

ROBERT LAGA  
*Chairman*

NICHOLAS FANNIN  
*Vice Chairman*

ROSE TROMBETTA  
*Secretary*

**TOWN OF CARMEL**  
**ENVIRONMENTAL CONSERVATION BOARD**



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

**BOARD MEMBERS**

Edward Barnett  
Vincent Turano  
Julie McKeon

**ENVIRONMENTAL CONSERVATION BOARD AGENDA**

**MAY 16, 2019 – 7:30 P.M.**

**PLANNING BOARD REFERRAL**

<b><u>APPLICANT</u></b>	<b><u>ADDRESS</u></b>	<b><u>TAX MAP #</u></b>	<b><u>COMMENTS</u></b>
1. Taco Bell - (Former Friendly's Site)	1081 Stoneleigh Ave	55.11-1-3	Amended Site Plan

**MISCELLANEOUS**

2. Minutes – 01/17/19, 03/7/19, 03/21/19 & 04/18/19

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Vincent Turano  
John Starace

**APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION**

Name of Applicant: Kai Carmel LLC

Address of Applicant: 22 Route 59, Nyack, NY 10960 Email: Raghav0528@gmail.com

Telephone# (201) 315-3670 Name and Address of Owner if different from Applicant:

Urstadt Biddle Properties Inc., 321 Railroad Avenue, Greenwich, CT 06830

Property Address: 1081 Stoneleigh Avenue, Carmel, NY Tax Map # 55.11-1-3

Agency Submitting Application if Applicable: \_\_\_\_\_

Location of Wetland: Watercourse in rear of property behind parking lot.

Size of Work Section & Specific Location: ±1,200 S.F. of land disturbance within 100' wetland buffer.

Will Project Utilize State Owned Lands? If Yes, Specify: \_\_\_\_\_

**Type and extent of work (feet of new channel, yards of material to be removed, draining, dredging, filling, etc). A brief description of the regulated activity (attach supporting details).**

This wetland permit application is being filed for the site work being performed within the 100' adjacent area of the on-site wetland associated with the watercourse in the rear of the property. The wetland is a Class III wetland as defined in the Town Code and the work being performed consists of minor curb work and the rebuilding of the existing trash enclosure. It is noted that the lands being disturbed are down gradient of and not tributary to the watercourse.

Proposed Start Date: 07/2019 Anticipated Completion Date: 09/2019 Fee Paid \$ 225.00

\*\*\*\*\*

**CERTIFICATION**

I hereby affirm under penalty of perjury that information provided on this form is true to the best of my knowledge and belief, false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct or indirect, or whatever nature, and by whomever suffered, arising out of the project described here-in and agrees to indemnify and save harmless the Town of Carmel from suits, actions, damages and costs of every name and description resulting from the said project.

A handwritten signature in black ink, appearing to read "Robert Laga".  
SIGNATURE

5/9/2019

DATE

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

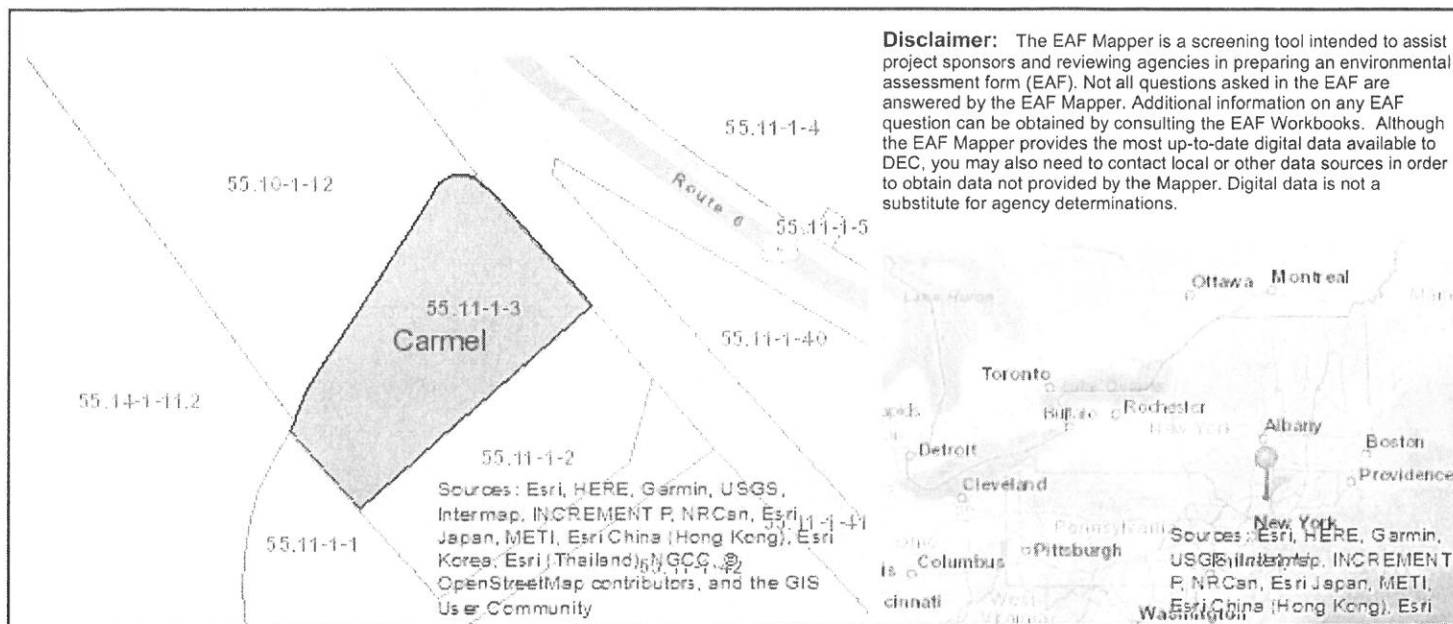
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Proposed Restaurant Redevelopment (Former Friendly's Site)			
Project Location (describe, and attach a location map): 1081 Stoneleigh Avenue, Carmel, NY 10512			
Brief Description of Proposed Action: Proposed reoccupation of the existing building located at 1081 Stoneleigh Avenue in the Town of Carmel, NY. The building was formerly a Friendly's restaurant and the applicant seeks to partition the building and reoccupy it with a Taco Bell restaurant and another tenant. Associated site improvements are proposed including a delineated drive-thru lane and appurtenances, landscaping, and signage.			
Name of Applicant or Sponsor: Kai Carmel LLC		Telephone: (201) 315-3670 E-Mail: Raghav0528@gmail.com	
Address: 22 Route 59			
City/PO: Nyack		State: NY	Zip Code: 10960
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Site Plan Approval, Town of Carmel Planning Board Conditional Use Permit, Town of Carmel Planning Board Building Permit, Town of Carmel Building Department		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.2 acres b. Total acreage to be physically disturbed? _____ 0.10 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.2 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <small>*The project site is located within 500' of an area designated as 'sensitive for archaeological sites' by SHPO. The site survey number is 98SR52236.</small>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	*
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
<small>*Properties within 500' of the site contain wetlands associated with the Michael Brook, including the Hannaford and McDonald's properties.*</small>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	*
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;">           a. Will storm water discharges flow to adjacent properties?            b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?            If Yes, briefly describe:         </div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A conveyance system consisting of catch basins and pipes exists on the property and conveys stormwater runoff to an existing drainage network within Stoneleigh Avenue.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  <div style="display: flex; justify-content: space-between;"> <div>             Applicant/sponsor/name: James A. Ryan, RLA, JMC Planning Engineering              Landscape Architecture &amp; Land Surveying, PLLC           </div> <div>Date:</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>             Signature:  </div> <div>Title: Principal</div> </div>		



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



# SITE PLAN APPROVAL DRAWINGS

# PROPOSED RESTAURANT REDEVELOPMENT

TAX MAP SECTION 55.11 | BLOCK 1 | LOT 3  
1081 STONELEIGH AVENUE  
TOWN OF CARMEL, NEW YORK

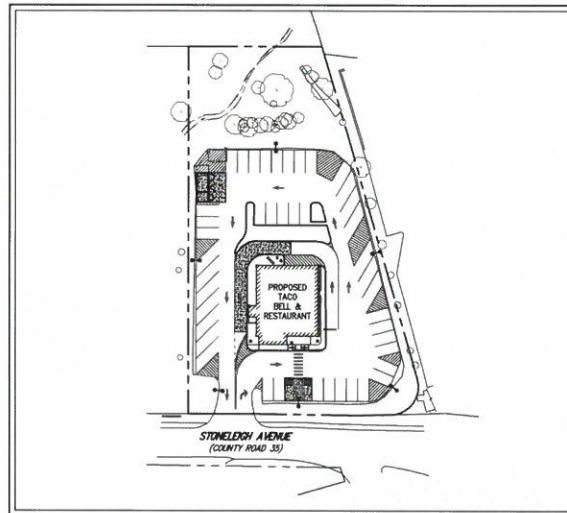
**JMC** Site Planner, Civil Engineer,  
and Landscape Architect:  
120 BEDFORD ROAD  
ARMONK, NY 10504  
(914) 273-5225

**Applicant:**  
**KAI CARMEL LLC**  
25 ROUTE 59  
NYACK, NY 10960  
(201) 315-3670

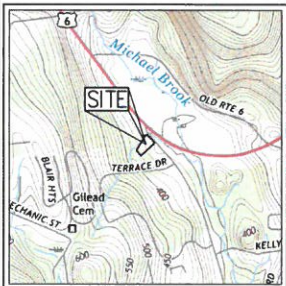
**Owner:**  
**URSTADT BIDDLE PROPERTIES INC.**  
321 RAILROAD AVE  
GREENWICH, CT 06830  
(203) 863-8200

**Attorney:**  
**HARRIS BEACH, PLLC.**  
445 HAMILTON AVE, SUITE 1206  
WHITE PLAINS, NY 10601  
(914) 683-1212

**Surveyor:**  
**BADEY & WATSON SURVEYING & ENGINEERING, P.C.**  
3063 ROUTE 9  
COLD SPRING, NY 10516  
(845) 265-9217



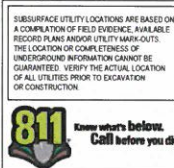
**AREA MAP**  
SCALE: N.T.S.



**VICINITY MAP**  
SCALE: 1" = 1,000'  
SOURCE: USGS / 2016

## GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "TWO SAFELY" (1-800-485-7463) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL OPERATIONS HAVE ADVISED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EXCEPT THROUGH THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE UNDISCOVERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT BE DAMAGED, AND SHALL CONDUCT THEM WITH CARE TO PREVENT UNNECESSARY INTERRUPTION OF UTILITY SERVICE.
2. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADJACENT OF ANY CONFLICTS WITH PROPOSED UTILITIES, IF CONFLICTS ARE PRESENT. THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTICED IN WRITING, THE COSTS/PROPOSED UTILITIES RELOCATION SHALL BE DETERMINED BY JMC, PLLC.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
4. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES, APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS HERETO. TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA) AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 105-10.1 (SAFETY AND HEALTH REQUIREMENTS) OF THE EROSION STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AGENCY/HAVING JURISDICTION.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREIN AT ALL TIMES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. BARRING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED BY SURFACE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
6. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.



No.	Revision	Date	By
1.	REVISED PER TOWN COMMENTS	05/16/2019	JMS

**JMC Drawing List:**

C-000	COVER SHEET
C-010	EXISTING CONDITIONS MAP
C-100	LAYOUT PLAN
C-101	TRUCK TURNING PLAN
C-200	GRADING AND EROSION & SEDIMENT CONTROL PLAN
C-800	CONSTRUCTION DETAILS
C-901	CONSTRUCTION DETAILS
C-902	CONSTRUCTION DETAILS
L-100	LANDSCAPING PLAN

TABLE OF LAND USE			
SECTION 55.11 BLOCK 1, LOT 3 ZONE "C" - "COMMERCIAL"			
DESCRIPTION	REQUIRED / PERMITTED	EXISTING	PROPOSED
LOT AREA (FEET)	40,000	52,841	52,841
LOT WIDTH (FEET)	200	164 <sup>(1)</sup>	164
LOT DEPTH (FEET)	200	323	323
BUILDING HEIGHT (FEET)	35	<35	<35
GROSS FLOOR AREA (SQUARE FEET)	5,000	3,596 <sup>(2)</sup>	3,596
LOT COVERAGE BY BUILDING (PERCENT)	30%	6.8	6.8
YARDS			
FRONT BUILDING SETBACK (FEET)	40	81.5	81.5
REAR BUILDING SETBACK (FEET)	30	192.3	192.3
SIDE BUILDING SETBACK (FEET)	25	52.7	52.7
PARKING SUMMARY			
TOTAL SPACES (SPACES)	45	55	45
STANDARD SPACES (SPACES)	43	52	43
HANDICAP SPACES (SPACES)	2	3	2

## NOTES:

1. VARIANCES WERE OBTAINED IN 1984 FOR LOT WIDTH AND MINIMUM FLOOR AREA.
2. PER SECTION 154-43 OF THE TOWN OF CARMEL ZONING CODE, FOR RESTAURANT USES, 1 PARKING SPACE IS REQUIRED FOR EACH 1 SEAT, INCLUDING BARSTOOL, OR 1 PARKING SPACE IS REQUIRED FOR EACH 40 SQUARE FEET OF FLOOR AREA DEVOTED TO PATRON USE WHERE CAPACITY IS NOT DETERMINED BY THE NUMBER OF FIXED SEATS.  
TACO-BELL RESTAURANT: 38 SEATS / 3 = 13 PARKING SPACES  
FUTURE RESTAURANT TENANT: UNKNOWN SEATS OR MAXIMUM 800 S.F. OF FLOOR AREA DEVOTED TO PATRON USE  
TOTAL: 45 PARKING SPACES REQUIRED

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

**JMC**

JMC Planning, Surveying, Landscaping & Civil Engineering, PLLC  
120 Bedford Road  
Armonk, NY 10504  
(914) 273-5225  
www.jmcpllc.com

Drawn: JAR  
Scale: AS SHOWN  
Date: 04/16/2019  
Project No: 18188  
Sheet No: C-000  
Drawing No: 1,500-00  
C-000

*J Child Psychol Psychiatr* 2016; 57(12): 1298-1306. © 2016 The Authors  
Journal compilation © 2016 Association for Child and Adolescent Mental Health.  
Published by John Wiley & Sons Ltd



"SUBDIVISION PLAT FOR DRS. MELVIN BLOOM,  
HENRY KAMM, ROBERTO ROJAS..."  
FILED IN THE PUTNAM COUNTY CLERK'S OFFICE  
ON JUNE 30, 1988 AS MAP NO. 1715.

PROPERTY OWNERS WITHIN 500' OF  
SECTION 55.11, BLOCK 1, LOT 3

### LEGEND

NOTES

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "AS-BUILT & TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY BACEY & WATSON SURVEYING & ENGINEERING, P.C., DATED 03/19/2018.



1 inch = 20 ft.

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Drawn	PD	Approved	
Scale	1" = 20'		
Date	04/10/2019		
Project / No	18188		
WWD-CRME	EXT	A.D.	
Drawing No			
C-010			

KAI CARMEL LLC  
25 ROUTE 59  
NYACK, NY 10960

APPLICANT

JMC Electronic Equipment Corp. 10000  
 E. 17th Ave., Suite 100, Aurora, CO 80012  
 JMC 303.690.9900; Fax 303.690.9901  
 John Dwyer Corporation Inc.  
 2500 E. 10th Ave., Suite 200, Aurora, CO 80012  
 JDC 303.690.9900; Fax 303.690.9901  
 www.jmcplc.com



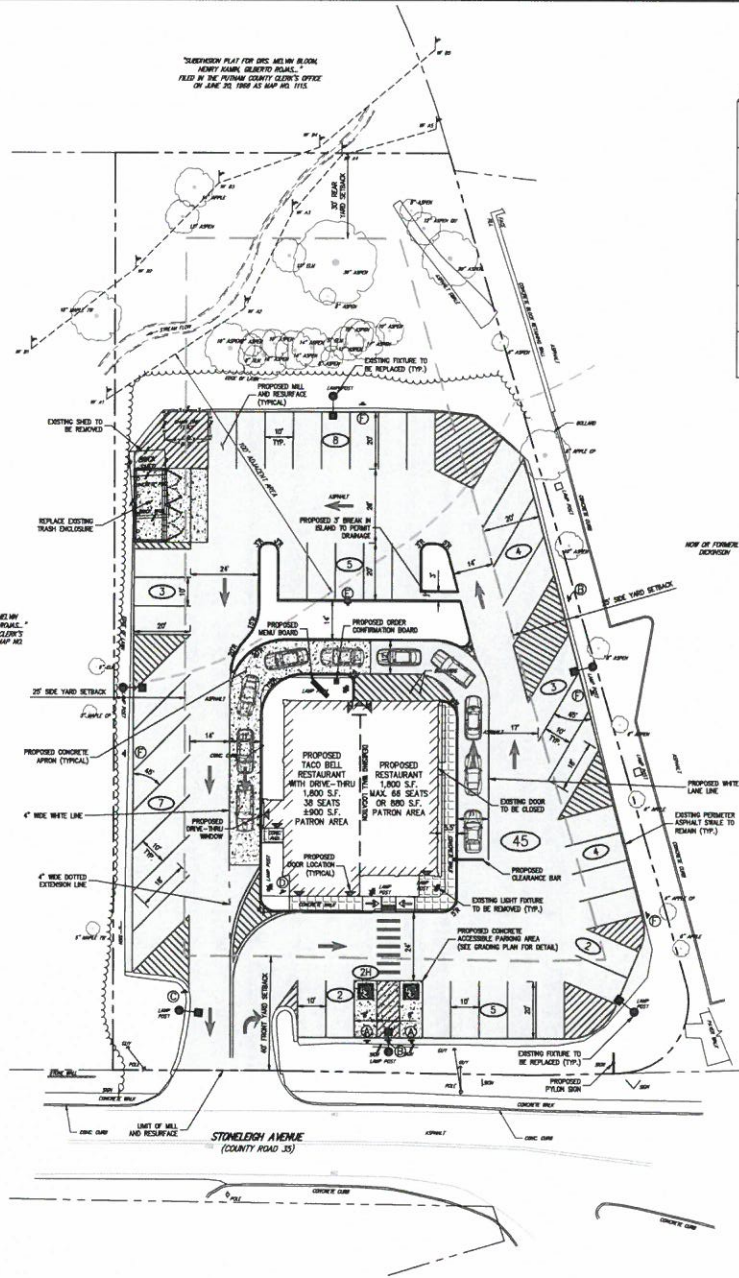
EXISTING  
CONDITIONS MAP  
PROPOSED RESTAURANT  
REDEVELOPMENT  
1081 STONELEIGH AVENUE  
TOWN OF CARBON, NEW YORK

Drawing No. C-010



"SUBDIVISION PLAN FOR DRS. MELVIN BLOND  
HENRY KAMR, GILBERTO ROSAL,  
FILED IN THE PUTNAM COUNTY CLERK'S OFFICE  
ON JUNE 20, 1988 AS MAP NO. 1115."

"SUBDIVISION PLAN FOR DRS. MELVIN  
BLOND, HENRY KAMR, GILBERTO ROSAL,  
FILED IN THE PUTNAM COUNTY CLERK'S  
OFFICE ON JUNE 20, 1988 AS MAP NO.  
1115."



SIGN TABLE

PROPOSITION NUMBER	SIZE	DESCRIPTION	INSTALLATION	MAINTENANCE	REGULATORY
A	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	RT-8 X
B	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	RT-8A X
C	30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYSP-2 X
D	24"x30"	BLACK ON WHITE	STEEL CHANNEL	7'-0"	NYSP-14 X
E	18"x24"	BLACK ON WHITE	STEEL CHANNEL	7'-0"	RS-2 X
F	18"x24"	BLACK ON WHITE	STEEL CHANNEL	7'-0"	RS-2 X

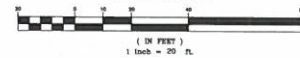
LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING DETACK LINE
	EXISTING BUILDING EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING TREE AND DESIGNATION
	EXISTING TREE LINE
	EXISTING WETLAND LINE
	EXISTING WETLAND ADJACENT AREA BOUNDARY
	EXISTING PAINT
	EXISTING PARKING WITH NUMBER OF SPACES
	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED CONCRETE CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STOPPING DETAILS)
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STOPPING DETAILS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
	PROPOSED DROP CURB AND RAMP
	PROPOSED MILL AND RESURFACE
	PROPOSED CONCRETE APRON
	PROPOSED FENCE
	PROPOSED ARROW MARKING ON PAVEMENT
	TRAFFIC SIGN LOCATION & DESIGNATION
	PEDESTRIAN CROSSING
	EXISTING FEATURE TO BE REMOVED

## NOTES

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A SURVEY TIE, "AS-BUILT & TOPOGRAPHIC SURVEY OF PROPERTY" PREPARED BY BARRY & WATSON SURVEYING & ENGINEERING, P.C., DATED 03/18/2016.

GRAPHIC SCALE



ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By	Drawn	PO	Checked	JAR
1.	REVISED PER TOWN COMMENTS	05/10/2019	JRS				

Prepared: Erika Ochoa

KAI CARIEL LLC  
25 ROUTE 59  
NYACK, NY 10980

APPLICANT

JMC Planning Engineers, Inc.  
JMC Planning Engineers, Inc.  
JMC Planning Engineers, Inc.  
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JMC Planning Engineers, Inc.  
JMC Planning Engineers, Inc.  
JMC Planning Engineers, Inc.  
JMC Planning Engineers, Inc.

JMC



LAYOUT PLAN  
PROPOSED RESTAURANT  
REDEVELOPMENT  
1081 STONELEIGH AVENUE  
TOWN OF CARMEL, NEW YORK

C-100

NOT FOR CONSTRUCTION

"SUBDIVISION PLAN FOR DEC. MELBY BLVD.  
HENRY KARMEL, SUBDIVISION PLANNING."  
FILED IN THE PLANNING COUNTY CLERK'S OFFICE  
ON JUNE 20, 2018 AS MAP NO. 1715.

"SUBDIVISION PLAN FOR DEC. MELBY BLVD.  
HENRY KARMEL, SUBDIVISION PLANNING."  
FILED IN THE PLANNING COUNTY CLERK'S OFFICE  
ON JUNE 20, 2018 AS MAP NO. 1715.

SU-30 - Single Unit Truck  
Overall Length  
Overall Width  
Overall Body Height  
Min Body Ground Clearance  
Track Width  
Lock-to-lock time  
Max Steering Angle (Virtual)

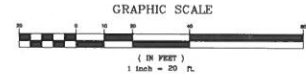
30.000ft  
8.000ft  
13.500ft  
1.367ft  
8.000ft  
5.00s  
31.80°

SU-30 PROFILE  
SCALE: N.T.S.

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING TREE AND DESIGNATION
	EXISTING TREE LINE
	EXISTING WETLAND LINE
	EXISTING WETLAND ADJACENT AREA BOUNDARY
	EXISTING PARK
	EXISTING PARKING WITH NUMBER OF SPACES
	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED CONCRETE CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
	PROPOSED DROP CURB AND RAMP
	PROPOSED MILL AND SURFACING
	PROPOSED CONCRETE APRON
	PROPOSED FENCE
	PROPOSED ARROW MARKING ON PAVEMENT
	TRAFFIC SIGN LOCATION & DESIGNATION
	PEDESTRIAN CROSSING
	EXISTING FEATURE TO BE REMOVED

NOTES

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A SURVEY TITLED "AS-BUILT & TOPOGRAPHIC SURVEY OF PROPERTY" PREPARED BY BARRY & NATION SURVEYING & ENGINEERING, P.C., DATED 05/19/2018.



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No.	Revision	Date	By

KAI CARMEL LLC  
25 ROUTE 59  
NYACK, NY 10980

JMC  
JMC Planning & Engineering, LLC  
1000 3rd Avenue, Suite 1000  
New York, NY 10022  
Tel: (212) 512-1100  
Fax: (212) 512-1101  
www.jmcplg.com

TRUCK TURNING PLAN  
PROPOSED RESTAURANT  
REDEVELOPMENT  
1081 STONELAND AVENUE  
TOWN OF CARMEL, NEW YORK
























Client: PO  
Scale: 1" = 20'  
Date: 05/10/2019  
Project No: 18116  
Sheet No: C-101

© 2015 John Wiley & Sons, Ltd. *J. Polym. Sci. Part A: Polym. Chem.* 53: 1039–1049, 2015  
DOI: 10.1002/pola.23917



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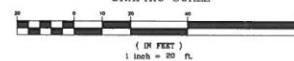
**LEGEND**

- |   |   |
|---|---|
|  | DISTING PROPERTY LINE                                     |
|  | ADJACENT PROPERTY LINE                                    |
|  | DISTING BUILDING LINE                                     |
|  | DISTING PAVEMENT EDGE                                     |
|  | DISTING CURB LINE   |
|  | DISTING STONE WALL  |
|  | DISTING RETAINING WALL                                    |
|  | DISTING TREE AND DESIGNATION                              |
|  | DISTING TREE LINE   |
|  | DISTING WETLAND LINE                                      |
|  | DISTING WETLAND ADJACENT AREA BOUNDARY                    |
|  | DISTING PART  |
|  | DISTING PARKING WITH NUMBER OF SPACES                     |
|  | DISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES          |
|  | DISTING UTILITY POLE                                      |
|  | DISTING LIGHT POLE  |
|  | DISTING SIGN  |
|  | PROPOSED CONCRETE CURB                                    |
|  | PROPOSED CONCRETE SIDEWALK                                |
|  | PROPOSED DROP CURE AND RAMP                               |
|  | PROPOSED SHOULDER   |
|  | PROPOSED STREET AND LIGHTING STANDARDS (DESIGN BY OTHERS) |
|  | PROPOSED LIMIT OF DISTURBANCE                             |

## NOTES

- [illegible]

GRAPHIC SCALE



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[illegible]

## GRADING AND EROSION & SEDIMENT CONTROL PLAN

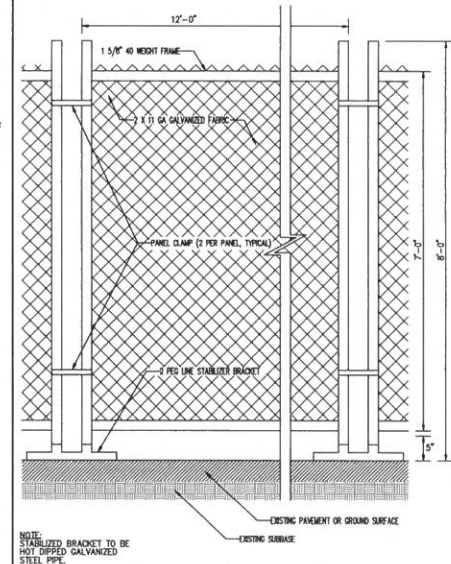
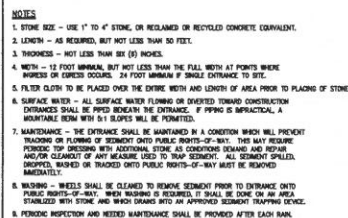
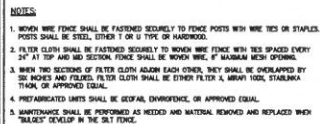
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KAI CARMEL LLC  
25 ROUTE 59  
NYACK, NY 10960

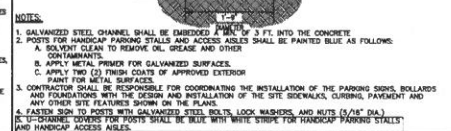
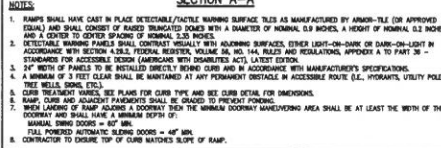
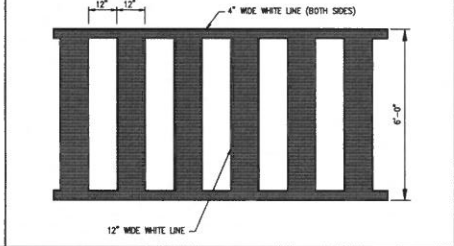
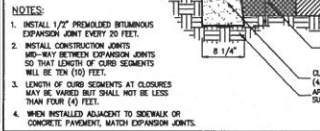
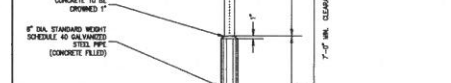
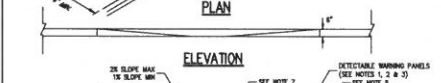
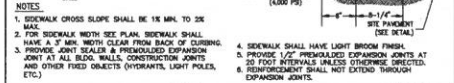
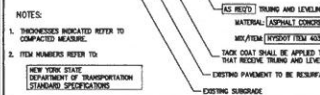
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[illegible]

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**PROPOSED RESTAURANT  
REDEVELOPMENT**  
1081 STONELEIGH AVENUE  
TOWN OF CARMEL, NEW YORK

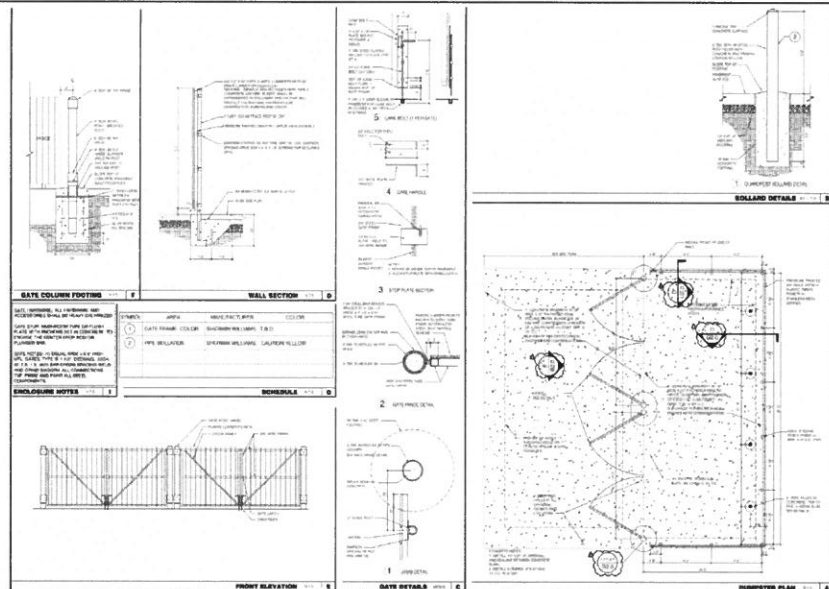
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Drawn	PD	Approved	JAR
Scale	NOT TO SCALE		
Date	04/10/2019		
Project No.	18168		
WBS-#	C-900	-	
Drawing No.	C-900		



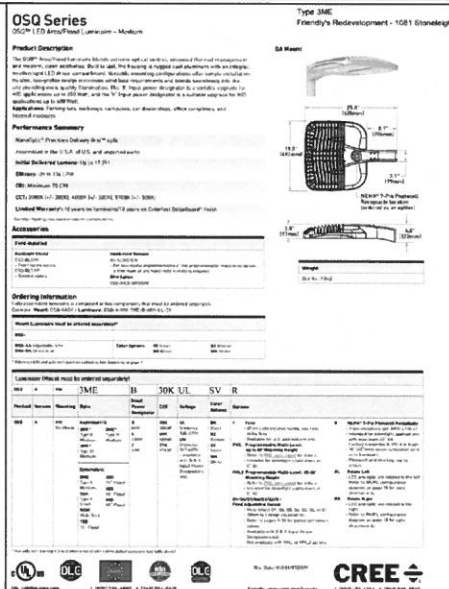






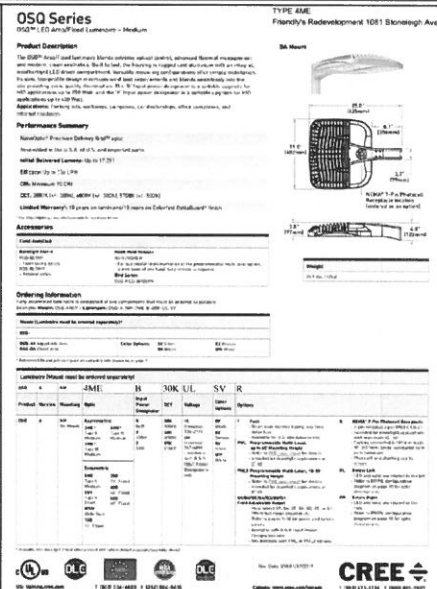
TACO BELL TRASH ENCLOSURE

17



CREE TYPE 3ME LUMINAIRE

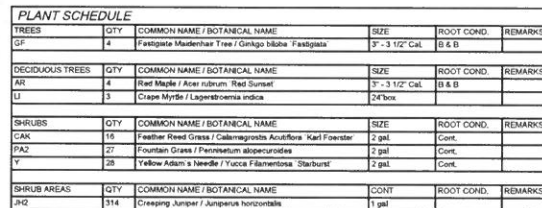
18



CREE TYPE 4ME LUMINAIRE

19

DOI:10.1002/j.1471-4141.1997.tb00111.x



PROPOSED DECIDUOUS TREE

PROPOSED ACCENT TREE

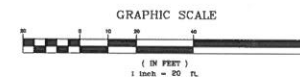
PROPOSED SHRUB / PERENNIAL

PROPOSED SHRUB MASSING

PROPOSED BOULDER

PROPOSED RIVER GRAY ROAD

- 1. ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK. PLANTED MATERIAL SHALL BE OF THE TYPE AND VARIETY OF PLANT MATERIAL THAT CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) STANDARDS.
- 2. ALL PLANTING IN THE SITE NOT COOPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GRASS COVER SHALL BE:
- 3. ALL PLANTING BEDS SHALL BE MATCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE 100% COTTON OR COTTON BY-PRODUCTS.
- 4. PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS SHALL BE PLANTED TO THE BEST OF THE CONTRACTOR'S KNOWLEDGE AND CAPABILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECT LANDSCAPE ARCHITECTS WRITTEN APPROVAL.
- 5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING: PLANTING GROUND CONDITIONS SURROUNDING THE DURATION OF THE PROJECT. ANY MATERIALS THAT THE PROBLEMS OF THE PLANTING ARE NOT IDENTIFIED AT THE BEGINNING OF THE YEAR IMMEDIATELY FOLLOWING GROWING SEASON.
- 6. ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE FOLLOWING: THE PROBLEMS OF THE PLANTING ARE NOT IDENTIFIED AT THE BEGINNING OF THE YEAR IMMEDIATELY FOLLOWING GROWING SEASON.
- 7. ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE FOLLOWING: THE PROBLEMS OF THE PLANTING ARE NOT IDENTIFIED AT THE BEGINNING OF THE YEAR IMMEDIATELY FOLLOWING GROWING SEASON.



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[illegible]

**TABLE 1**

JMC Plastics Engineers, Inc.  
 2000 E. 1st Ave., Suite 100, LLC  
 JMC Plastics Engineers, Inc. 110  
 John Wiley & Sons, Inc.  
 6050 North 10th St., Suite 100  
 Phoenix, AZ 85018-1000  
 www.jmcplc.com



LANDSCAPING PLAN

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Drawn	PD	Approved
Scale	1" = 20'	
Date	04/10/2019	
Project File	18168	
WWD-LWD	LWD	S.W.
Drawing No.		
L-100		