such as box turtle, snapping turtle, garter snake and eastern ribbon snake are likely to live and forage within the wetland. The ecological communities that comprise the wetland provide quality habitat for a multitude of avian species that utilize the area for nesting and foraging. The open water habitat of the impounded pond supports ducks, flycatchers and swallows, as well as aquatic herpetiles like painted turtles.

Area upland of the wetland consist of farm fields and forested uplands. Vegetation found in the farm fields (dry meadow) includes Russian olive (*Elaeagnus angustifolia*), Canada goldenrod (*Salidago canadensis*), red clover (*Trifolium pratense*) and mugwort (*Artemisia ludoviciana*). The forested upland contains red maple, sugar maple (*Acer saccharum*), Norway maple (*Acer platanoides*), Japanese barberry (*Berberis thunbergii*), multiflora rose (*Rosa multiflora*) and christmas fern (*Polystichum acrostichoides*). Many nonnative, invasive species are present throughout the vegetative stratum. Japanese barberry, multiflora rose, Russian olive, autumn olive and mugwort can be found almost anywhere on the project site.

Please review this material and schedule a member of your staff for a site visit at your earliest convenience in order to issue a jurisdictional determination. Additional information will be provided at your request.

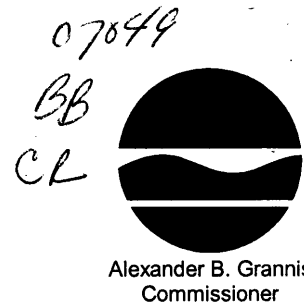
Sincerely yours,



Brian C. Bury
Planner/Environmental Scientist
TIM MILLER ASSOCIATES, INC.

C: Mr. Fred Koelsch (CRI)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, Albany, New York 12233-4757
Phone: (518) 402-8935 • FAX: (518) 402-8925



August 27, 2008

Brian Bury
Tim Miller Associates
10 North Street
Cold Spring, NY 10516

Dear Mr. Bury:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to an Environmental Assessment for the proposed 302-Acre Residential Development - Union Place, area as indicated on the map you provided, located at the Intersection of Rte 6 and Baldwin Place Road, Town of Carmel, Putnam County.

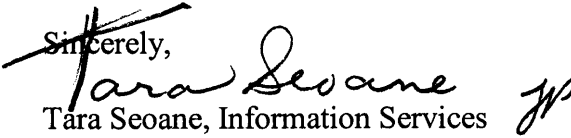
We have no records of known occurrences of rare or state-listed animals or plants, significant natural communities, or other significant habitats, on or in the immediate vicinity of your site.

The absence of data does not necessarily mean that rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain any information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. For these reasons, we cannot provide a definitive statement on the presence or absence of rare or state-listed species, or of significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental assessment.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities and other significant habitats maintained in the Natural Heritage Data bases. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, at the enclosed address.

Sincerely,


Tara Seoane, Information Services
NY Natural Heritage Program

Enc.
cc:

From: c1813@aol.com [mailto:c1813@aol.com]
Sent: Wednesday, February 25, 2009 8:28 PM
To: mdenker@timmlerassociates.com
Subject: union place

Marcy,

As a follow up to our conversation, I submit the following:

1. Please verify size of water mains, any above or below ground storage tanks.
2. Locations of fire hydrants.
3. Elevators and locations. All elevators should be keyed alike.
4. Knox boxes should be placed on all commercial rentals, buildings, etc.
5. Road widths throughout complex.
6. Building heights.
7. Diameter of all roadway circles. Fire trucks vary in turning radius.
8. Distances between all buildings as well as marked fire zones.
9. Is there below ground or building parking. Also if any roof top parking.

In response to your questions.

The Mahopac Volunteer Fire Department consists of 130 members. Three- chiefs cars, two- 2500 gal pumper tankers, two- 1000 gal pumpers, 1- heavy rescue, 1-95 foot tower ladder, 1- brush truck, 2- NYS certified ambulances. There are three fire houses. Headquarters is located on Rt.6 appx 4 miles away. Station #2 is located 1/2 mile away. Station #3 is located 7 miles away. As discussed this project will require an additional engine and ambulance to be located at our station #2 which is located 1/2 mile away. Response times average 5-6 minutes. The department responds on average to 1100 calls a year (700 EMS calls, 400 fire calls).

Should you require any additional information, please feel free to contact me. I would like to be kept informed as more information becomes available. As I said today, the current basic plan that was sent to me needs to have more information. I realize it is very early in this project.

Thank you,

James Grundman
Chief, Mahopac Fire Department



CHARTERED 1937

MAHOPAC FALLS VOLUNTEER FIRE DEPARTMENT, INC.

P.O. BOX 190

MAHOPAC FALLS, NEW YORK 10542



MEMBER:
N.F.P.A.
F.A.S.N.Y.
H.V.V.F.A.
P.C.V.F.A.

FIRE PROTECTION
DISTRICT NO. 1
TOWN OF CARMEL
PUTNAM COUNTY, N.Y.

TO: Marcy Denker, Planner
Tim Miller Associates

FROM: Ann Link, 1st Asst. Chief

DATE: 9/29/08

SUBJECT: Union Place Project: Fire/EMS Questionnaire

Dear Marcy:

As you requested in your email dated 9/26/08, attached are the Fire and Emergency Services questionnaires completed.

If you have any questions or need further assistance, you can reach me on my cell at 914-469-6026.

Firematically,

Ann Link



1795 - 1995 Bicentennial

07049
CZ
SL
TOWN OF CARMEL
Police Department

June 4, 2008

Tim Miller Associates
10 North Street
Cold Spring, New York 10516

Re: Reply to CAC Meadow Crest Holding and Baldwin Place Realty
(Union Place) Mixed Use Development and Community Center Project

I have been requested by your firm to assess several large scale developments in the Town of Carmel. A few of these developments have been built---most have been approved and the larger scale projects are still in various stages of development.

The police department is woefully understaffed and we are having difficulty meeting the needs of the community. Our ratio of officers per 1,000 residents is 1. Every single community in the immediate area has a minimum of 1.4 to 4.3 officers per 1000 residents. If I had 1.4 officers per 1000 residents, I would immediately need to hire 14 additional officers. The Town of Carmel is in essence patrolled solely by the Carmel Police Department with no patrols routinely assigned by the Sheriff or the New York State Police to cover our jurisdiction.

The police department facility is overcrowded and professional studies have concluded that the police department and the town court's facilities are too small, outdated for modern acceptable practices, and unsafe. Studies are available from the Department of Criminal Justice Service 2007 and the Office of Court Administration 2008. The call volume and number of arrests are increasing yearly, with double digit percentages over the previous year. The seriousness of crime/investigations and additional reporting requirements by New York State are negatively impacting what little proactive policing the department can accomplish. Present statistics comparing the first five months of 2007 to 2008, indicate a large increase in police activity---228 arrests in 2007, compared to 336 in 2008; 929 vehicle and traffic summons issued in 2007 compared to 1,956 in 2008; 370 traffic accidents in 2007 and 428 traffic accidents in 2008. The number of community events that require at least one police officer to be present or monitor the event are increasing every year.

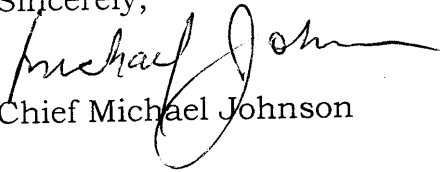
If there is not an increase in staff and a new facility built in the foreseeable future, the level of police protection and safety will be greatly diminished and the quality of life will suffer for all town residents. The size of this project and complexity of combining both retail and residential areas will probably result in an overall increase in call volume due to this combination of uses.

The Carmel Town Board has shown no interest as of yet in increasing staff or even researching a new joint judicial/police facility. Therefore I can easily predict that response times will increase greatly and the level of service will decrease markedly for all the town residents.

If the Town Board does not increase the staffing in the police department, I would suggest that an association be formed for both commercial and residential units to pay for 24-hour private security for the whole development.

If you have any further questions, or if I can be of any assistance to you, please feel free to contact me at 845-628-1300.

Sincerely,


Chief Michael Johnson

Police Services Questionnaire
Union Place Project

1. Please describe the current manpower and equipment levels of the Department.

35 officers 8 civilians

2. What is your current service area and the population served?

36 sq. miles 35,000 people

3. How many calls for service does the Department receive per year? Please break the calls down by type (residential, commercial/retail, industrial etc.) if possible.

approximately 25,000 - unable to break it down by type

4. Location(s) of station(s) nearest to the site.

60 McAlpin Ave Mahopac, NY

5. Estimated response time to the site.

Depends on if patrol car is available and it's location

6. Describe any existing plans, if any, for your station to expand its staffing, facilities, and/or equipment.

Requested Town Board to expand staff and facility for the last four years - no substantial change in either

7. Would the proposed development require any expansion of the department's staffing, facilities, and/or equipment?

Yes - combination residential and commercial areas usually requires more services around the "clock" as opposed to single "zone" areas.

8. Please review the enclosed site plans and comment on site access and any other aspects of the plan relevant to police protection services.

Recommend that your client hires private security to "police" development. My present staff and facility are insufficient to provide adequate services for all the development that I

Completed by:

Michael John

Date: 8/26/08 bgsn

Please return to:

Marcy Denker
Tim Miller Associates, Inc.
10 North Street
Cold Spring, New York 10516
Phone: (845) 265-4400 Fax: (845) 265-4418
Email: mdenker@timmillerasociates.com

approved
or proposed
within the tow.

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516 * Telephone (845) 265-4400 * Fax (845) 265-4418



FAX COVER SHEET

Date: August 27, 2008

Number of Pages Including Cover: 4

Sender: Mary Decker

Job Number: 07099 / MD

To: Name/Firm

Fax Number

1. Chief Johnson
Carmel Police Dept.

(845) 628-2597

2. _____

3. _____

4. _____

5. _____

6. _____

Comments/Contents of Transmittal

Cover letter
Questionnaire
Site Concept Plan

c: _____



07049
MO

**PUTNAM COUNTY
OFFICE OF THE SHERIFF
THREE COUNTY CENTER
CARMEL, NEW YORK 10512**



DONALD B. SMITH
Brigadier General, U.S. Army (Ret.)
SHERIFF
(845) 225 - 3000

PETER H. CONVERY
UNDERSHERIFF
(845) 225 - 1460

September 17, 2008

Ms. Marcy Denker
Tim Miller Associates, Inc.
10 North Street
Cold Spring, NY 10516

RE: PROPOSED UNION PLACE PROJECT, TOWN OF CARMEL

Dear Ms. Denker:

In response to your letter dated August 21, 2008, the Putnam County Sheriff's Department, along with the Carmel Town Police Department and New York State Police, provide police services to the Town of Carmel including the Proposed Union Place Project.

The Sheriff's Department has a minimum of one patrol assigned to a sector that includes the Hamlet of Carmel 24 hours a day. Carmel Town Police Department answers all 911 emergency calls within the Town of Carmel. Additional assistance, if required, is provided by the Putnam County Sheriff's Department and New York State Police.

The Putnam County Sheriff's Department has 83 full time law enforcement officers. The service ratio is one deputy to 1,200 persons for the County of Putnam, for the Sheriff's Department alone. Our headquarters is located at Three County Center, Carmel, New York.

The approximate response time of responding units is anywhere from 5 minutes to 20 minutes depending on the location of the patrol unit in relation to the call for service. We do not anticipate a great impact to the Putnam County Sheriff's Department in providing police protection to the future residents of the Union Place Project. However, with

Ms. Denker
September 5, 2008
Page 2

Putnam County being one of the fastest growing counties in New York State, the collective impact of many new developments on law enforcement would most certainly require more law enforcement resources in future years. If you need information pertaining to the Carmel Police Department and your developments impact on their agency, please contact Chief Michael Johnson via telephone at (845) 628-1300, or by mail at 60 McAlpin Avenue, Mahopac, NY 10541.

I hope the above information is helpful to your project. Should you need any additional information, please do not hesitate to contact me or Captain Gary T. Hosmer, who heads our Road Patrol Division, at (845) 225-4300, Ext. 226.

Sincerely,



Donald B. Smith
Sheriff

DBS/chh

Police Services Questionnaire
Union Place Project

1. Please describe the current manpower and equipment levels of the Department.

The Brewster State Police barracks includes 21 Troopers, 4 Investigators & 3 SGTs.

2. What is your current service area and the population served?

TOWNS OF SOUTHEAST PATTERSON KENT CARMEL
VILLAGE OF BREWSTER

3. How many calls for service does the Department receive per year? Please break the calls down by type (residential, commercial/retail, industrial etc.) if possible.

5384 calls for service

4. Location(s) of station(s) nearest to the site.

STATE POLICE BARRACKS AT SOMERS + BREWSTER

5. Estimated response time to the site.

15 MIN.

6. Describe any existing plans, if any, for your station to expand its staffing, facilities, and/or equipment.

NONE AT THIS TIME.

7. Would the proposed development require any expansion of the department's staffing, facilities, and/or equipment?

NO, but you can consider a small space for a State Police Satellite Station be proposed to enhance security / Police presence.

8. Please review the enclosed site plans and comment on site access and any other aspects of the plan relevant to police protection services.

Good lighting on trails/playgrounds.

Designated LZ area for helicopter landing (medical/police)

Possible call box's on trails / in Union Heights.

Completed by:

SGT/SC John Malby

Date:

08/30/08

Please return to:

Marcy Denker
Tim Miller Associates, Inc.
10 North Street
Cold Spring, New York 10516
Phone: (845) 265-4400 Fax: (845) 265-4418
Email: mdenker@timmillerassociates.com

Police Services Questionnaire
Union Place Project

1. Please describe the current manpower and equipment levels of the Department.

The Brewster State Police barracks includes 21 Troopers, 4 Investigators & 3 SGTs.

2. What is your current service area and the population served?

TOWNS OF SOUTHEAST PATTERSON KEAT CARMEL
VILLAGE OF BREWSTER

3. How many calls for service does the Department receive per year? Please break the calls down by type (residential, commercial/retail, industrial etc.) if possible.

5384 calls for service

4. Location(s) of station(s) nearest to the site.

STATE POLICE BARRACKS AT SOMERS + BREWSTER

5. Estimated response time to the site.

15 MIN.

6. Describe any existing plans, if any, for your station to expand its staffing, facilities, and/or equipment.

NONE AT THIS TIME.

7. Would the proposed development require any expansion of the department's staffing, facilities, and/or equipment?

NO, but you can consider a small space for a State Police Satellite Station be proposed to enhance security / Police presence.

8. Please review the enclosed site plans and comment on site access and any other aspects of the plan relevant to police protection services.

Good lighting on trails / playgrounds.

Designated LZ area for helicopter landing (medical / police)

Possible call boxes on trails / in Union Heights.

Completed by:

SGT/SC John Malinzi

Date:

08/30/08

Please return to:

Marcy Denker
Tim Miller Associates, Inc.
10 North Street
Cold Spring, New York 10516
Phone: (845) 265-4400 Fax: (845) 265-4418
Email: mdenker@timmillerasociates.com

4/13/2009

Tim Miller Associates, Inc.
10 North Street
Attn: Brendan Masterson
Cold Spring, New York 10516

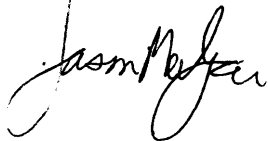
Subject: Union Place Project

Brendan,

After reviewing the location and your overall site plan for this project, NYSEG does have the electric facilities to serve this project. Please be aware that there will be charges associated with any extension of NYSEG facilities into the property, commercial or residential, according to our filed tariff rate with the Public service commission.

Central Hudson Gas and Electric is the provider for natural gas in the Town of Carmel, so you may want to contact them for any questions related to their facilities. If you have any questions regarding this matter please contact me at 278-8120 ext 285

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Malizia". The signature is fluid and cursive, with a large initial "J" and "M".

Jason Malizia
Lead Analyst Marketing & Sales



June 1, 2009

Mr. Brendan Masterson
Tim Miller Associates, Inc.
10 North Street
Cold Spring, NY 10516

**Re: Natural Gas Service – Union Place Development, Town of Carmel,
Putnam County, NY**

Dear Mr. Masterson:

Union Place Development in the Town of Carmel, N.Y. is located within the gas service franchise of Central Hudson Gas and Electric Corp.

Central Hudson maintains natural gas distribution facilities along Baldwin Place and Rt. 6, in the Town of Carmel. The gas distribution main is a 120# line.

A formal engineering review has been requested to determine if there are any infrastructure improvements and/or additions that are required to meet the project demands, and determine any applicable costs to the developer for providing this service.

If you need additional information, please contact me by e-mail at jdinkel@cenhud.com or by telephone at 845-897-6152.

Sincerely,

A handwritten signature in black ink that reads "Jackie Dinkel". The signature is written in a cursive, flowing style.

Jackie Dinkel
Supervisor, New Business Services

25 Central Hudson Way
Fishkill, NY 12524

(845) 452 • 2000
www.CHEnergyGroup.com



07049
BM
CR

November 12, 2009

Mr. Brendan Masterson
Tim Miller Associates, Inc.
10 North Street
Cold Spring, NY 10516

**Re: Natural Gas Service – Proposed Commercial/Residential Development-
Union Place Development, adjacent to Baldwin Place Road, Town of
Carmel, Putnam County, NY**

Dear Mr. Masterson:

The proposed commercial/residential development in the Town of Carmel, N.Y. as outlined in your letter of April 7, 2009 is located within the gas service franchise of Central Hudson Gas and Electric Corporation.

Our engineering review of the proposed project has determined that Central Hudson does have system capacity to serve the subject project, given that we can obtain an easement to install approximately 2,000 feet of 6" gas main across the property from Baldwin Place Road to Rt. 6N.

A formal request for service along with approved site plans and load letters will be required to determine if there are any additional infrastructure improvements and/or additions that are required to meet the project demands, and determine any applicable costs to the developer for providing this service.

If you need additional information, please contact me by e-mail at jdinkel@cenhud.com or by telephone at 845-897-6152.

Sincerely,

A handwritten signature in blue ink that reads "Jackie Dinkel".

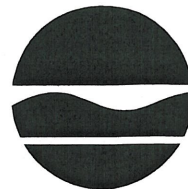
Jackie Dinkel
Supervisor, New Business Services

25 Central Hudson Way
Fishkill, NY 12524

(845) 452 • 2000
www.CHEnergyGroup.com

CR - file

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, Albany, New York 12233-4757
Phone: (518) 402-8935 • FAX: (518) 402-8925



Alexander B. Grannis
Commissioner

December 2, 2009

Chris Robbins
Tim Miller Associates
10 North Street
Cold Spring, NY 10516

Dear Mr. Robbins:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to an Environmental Assessment for the proposed Mixed-Use Development of 207-Acre Union Place Property, area as indicated on the map you provided, located at Intersection of US Rte 6 and Baldwin Place Road, Town of Carmel, Putnam County.

We have no records of known occurrences of rare or state-listed animals or plants, significant natural communities, or other significant habitats, on or in the immediate vicinity of your site.

The absence of data does not necessarily mean that rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain any information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. For these reasons, we cannot provide a definitive statement on the presence or absence of rare or state-listed species, or of significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental assessment.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities and other significant habitats maintained in the Natural Heritage Data bases. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, at the enclosed address.

Sincerely,

Tara Salerno
Tara Salerno, Information Services
NY Natural Heritage Program

Enc.
cc:

Ann Cutignola

From: Brennan, Eileen [emb@ci.carmel.ny.us]
Sent: Friday, May 07, 2010 3:19 PM
To: acutignola@timmlerassociates.com
Subject: RE: Town of Carmel mid range police officer salary

Ann,

Per the Police Contract a midrange Police Officer rate would be \$54750.00. If you have any further questions please contact me at your earliest convenience.

Have a nice weekend,

Eileen M. Brennan
Principal Account Clerk
Town of Carmel

From: Ann Cutignola [mailto:acutignola@timmlerassociates.com]
Sent: Friday, May 07, 2010 2:27 PM
To: Brennan, Eileen
Subject: Town of Carmel mid range police officer salary

Eileen,

Per our conversation yesterday can you kindly send me information on a midrange Town of Carmel Police Officer Salary. I am working on defining the impacts of the proposed Union Place project. As a result of the project, two additional police officers will likely be needed and the Town has asked me to define what the cost of this will be. Kindly provide any information you feel would be useful. Please feel free to call me if you have any questions.

Thanks in advance for your help.
Ann

Ann Cutignola, AICP
Senior Planner

Tim Miller Associates, Inc.

Planning • Landscape Design • Traffic • Wetlands & Ecology
Hydrogeology • Economics • Project Management • Permitting

10 North Street, Cold Spring, N.Y. 10516
845.265.4400 voice 845.265.4418 fax
url: www.timmlerassociates.com
email: acutignola@timmlerassociates.com

The information transmitted in this e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. If you received this in error, please contact the sender and delete the material from any computer.

5/7/2010

