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*Chairman*

ANTHONY GIANNICO  
*Vice Chairman*

**BOARD MEMBERS**  
KIM KUGLER  
RAYMOND COTE  
ROBERT FRENKEL  
MARK PORCELLI  
VICTORIA CAUSA

**TOWN OF CARMEL  
PLANNING 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)

MICHAEL CARNAZZA  
*Director of Code  
Enforcement*

RICHARD FRANZETTI, P.E.  
*Town Engineer*

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

**PLANNING BOARD AGENDA**  
**JUNE 17, 2020 – 7:00 P.M.**

**TAX MAP #   PUB. HEARING   MAP DATE   COMMENTS**

**PUBLIC HEARING**

- |  |           |          |                       |
|--|-----------|----------|-----------------------|
| 1. VIP Wash & Lube – 118 Old Route 6, Carmel | 55.12-2-5 | 06/17/20 | Bond Return           |
| 2. Barone, Mariano – 32 Overlook Drive       | 65.18-1-4 | 06/17/20 | Regrading Application |

**SUBDIVISION**

- |   |            |         |                     |
|---|------------|---------|---------------------|
| 3. Carmel Fire Department – 94 Gleneida Ave | 44.14-1-24 | 2/25/20 | Lot Line Adjustment |
|---|------------|---------|---------------------|

**SITE PLAN**

- |  |            |         |                          |
|--|------------|---------|--------------------------|
| 4. Carmel Fire Department – 94 Gleneida Ave                          | 44.14-1-24 | 5/20/20 | Amended Site Plan        |
| 5. Melchner, Charles & Stephanie –<br>417 Seminary Hill Road, Carmel | 66.-2-37   | 5/29/20 | Special Site Plan (Barn) |

**MISCELLANEOUS**

- |                       |
|-----------------------|
| 6. Minutes – 05/20/20 |
|-----------------------|



May 20, 2020

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

RE: Carmel Fire Department  
94 Gleneida Avenue  
Town of Carmel  
TM# 44.14-1-24

Dear Chairman Paepre and Members of the Board:

Please find enclosed the following plans and documents in support of an application for a lot line change application for the above referenced project:

- Site Plans prepared by Insite Engineering, Surveying, and Landscape Architecture P.C. dated December 20, 25, 2020. (2 copies)
- Floor Plans prepared by H2M Architects + Engineers dated (2 copies)
- Site Plan Application, May 18, 2020. (2 copies)
- Site Plan Completeness Certification Form, May 18, 2020. (2 copies).
- Disclosure Addendum Statement, May 18, 2020. (2 copies)
- Project Narrative dated May 20, 2020 (2 copies)
- SEQR Short EAF, dated May 18, 2020. (2 copies)
- List of Adjoiners as Provided by the Town Assessor (2 copies)
- Deed and Easements (2 copies)
- CD containing pdfs of submitted plans and documents. (1 copy)

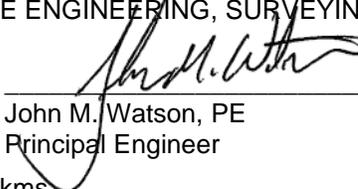
It should be noted that an application fee is not included in this submission. A request for a fee waiver was granted by the Town Board on March 11, 2020.

The proposed project includes a building addition which consists of a new apparatus bay space, support spaces for equipment, storage and training as well as the addition of a new driveway, relocation of utilities and site amenities. The existing building will be repurposed into office, meeting and display spaces.

We respectfully request this project be placed on the June 10, 2020 Planning Board meeting. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

By: 

John M. Watson, PE  
Principal Engineer

JMW/kms

Enclosures

Cc: Michael Hengel / Carmel Fire Department  
Michael T. Liguori / Hogan & Rossi, Esqs.

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



## **PROJECT NARRATIVE**

**For**

**Carmel Fire Department  
94 Gleneida Avenue  
Town of Carmel, New York**

**Dated: May 20, 2020**

Carmel Fire Department seeks a site plan approval for 94 Gleneida Avenue. The subject property is in the Commercial Zone, is designated as Tax Map 44.14-1-24 and is approximately 2.2 acres in size. The subject property is currently under review for a Lot Line Adjustment by the Planning Board.

Carmel Fire Department is a volunteer fire department with approximately 65 active members who provide a full range of emergency and rescue services to the Hamlet of Carmel. The proposed project includes a building addition which consists of a new apparatus bay space, support spaces for equipment, storage and training as well as the addition of a new driveway, relocation of utilities and site amenities. The existing building will be repurposed to include office, meeting and display spaces. It is anticipated that the Board of Fire Commissioners for the Carmel Fire District will occupy the new office space.

The existing facility was last updated in 1996. Today's fire apparatuses are wider and taller than the trucks from the 1990s creating a space and clearance conflict. In addition, NFPA guidelines require a separate decontamination / "decon" area for firefighters to remove and clean their gear and decon themselves after they return from a call. The present apparatus bays do not consist adequate space to allow for this action.

The existing building was originally a Grand Union Supermarket that was renovated into the present apparatus bays. Due to the difficulty and expense of converting the existing structure to meet current requirements, a new addition is the best strategy to create safe and code compliant spaces.



# TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New site plan applications that have been deemed complete will be placed on the agenda in the order they are received.

**No application will be placed on the agenda that is incomplete**

**Pre-Submission:**

Prior to the formal submission of the site plan, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement and/or the Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete site plan application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500 extension 190.

**Submission Requirements:**

At least 10 days prior to the Planning Board meeting, the site plan application shall be submitted to the Planning Board Secretary as follows:

All site plans shall be signed, sealed and folded with the title box legible. The application package shall include:

- 11 copies of the Site Plan Application Form, signed and notarized.
- 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- 5 full size sets of the Site Plan (including floor plans and elevations)
- 1 CD (in pdf. format) containing an electronic version of the Site Plan
- 2 copies of the Disclosure Statement
- 11 copies of the Site Plan Completeness Certification Form
- All supplemental studies, reports, plans and renderings.
- 2 copies of the current deed.
- 2 copies of all easements, covenants and restrictions.
- The appropriate fee, determined from the attached fee schedule. Make checks payable to the *Town of Carmel*.

N/A  
(Fees  
Waived)

*Rose Trumbull* 5/21/20  
Planning Board Secretary; Date

*Rebecca D'Alto* 5/20/2020  
Town Engineer; Date



# TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
<b>Application Name:</b> Carmel Fire Department Inc. Site Plan	<b>Application #</b> 20-0003	<b>Date Submitted:</b> 5/20/2020
<b>Site Address:</b> No. 94 Street: Gleneida Avenue Hamlet: Carmel		
<b>Property Location:</b> (Identify landmarks, distance from intersections, etc.) Located at intersection of Vink Dr & NYS Rt 52		
<b>Town of Carmel Tax Map Designation:</b> Section 44.14 Block 1 Lot(s) 24	<b>Zoning Designation of Site:</b> Commercial	
<b>Property Deed Recorded in County Clerk's Office</b> Date 2/15/74 Liber 717 Page 716	<b>Liens, Mortgages or other Encumbrances</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<b>Existing Easements Relating to the Site</b> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Describe and attach copies: See attached	<b>Are Easements Proposed?</b> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Describe and attach copies: Proposed Easements included in Lot Line Adjustment App	
<b>Have Property Owners within a 500' Radius of the Site Been Identified?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
<b>Property Owner:</b> Carmel Fire Department Inc.	<b>Phone #:</b> 845 255 5100 <b>Fax#:</b>	<b>Email:</b> michael.hengel.cfd@gmail.com
<b>Owners Address:</b> No. 94 Street: Gleneida Avenue Town: Carmel State: NY Zip: 10512		
<b>Applicant (If different than owner):</b> Same as Owner	<b>Phone #:</b> <b>Fax#:</b>	<b>Email:</b>
<b>Applicant Address (If different than owner):</b> No. Street: Town: State: Zip:		
<b>Individual/ Firm Responsible for Preparing Site Plan:</b> Insite Engineering, Surveying & Landscape Architecture P.C.	<b>Phone #:</b> <b>Fax#:</b> 845-225-9690	<b>Email:</b> jwatson@insite-eng.com
<b>Address:</b> No. 3 Street: Garrett Place Town: Carmel State: NY Zip: 10512		
<b>Other Representatives:</b>	<b>Phone #:</b> <b>Fax#:</b>	<b>Email:</b>
<b>Owners Address:</b> No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
<b>Describe the project, proposed use and operation thereof:</b> The proposed project includes a building addition which consists of a new apparatus bay space, support spaces for equipment, storage and training as well as the addition of a new driveway, relocation of utilities and site amenities. The existing building will be repurposed into office, meeting and display spaces.		

## TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: 2.18 ac Acres:	Square Feet: 94,830	Square footage of all existing structures (by floor): 1st Floor: 4,500 sf 2nd Floor 10,900 sf	
# of existing parking spaces: 53	# of proposed parking spaces: 49		
# of existing dwelling units: N/A	# of proposed dwelling units: N/A		
<p>Is the site served by the following public utility infrastructure:</p> <ul style="list-style-type: none"> <li>▪ Is project in sewer district or will private septic system(s) be installed? <u>sewer district</u></li> <li>▪ If yes to Sanitary Sewer answer the following:                             <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ Is this an in-district connection? <u>Yes</u> Out-of district connection? _____</li> <li>▶ What is the total sewer capacity at time of application? <u>300 gallons per day</u></li> <li>▶ What is your anticipated average and maximum daily flow <u>avg. 300 gallons/day</u> Max 1000 gallons/day</li> </ul> </li> </ul> <p><i>For Town of Carmel Town Engineer</i>                              ▶ What is the sewer capacity <u>N/A</u> <u>5/21/2020</u></p>			
▪ Water Supply	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
If Yes:	<ul style="list-style-type: none"> <li>▶ Does approval exist to connect to water main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ What is the total water capacity at time of application? <u>300 gallons per day</u></li> <li>▶ What is your anticipated average and maximum daily demand <u>avg. 300 gallons/day</u></li> </ul>		
▪ Storm Sewer	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Max 1000 gallons/day		
▪ Electric Service	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
▪ Gas Service	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
• Telephone/Cable Lines	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
<p><i>For Town of Carmel Town Engineer</i></p> <p>Water Flows <u>N/A</u>                              Sewer Flows <u>N/A</u> <u>5/21/2022</u></p> <p>_____                              Town Engineer; Date</p>			
What is the predominant soil type(s) on the site? U <sub>h</sub> B		What is the approximate depth to water table? >7'-0"	
Site slope categories:	15-25% <sup>0</sup> %	25-35% <sup>0</sup> %	>35% <sup>0</sup> %
Estimated quantity of excavation:	Cut (C.Y.) <u>TBD</u>		Fill (C.Y.) <u>TBD</u>
Is Blasting Proposed	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	Unknown: <input type="checkbox"/>
Is the site located in a designated Critical Environmental Area?		Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	What is the sight distance? Left <u>No Change</u> Right <u>No Change</u>	
<p>Is the site located within 500' of: There is a proposed expansion of a existing curb cut.</p> <ul style="list-style-type: none"> <li>• The boundary of an adjoining city, town or village Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>• The boundary of a state or county park, recreation area or road right-of-way Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>• A county drainage channel line. Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>• The boundary of state or county owned land on which a building is located Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> </ul>			

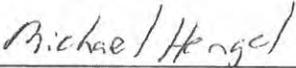
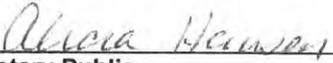
## TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will the project require coverage under the Current NYSDEC Stormwater Regulations General Permit - Erosion Control Only Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Will the project require coverage under the Current NYCDEP Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 5,000 sq ft Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site disturb more than 1 acre Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Jurisdiction: NYSDEC: <input type="checkbox"/> Town of Carmel: <input type="checkbox"/> <i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>	
Are encroachments in regulated wetlands or wetland buffers proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain waterbodies, streams or watercourses? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Are any encroachments, crossings or alterations proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located adjacent to New York City watershed lands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input checked="" type="checkbox"/>	
Has this application been referred to the Fire Department? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
What is the estimated time of construction for the project? September 2020 to September 2021	

### ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Proposed
Lot Area	40,000 SF	94,830 SF	94,830 SF
Lot Coverage	30%	14%	22%
Lot Width	200'	261'	261'
Lot Depth	200'	450'	450'
Front Yard	40'	42'	41'
Side Yard	25'	9'	9'
Rear Yard	30'	185'	78'
Minimum Required Floor Area	5,000 SF	>5,000 sf	26,900 sf
Floor Area Ratio	N/A	N/A	N/A
Height	35'	Less than 35'	Less than 35'
Off-Street Parking	48	53 spaces	49 spaces
Off-Street Loading	N/A	N/A	N/A

## TOWN OF CARMEL SITE PLAN APPLICATION

<b>Will variances be required?</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	<b>If yes, identify variances:</b> Variance are being sought as part of the lot line adjustment project.
<b>PROPOSED BUILDING MATERIALS</b>	
<b>Foundation</b>	Cast In Place Concrete
<b>Structural System</b>	Combination of Structural Steel and CMU Bearing Walls
<b>Roof</b>	Low Slope Membrane and Some Metal Roof Areas
<b>Exterior Walls</b>	ACMU / Brick
<b>APPLICANTS ACKNOWLEDGEMENT</b>	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
 _____ <b>Applicants Name</b>	 _____ <b>Applicants Signature</b>
Sworn before me this <u>18<sup>th</sup></u> day of <u>May</u> 20 <u>20</u>	
 _____ <b>Notary Public</b>	

Alicia Hansen  
 Notary Public, State of New York  
 Reg. # 01HA6086470  
 Qualified in Dutchess County  
 Commission Expires January 21, 2023



## TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 156-61 B of the Town of Carmel Zoning Ordinance.

**This form shall be included with the site plan submission**

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	The location of all existing and proposed easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/> (Floor Plan Included)	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	<input type="checkbox"/> (To Be Submitted With A Subsequent Submission)	<input type="checkbox"/>
14	Proposed signage (None Proposed) NA	<input type="checkbox"/>	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input checked="" type="checkbox"/>	<input type="checkbox"/>



# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



	Requirement Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input type="checkbox"/> N/A (None Proposed)	<input type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	<input checked="" type="checkbox"/> (To Be Submitted With A Subsequent Submission)	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Applicants Certification (to be completed by the licensed professional preparing the site plan:**

I John M. Watson, P.E. hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:



*[Signature]*

**Signature - Applicant**

5/18/2020

**Date**

**Professionals Seal**

*[Signature]*

**Signature - Owner**

5/18/2020

**Date**

*Chairman Board of Directors  
Carmel F.O. Inc.*



TOWN OF CARMEL  
**SITE PLAN COMPLETENESS  
 CERTIFICATION FORM**



**Town Certification (to be completed by the Town)**

I \_\_\_\_\_ hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Rose Trombetta 5/21/20  
 Signature - Planning Board Secretary

5/21/20  
 Date

[Signature]  
 Signature - Town Engineer

5/21/2020  
 Date

# Short Environmental Assessment Form

## Part 1 - Project Information

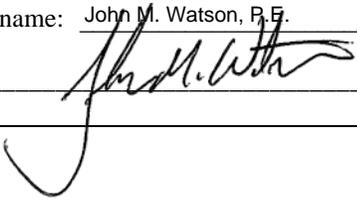
### Instructions for Completing

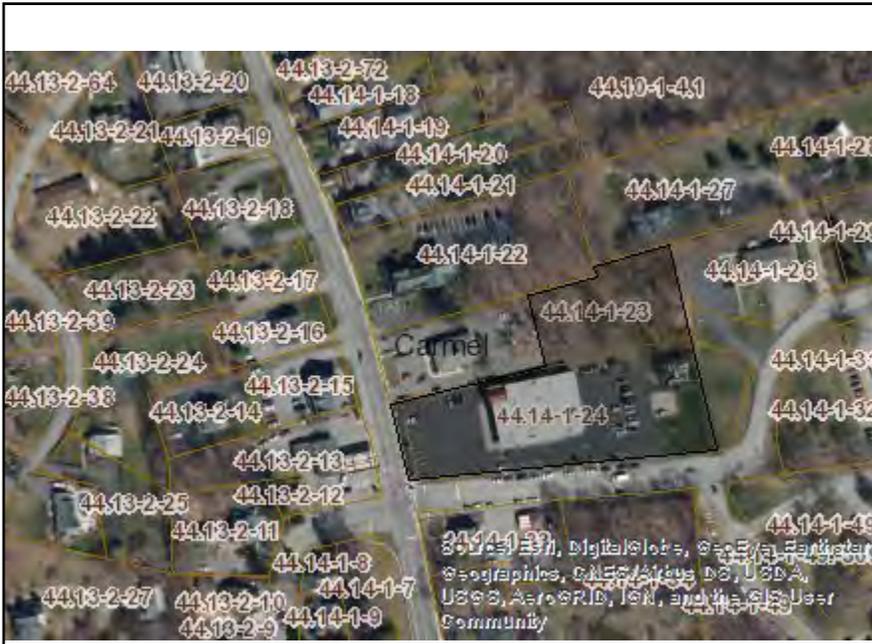
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Carmel Fire Department Inc. Site Plan			
Project Location (describe, and attach a location map): 94 Gleneida Ave, Carmel, NY 10512			
Brief Description of Proposed Action: The proposed project includes a building addition which consists of a new apparatus bay space, support spaces for equipment, storage and training as well as the addition of a new driveway, relocation of utilities and site amenities. The existing building will be repurposed into office, meeting and display spaces.			
Name of Applicant or Sponsor: Carmel Fire Department Inc.		Telephone: 845 255 5100 E-Mail: michael.hengel.cfd@gmail.com	
Address: 94 Gleneida Ave			
City/PO: Carmel		State: NY	Zip Code: 10512
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" 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: DEC - General Permit GP-0-20-001 (Erosion Control Only) Town of Carmel Water and Sewer Connection		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 2.18 acres b. Total acreage to be physically disturbed? _____ 0.99 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 2.18 acres Pending Lot Line Adjustment Approval			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <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? ** Yes per the EAF mapper. There are no wetlands or waterbodies on site. b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input 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?	NO	YES
Northern Long-eared Bat	<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?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
_____		
Stormwater will be directed into newly proposed catch basins and conveyed into an existing stormwater collection system that runs through adjoining property.		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<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?	NO	YES
If Yes, describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gasoline spill from equipment failure affecting soil on May 4th, 2000. Necessary cleanup/removal actions have been completed on April 10, 2009 and no further remediation necessary.		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>John M. Watson, P.E.</u> Date: <u>May 18, 2020</u>		
Signature: <u></u> Title: <u>Project Engineer</u>		



**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.



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]	Yes

CONSULTANTS:

MARK	DATE	DESCRIPTION

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
Author	Author		
PROJECT No:	DATE:	SCALE:	
CARM1902		AS SHOWN	

CLIENT

94 GLENEIDA AVE, CARMEL  
HAMLET NY, 10512

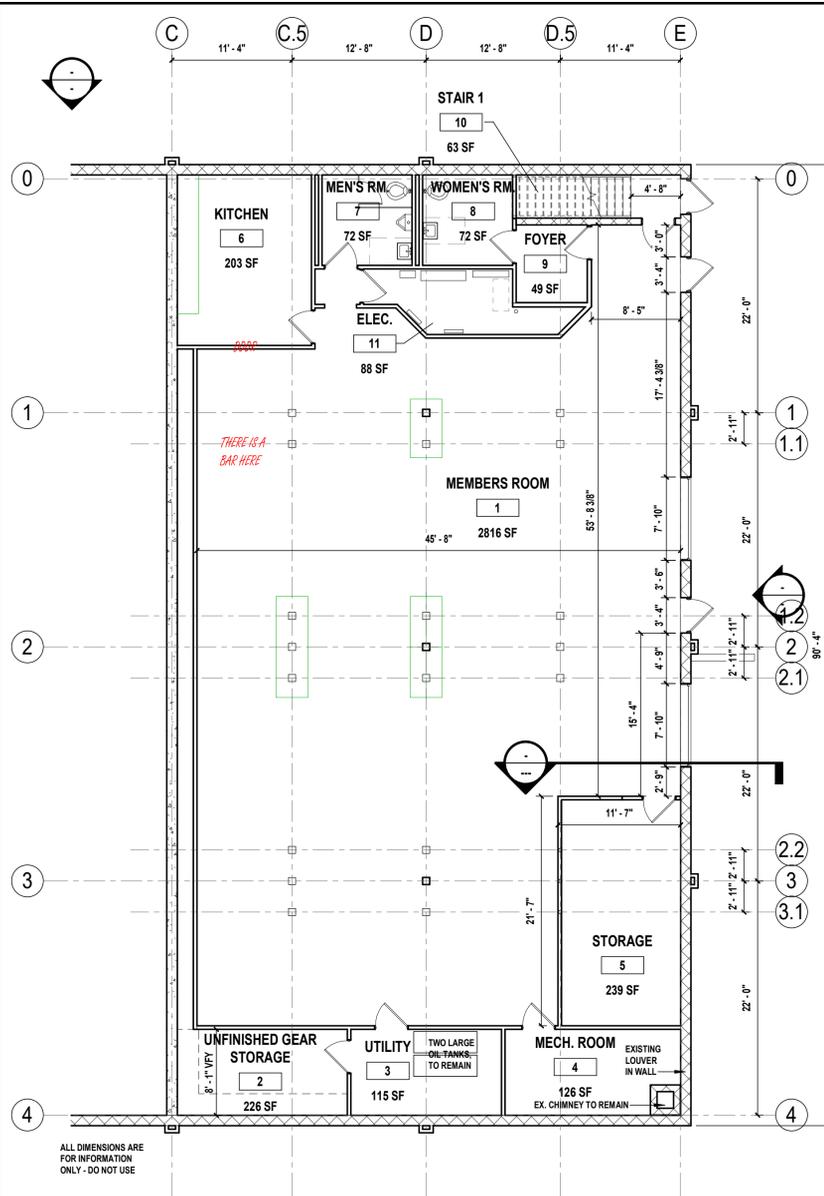
CONTRACT  
**CONTRACT G**  
**GENERAL CONSTRUCTION**

STATUS  
**SD April/May 2020**

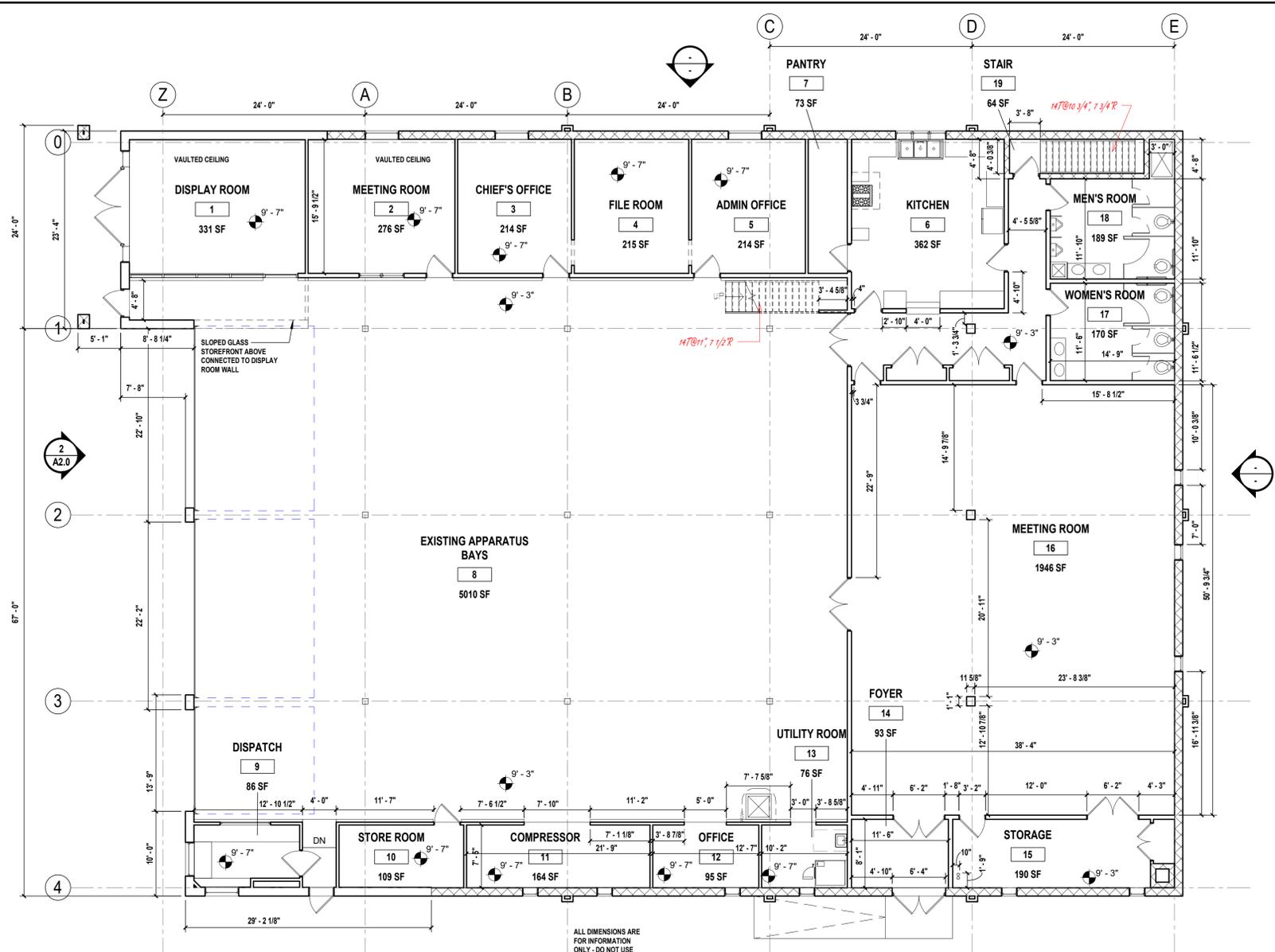
SHEET TITLE  
**EXISTING FIRST AND  
SECOND FLOOR PLAN**

DRAWING No.  
**AE1.0**

SHEET No.  
OF



**2** EXISTING FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**1** EXISTING SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

CONSULTANTS:

MARK	DATE	DESCRIPTION

"ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER."

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
PROJECT No:	DATE:	SCALE:	AS SHOWN

CLIENT

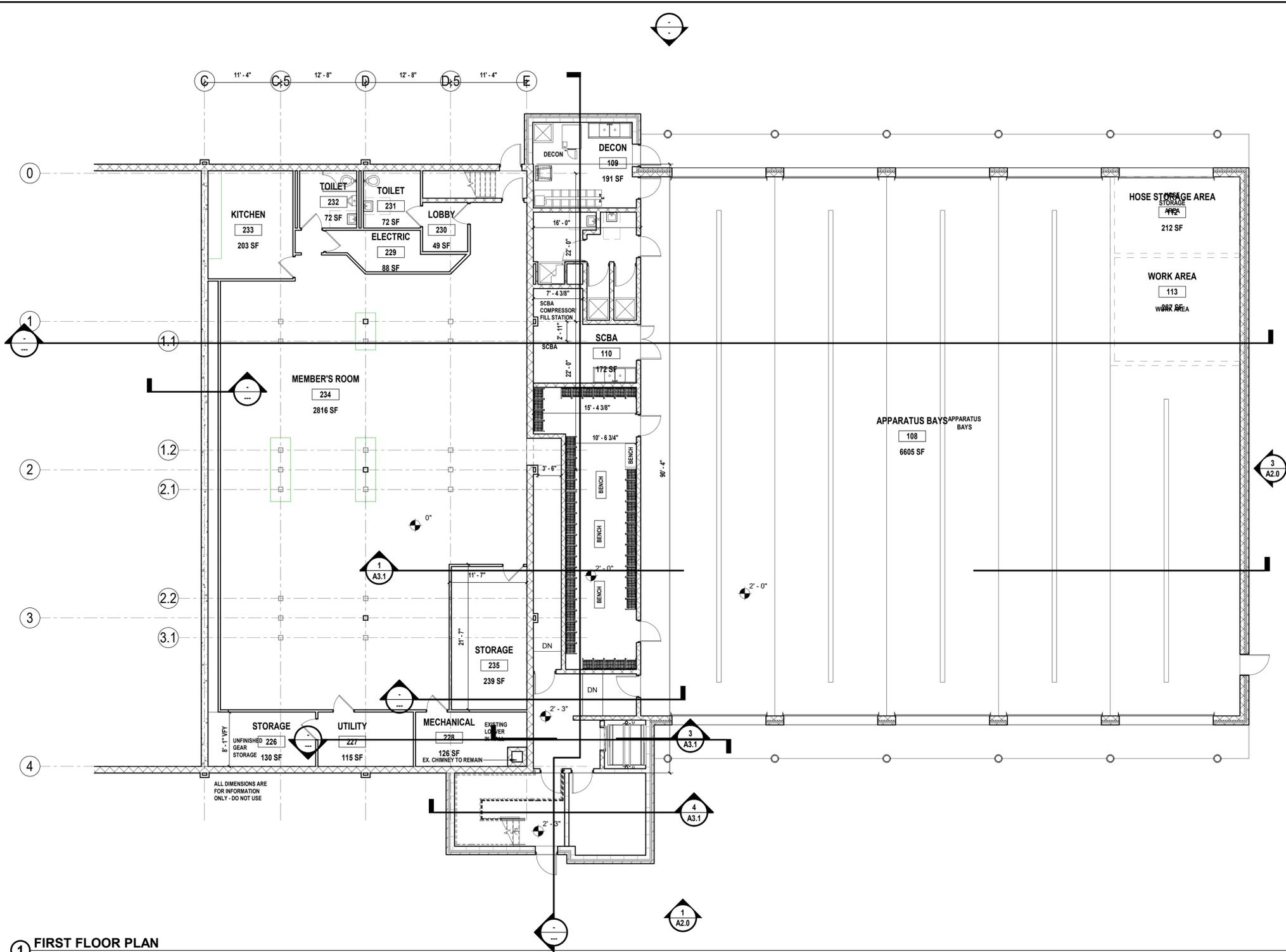
94 GLENEIDA AVE, CARMEL  
HAMLET NY, 10512

CONTRACT  
**CONTRACT G**  
GENERAL CONSTRUCTION

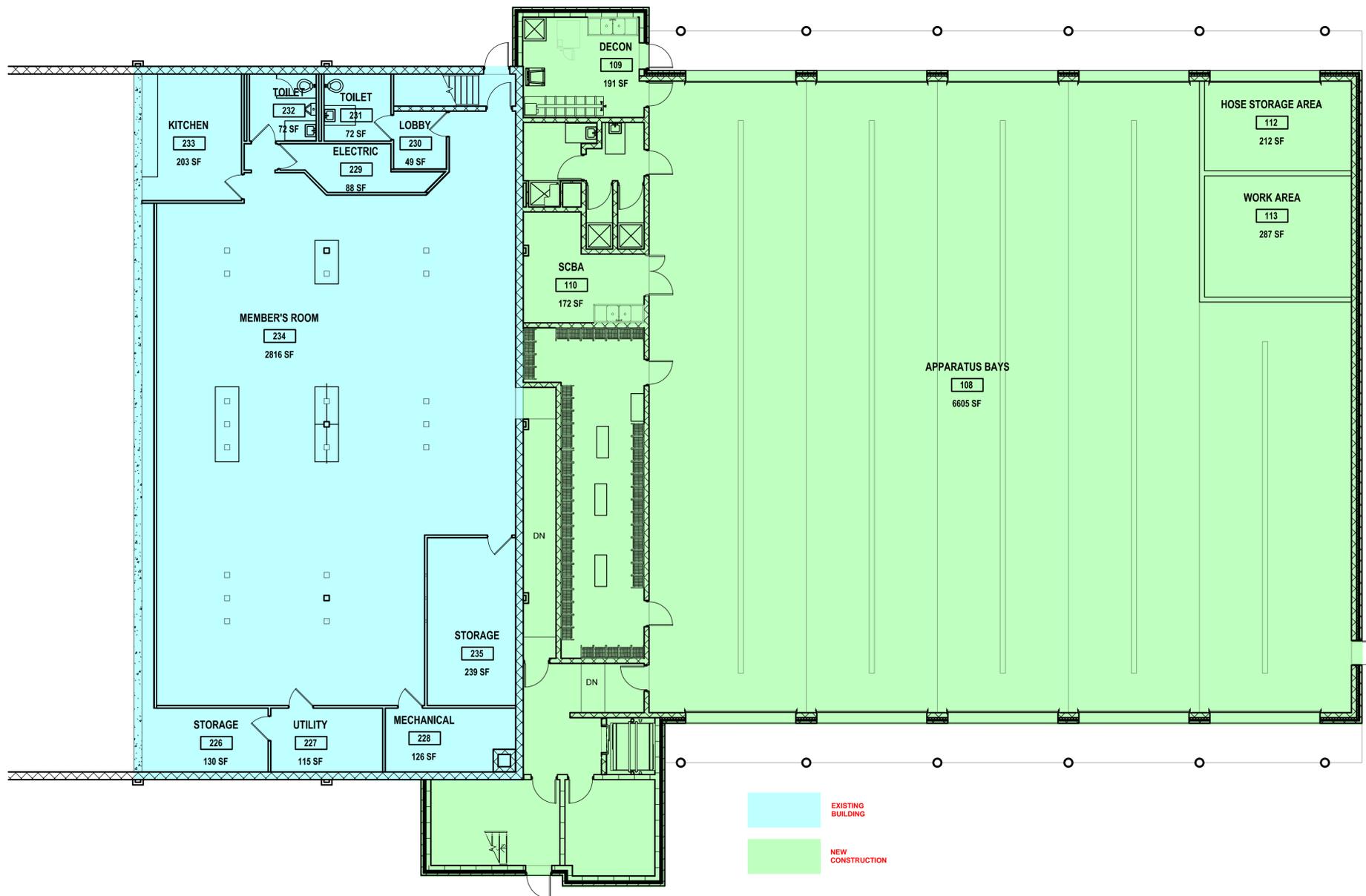
STATUS  
**SD April/May 2020**

SHEET TITLE  
**FIRST FLOOR PLAN**

DRAWING No. **A1.1** SHEET No. **01** OF



**1 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



CONSULTANTS:

MARK	DATE	DESCRIPTION

DESIGNED BY: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ REVIEWED BY: \_\_\_\_\_  
 PROJECT No: CARM1902 DATE: \_\_\_\_\_ SCALE: AS SHOWN

CLIENT

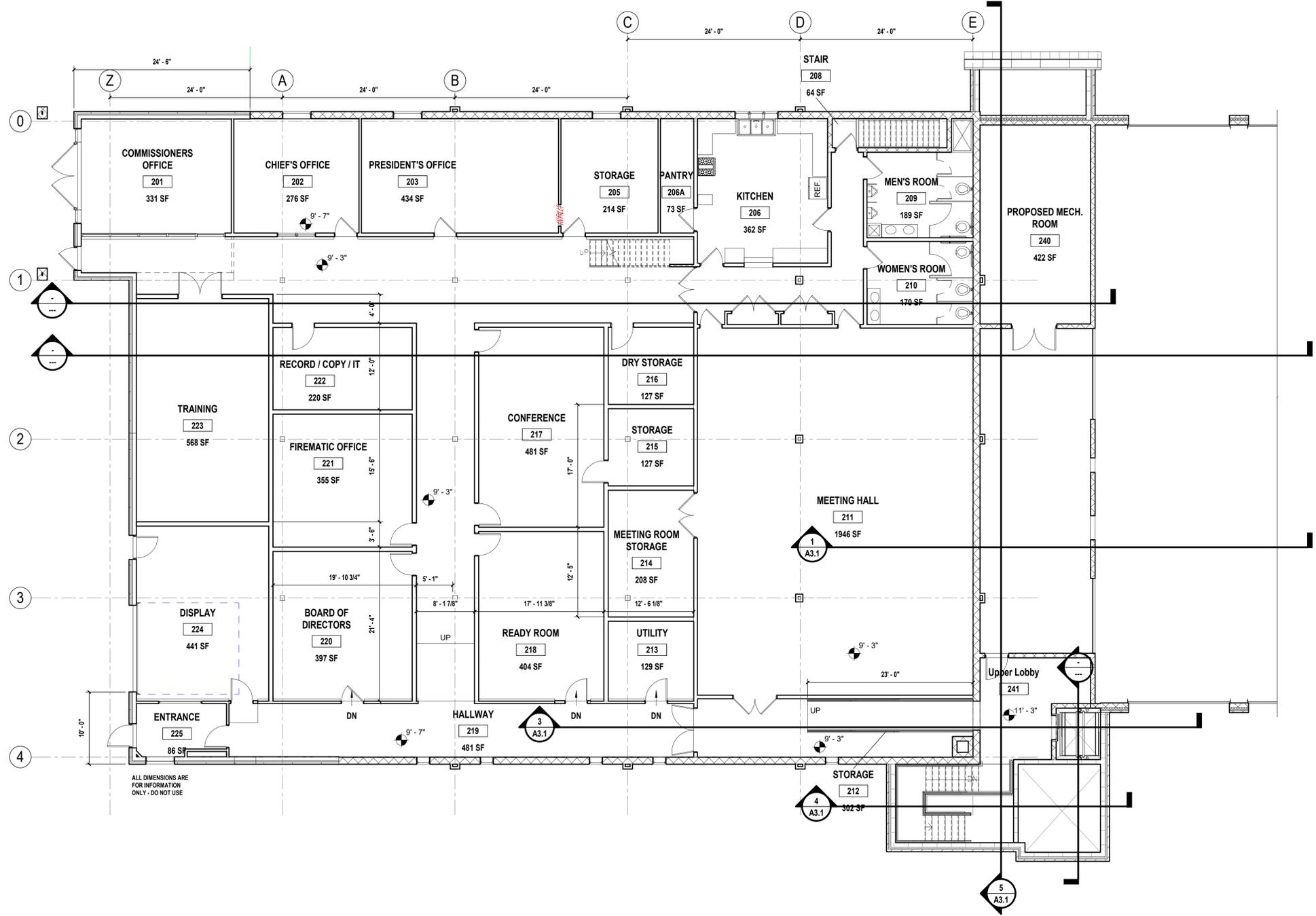
94 GLENEIDA AVE, CARMEL  
HAMLET NY, 10512

CONTRACT  
**CONTRACT G**  
GENERAL CONSTRUCTION

STATUS  
SD April/May 2020

SHEET TITLE  
**SECOND FLOOR PLAN**

DRAWING No. **A1.2** SHEET No. **OF**



**1 SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



EXISTING BUILDING

NEW CONSTRUCTION

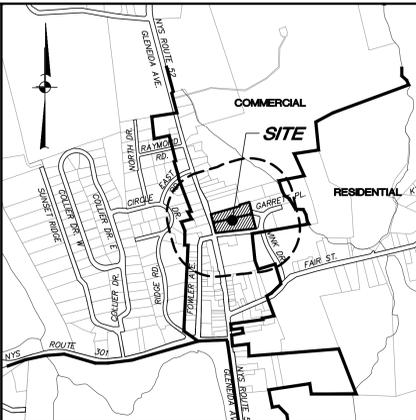
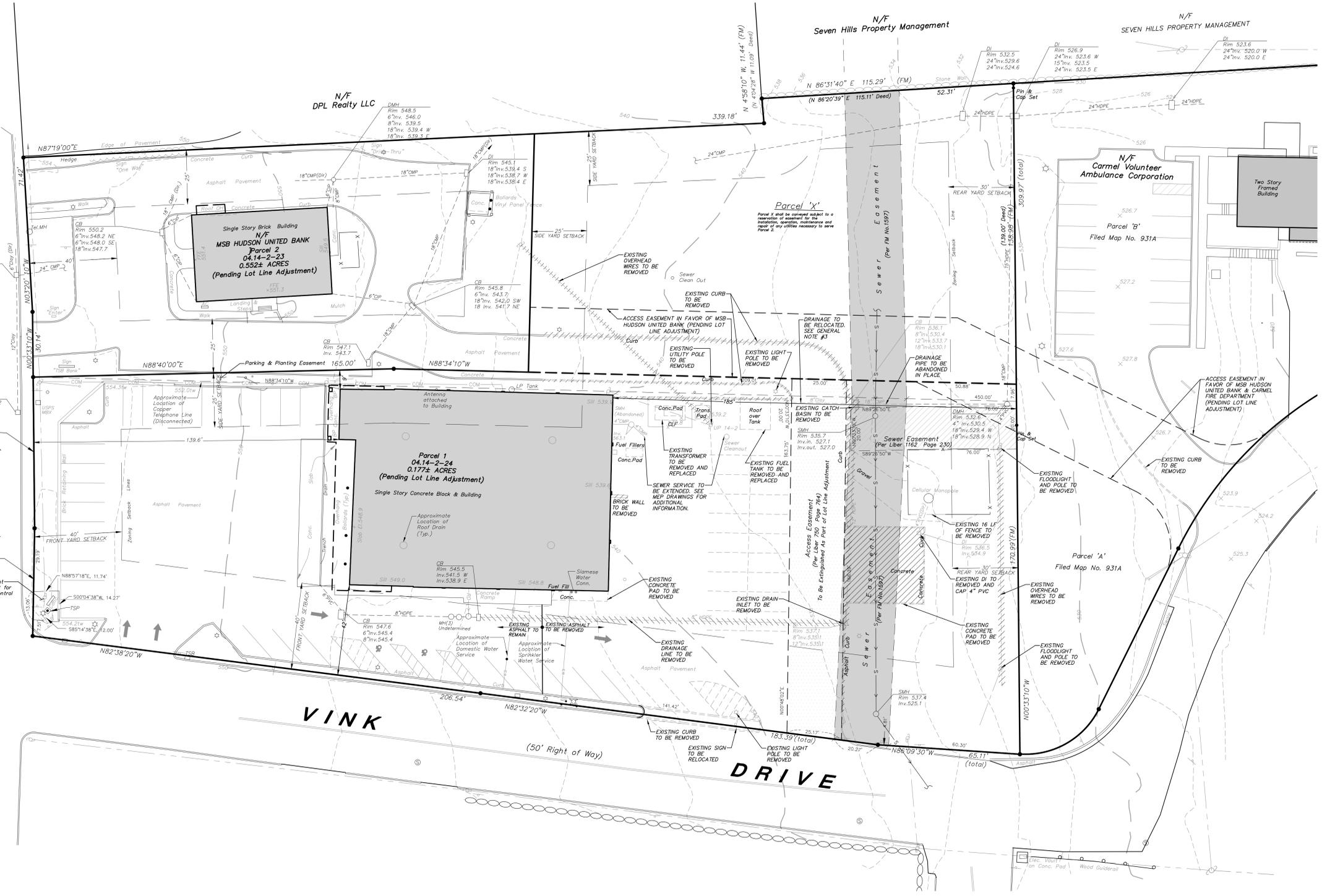
1/8" = 1'-0"



52

ROUTE  
(STATE HWY. No. 570)

N.Y.S.

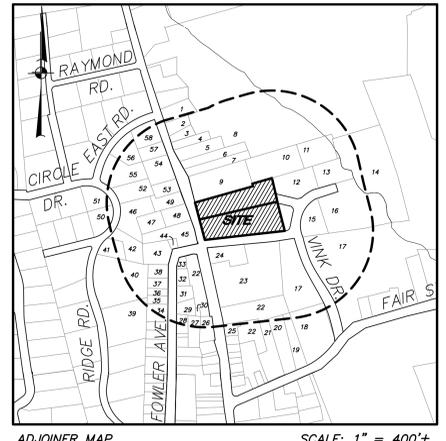
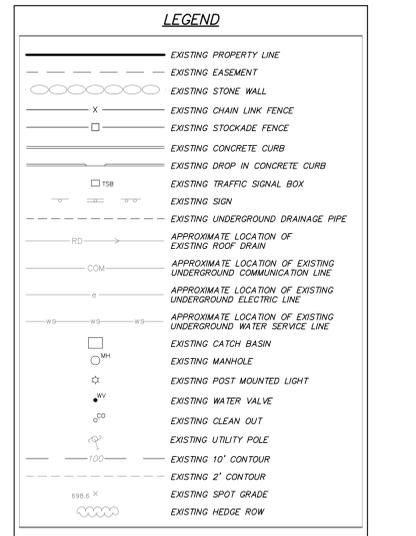


LOCATION MAP SCALE: 1" = 800'

**OWNER/APPLICANT:**  
CARMEL FIRE DEPARTMENT, INC.  
94 GLENDA AVENUE  
CARMEL, NY 12032

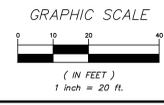
**SITE DATA:**  
Zone: Commercial  
Total Acreage 2.2 AC  
Tax Map No.: 44.14-1-24

- GENERAL NOTES:**
1. Location map boundary information shown hereon is taken from the Putnam County Tax Map.
  2. Property boundary, site features and existing topography shown hereon is based upon fieldwork performed by Insite Engineering, Surveying & Landscape Architecture, P.C., completed December 13, 2019. Elevations shown hereon are in NAVD83. The contour interval is 2'.
  3. Contractor to determine roof drain and footing drain locations and relocate as required.



ADJOINER MAP SCALE: 1" = 400'

- 500' ADJOINERS:**  
TOWN OF CARMEL
- |                                  |                                     |
|----------------------------------|-------------------------------------|
| 1. Rodolfo A Roque               | 30. Carmel Board of Fire Commission |
| 2. Susan P Alm                   | 31. Longview Realty Corp            |
| 3. Marcel Carrillo               | 32. Maria J Casti                   |
| 4. Louis Sclafani                | 33. Mary J Kipp                     |
| 5. Joyce McGlasson               | 34. Augusto Sacchetti               |
| 6. Rick Montes                   | 35. Marlon Ramlogan                 |
| 7. Edward M Schaffer             | 36. Kevin D O'Donnell               |
| 8. Rt 52 Housing Devel Fund Co   | 37. JRP Associates LLC              |
| 9. DPL Realty, LLC               | 38. Ernest Fernandez                |
| 10. Seven Hills Property Mgmt    | 39. David Chau                      |
| 11. Michael Yodanis              | 40. Yocasta Doss                    |
| 12. Carmel Vol Ambulance Corp    | 41. Allan J Eyring                  |
| 13. John Mitchell                | 42. Michelle Hides                  |
| 14. Hugo Hayes LLC               | 43. BND Fowler Property, LLC        |
| 15. Harman Holdings Ltd          | 44. David Radovich                  |
| 16. Harman Holdings Ltd          | 45. Fowler Ave Corp                 |
| 17. Main Woodland Trail          | 46. William Rippey                  |
| 18. United States Postal Service | 47. Richard McGlasson               |
| 19. Rancic Enterprises Corp      | 48. 91 Glenside LLC                 |
| 20. 17 Fair St, LLC              | 49. 91 Glenside LLC                 |
| 21. Wenco Properties Corp        | 50. Josephine Alessi                |
| 22. Mt Carmel Baptist Church     | 51. Eleanor Vitalis                 |
| 23. Kelly Cemetery Inc           | 52. James P McGuire                 |
| 24. 90 Glenside Ave Corp         | 53. P & R Estate Corp               |
| 25. Mt Carmel Baptist Church     | 54. 99 Glenside Avenue LLC          |
| 26. Wayne Ryder                  | 55. Carla D Taylor                  |
| 27. Robert A Hall                | 56. Philip F Ford                   |
| 28. Peter Falbach                | 57. Wayne Ryder                     |
| 29. Robert Hall                  | 58. 105 Glenside Ave Corp.          |



NO.	DATE	REVISION	BY
<b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
PROJECT: <b>CARMEL FIRE DEPARTMENT</b> 94 GLENDA AVENUE, CARMEL, PUTNAM COUNTY, NEW YORK		3 Garrett Place Carmel, NY 12032 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com	
DRAWING: <b>EXISTING CONDITIONS &amp; REMOVALS PLAN</b>			
PROJECT NUMBER: 19135.100	PROJECT MANAGER: J.M.W.	DRAWING NO.:	SHEET
DATE: 5-20-20	DRAWN BY: C.B.Z.	EX-1	1
SCALE: 1" = 20'	CHECKED BY: K.M.G.		

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING STONE WALL
	EXISTING CHAIN LINK FENCE
	EXISTING STOCKADE FENCE
	EXISTING CONCRETE CURB
	EXISTING DROP IN CONCRETE CURB
	EXISTING SIGN
	EXISTING HEDGE ROW
	EXISTING POST MOUNTED LIGHT
	EXISTING UTILITY POLE
	PROPOSED # OF STALLS TO BE STRIPED
	PROPOSED CONCRETE CURB
	PROPOSED PAINTED HANDICAP PARKING SYMBOL
	PROPOSED STRIPED ISLAND
	PROPOSED SINGLE POLE SIGN

SIGN DATA TABLE				
LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (S.I.)	DESCRIPTION
1		NY R7-B*	12" x 18"	Green on White Blue Symbol
		R7-BP	12" x 6"	Green on White
2		R7-1	12" x 18"	Red on White
3		R5-1C	30" x 30"	White on Red

**C/BP ZONE REQUIREMENTS:**

	Require/Permitted:	Existing:	Proposed:
Minimum Lot Area:	40,000 SF	94,830 SF	94,830 SF
Minimum Lot Width:	200'	261'±	261'±
Minimum Lot Depth:	200'	450'±	450'±
Minimum Road Frontage:	100'	574.7'±	574.7'±
Minimum Yard Setbacks:			
Front:	40'	42'±	41'±
Side:	25'	8.9'±*	8.9'±*
Rear:	30'	185'±	78'±
Maximum Building Height:	35'	Less Than 35'	Less Than 35'
Minimum Building Floor Area:	5,000 SF	>5,000 SF±	26,900 SF±
Maximum Building Coverage:	30%	14.8%**	22.8%**

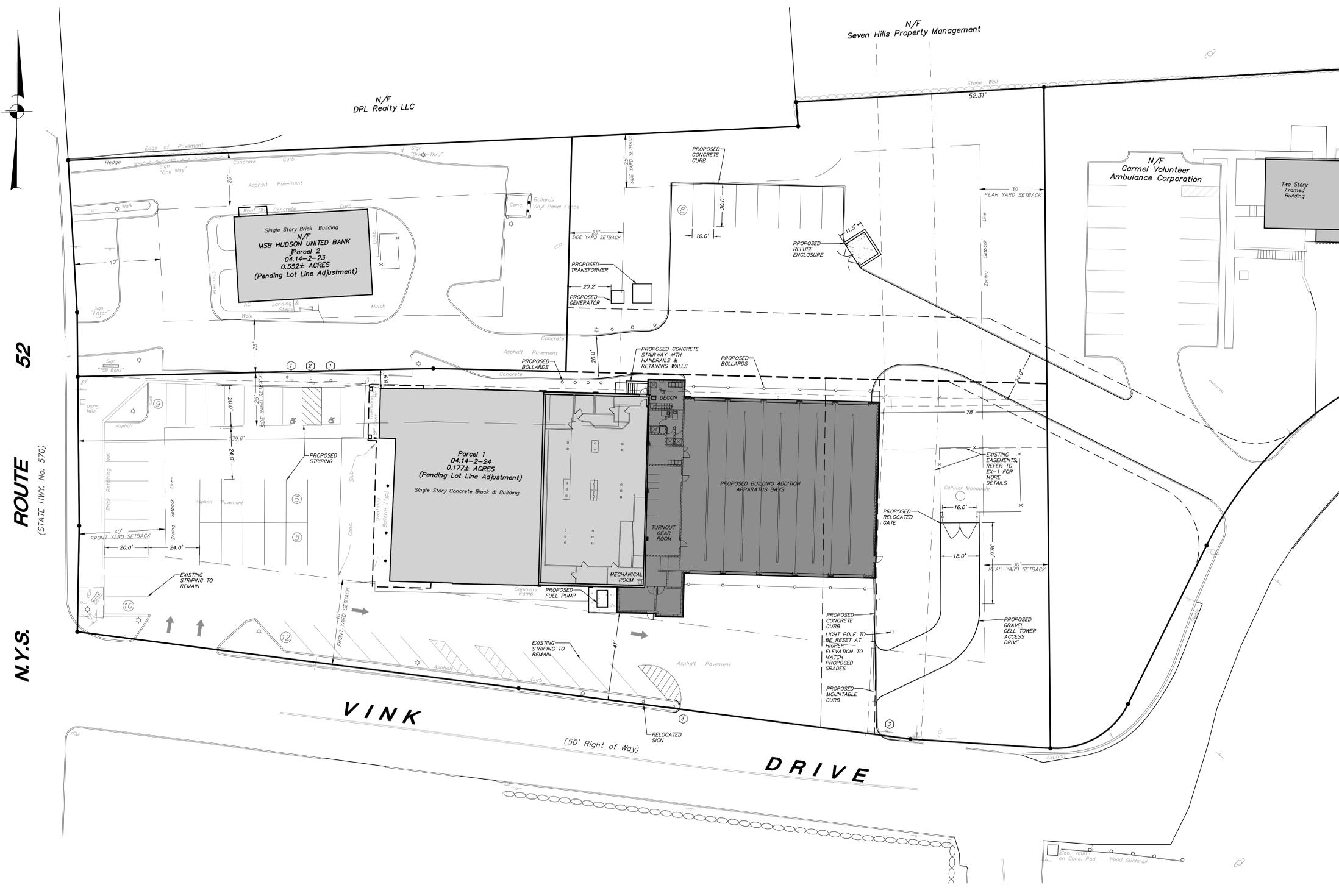
\* Pre-existing nonconforming condition  
\*\* Includes a 775 of allocation for structures within the cellular tower facility.

**PARKING SUMMARY**

REQUIRED:

FIRE DEPARTMENT SPACES (CALCULATED AS WHOLESALE, WAREHOUSE, STORAGE, HEAVY COMMERCIAL ESTABLISHMENTS)  
 12,524 S.F. @ 1 SPACE/1,000 S.F. = 13 REQUIRED  
 6,976 S.F. OF OFFICE SPACE @ 1 SPACE/200 S.F. = 35 REQUIRED  
 \* 7,400 S.F. OF APPARATUS BAYS ARE NOTE INCLUDED PARKING CALCULATIONS

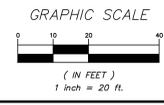
TOTAL PARKING SPACE REQUIRED = 48 REQUIRED  
 TOTAL PARKING SPACE PROVIDED = 48 PROVIDED



52

ROUTE  
(STATE HWY. No. 570)

N.Y.S.

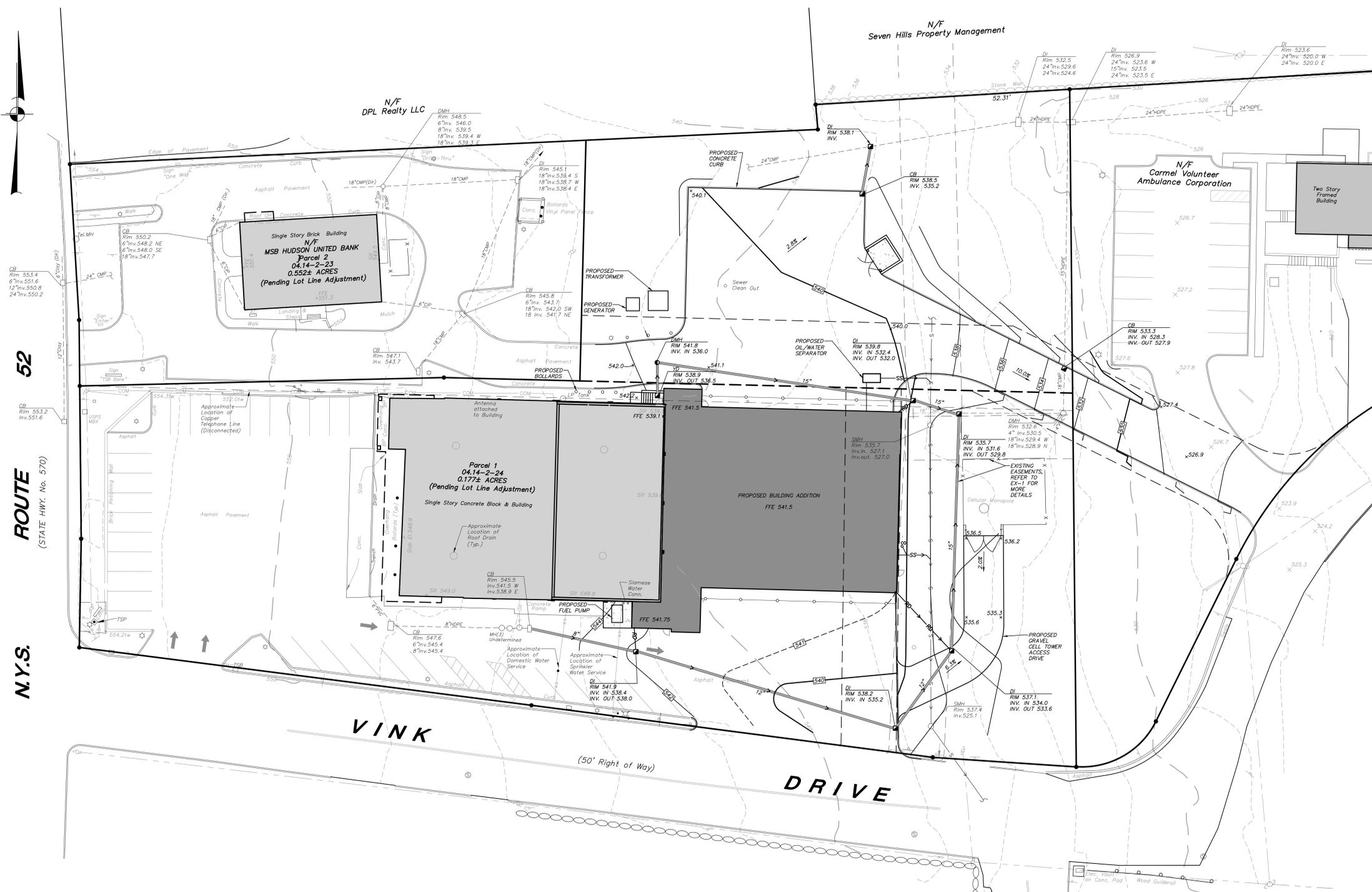


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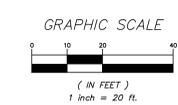
NO.	DATE	REVISION	BY
PROJECT: <b>CARMEL FIRE DEPARTMENT</b> 94 GLENEDA AVENUE, CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: <b>LAYOUT AND LANDSCAPE PLAN</b>			
PROJECT NUMBER	19135.100	PROJECT MANAGER	J.M.W.
DATE	5-20-20	DRAWN BY	C.B.Z.
SCALE	1" = 20'	CHECKED BY	K.M.G.
DRAWING NO. <b>SP-1</b>			SHEET <b>2</b> OF <b>6</b>



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING STONE WALL
	EXISTING CHAIN LINK FENCE
	EXISTING STOCKADE FENCE
	EXISTING CONCRETE CURB
	EXISTING DROP IN CONCRETE CURB
	EXISTING TRAFFIC SIGNAL BOX
	EXISTING SIGN
	EXISTING UNDERGROUND DRAINAGE PIPE
	EXISTING CATCH BASIN
	EXISTING MANHOLE (Type unidentified)
	EXISTING POST MOUNTED LIGHT
	EXISTING WATER VALVE
	EXISTING CLEAN OUT
	EXISTING UTILITY POLE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	PROPOSED 10' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF CURB & BOTTOM OF CURB ELEVATIONS
	PROPOSED DRAINAGE MANHOLE
	PROPOSED DRAIN INLET (DI) OR CATCH BASIN (CB)
	PROPOSED N-12 HDPE DRAINAGE PIPE
	PROPOSED SEWER SERVICE LINE WITH CLEANOUT
	PROPOSED 6" DIAMETER PVC SDR 35 ROOF DRAIN



NO.	DATE	REVISION	BY
<b>PROJECT:</b> <b>CARMEL FIRE DEPARTMENT</b> 94 GLENEDA AVENUE, CARMEL, PUTNAM COUNTY, NEW YORK			
<b>DRAWING:</b> <b>GRADING AND UTILITIES PLAN</b>			
PROJECT NUMBER	19135.100	PROJECT MANAGER	J.M.W.
DATE	5-20-20	DRAWN BY	C.B.Z.
SCALE	1" = 20'	CHECKED BY	K.M.G.
DRAWING NO.	SHEET		
	SP-2		3
			6



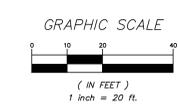
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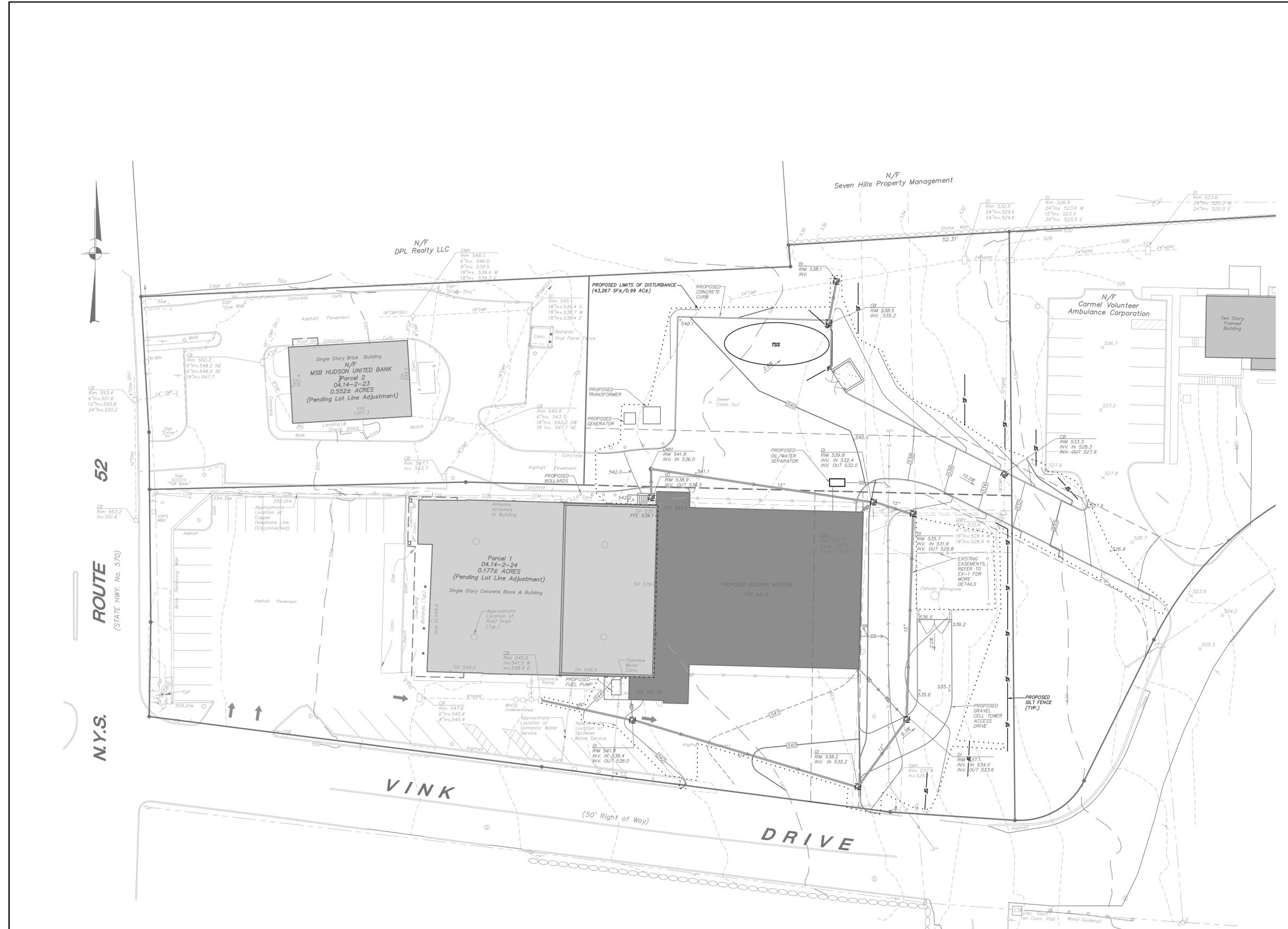
LEGEND	
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	EXISTING EASEMENT
	EXISTING STONE WALL
	EXISTING CHAIN LINK FENCE
	EXISTING STOCKADE FENCE
	EXISTING CONCRETE CURB
	EXISTING DROP IN CONCRETE CURB
	EXISTING TRAFFIC SIGNAL BOX
	EXISTING SIGN
	EXISTING UNDERGROUND DRAINAGE PIPE
	EXISTING CATCH BASIN
	EXISTING MANHOLE (Type identified)
	EXISTING POST MOUNTED LIGHT
	EXISTING WATER VALVE
	EXISTING CLEAN OUT
	EXISTING UTILITY POLE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF CURB & BOTTOM OF CURB ELEVATIONS
	PROPOSED SILT FENCE
	PROPOSED CONSTRUCTION FENCE
	PROPOSED TEMPORARY SOIL STOCKPILE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE

**EROSION & SEDIMENT CONTROL NOTES:**

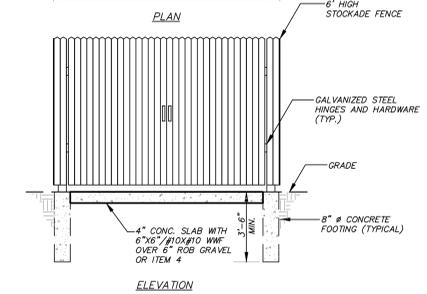
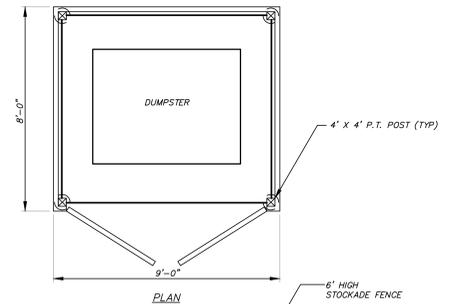
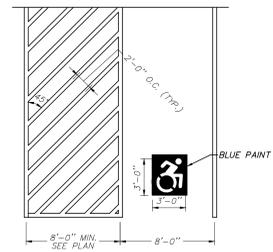
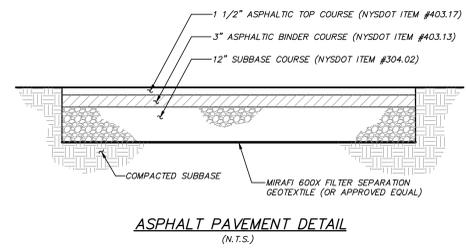
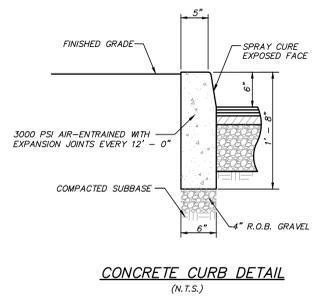
- The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
- All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
- Whenever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
- When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has terminated or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
- Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
- All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. "Aristocrat" Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
  - Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpiles area) and be seeded and mulched as follows:
    - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:
      - Kentucky Bluegrass 20%
      - Creeping Red Fescue 40%
      - Perennial Ryegrass 20%
      - Annual Ryegrass 20%
    - Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
- Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1." Hydroseeding shall be performed using materials and methods as approved by the site engineer.
- Cut or fill slopes steeper than 3:1 shall be stabilized immediately after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.
- Paved roadways shall be kept clean at all times.
- The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
- Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
- Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are clear of debris that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.
- Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
- Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
- All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
- The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
- As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
- Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.



NO.	DATE	REVISION	BY
PROJECT:		CARMEL FIRE DEPARTMENT	
DRAWING:		EROSION AND SEDIMENT CONTROL PLAN	
PROJECT NUMBER	19135.100	PROJECT MANAGER	J.M.W.
DATE	5-20-20	DRAWN BY	C.B.Z.
SCALE	1" = 20'	CHECKED BY	K.M.G.
DRAWING NO.		SHEET	
SP-3		4	

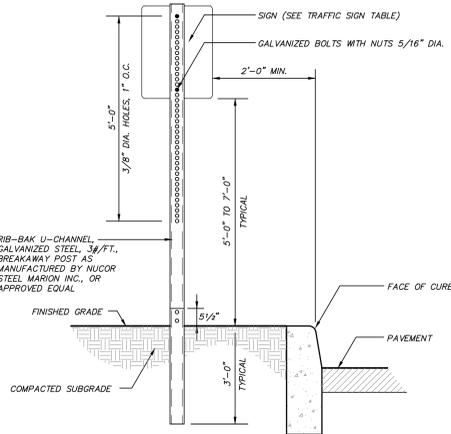


ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.



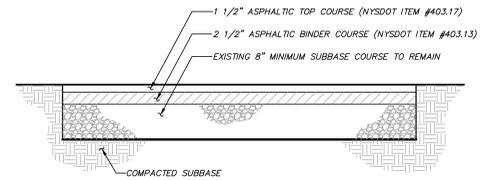
NOTE: CHECK WITH REFUSE HAULER PRIOR TO INSTALLATION OF REFUSE ENCLOSURE FOR DIMENSIONS.

**DUMPSTER ENCLOSURE DETAIL**  
(N.T.S.)

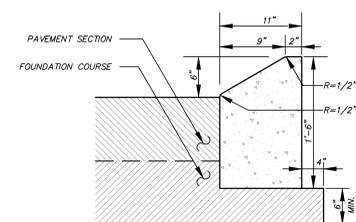


NOTE: FOR HANDICAP PARKING SIGNAGE, SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 5'-0" AND 7'-0" ABOVE GRADE OF PARKING SPACE AND SUCH THAT SIGNS SHALL NOT BE OBTURED BY A VEHICLE PARKED IN THE SPACE.

**TRAFFIC SIGN DETAIL**  
(N.T.S.)

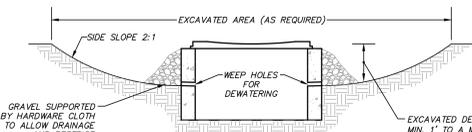
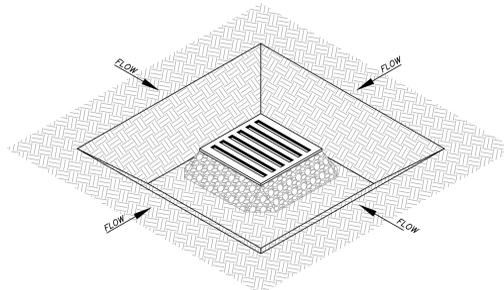


**REPLACEMENT ASPHALT PAVEMENT DETAIL**  
(N.T.S.)



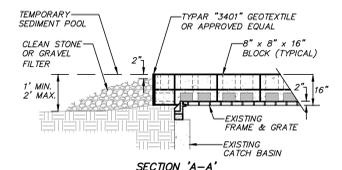
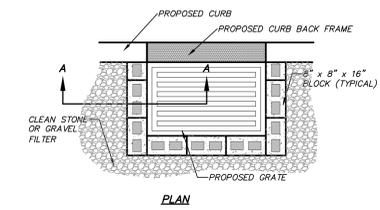
NOTE: TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 10'-0" APART AND SHALL BE FILLED WITH CELLULAR COMPRESSION MATERIALS AS SPECIFIED, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

**MOUNTABLE CONCRETE CURB DETAIL**  
(N.T.S.)



1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY, AND STABILIZE WITH PERMANENT SEEDING
5. MAXIMUM DRAINAGE AREA = 1 ACRE

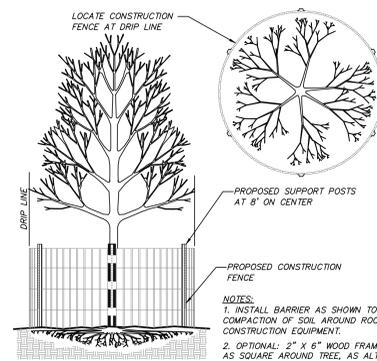
**EXCAVATED DROP INLET PROTECTION DETAIL**  
(N.T.S.)



CONSTRUCTION NOTES:

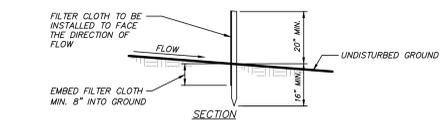
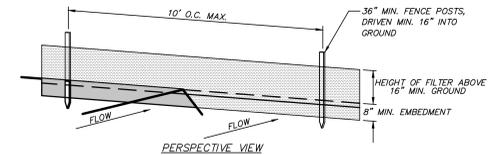
1. LAY ONE LAYER OF BLOCKS ON EACH SIDE OF THE STRUCTURE ON THEIR SIDES FOR DEWATERING. EDGES OF BLOCK SHALL BE 2 INCHES MINIMUM BELOW THE GRATE. BLOCKS SHALL BE PLACED AGAINST THE INLET FOR SUPPORT. PLACE A SECOND LAYER OF BLOCKS ON TOP OF THE FIRST LAYER WITH HOLE FACE UP.
2. GEOTEXTILE SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2 TO 3/4 INCH IN DIAMETER PLACED ON A 2H:1V SLOPE OR FLATTER, TO WITHIN 2 INCHES OF THE TOP OF THE BLOCKS.

**CATCH BASIN IN EXISTING PAVEMENT STONE AND BLOCK DROP INLET PROTECTION DETAIL**  
(N.T.S.)



- NOTES:
1. INSTALL BARRIER AS SHOWN TO PREVENT COMPACTION OF SOIL AROUND ROOTS BY CONSTRUCTION EQUIPMENT.
  2. OPTIONAL: 2" x 6" WOOD FRAMING BUILT AS SQUARE AROUND TREE, AS ALTERNATIVE.

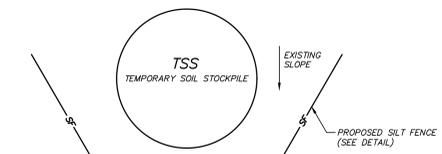
**TREE PROTECTION DETAIL**  
(N.T.S.)



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE:

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

**SILT FENCE DETAIL**  
(N.T.S.)



NOTES:

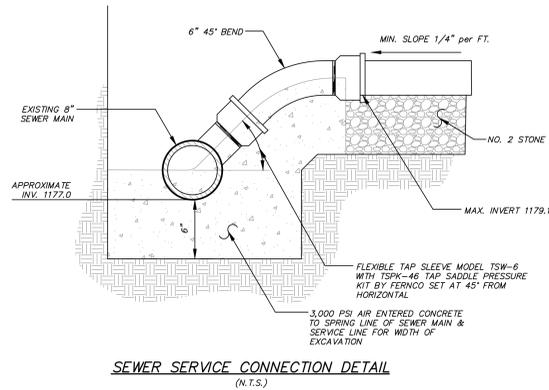
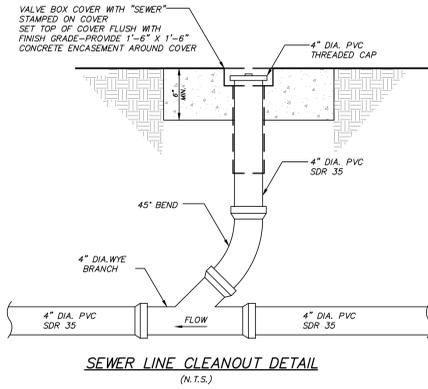
1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

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

NO.	DATE	REVISION	BY
PROJECT:		CARMEL FIRE DEPARTMENT	
DRAWING:		DETAILS	
PROJECT NUMBER	19135.100	PROJECT MANAGER	J.M.W.
DATE	5-20-20	DRAWN BY	J.F.R.
SCALE	AS NOTED	CHECKED BY	K.M.G.
DRAWING NO.	SHEET		5
			6

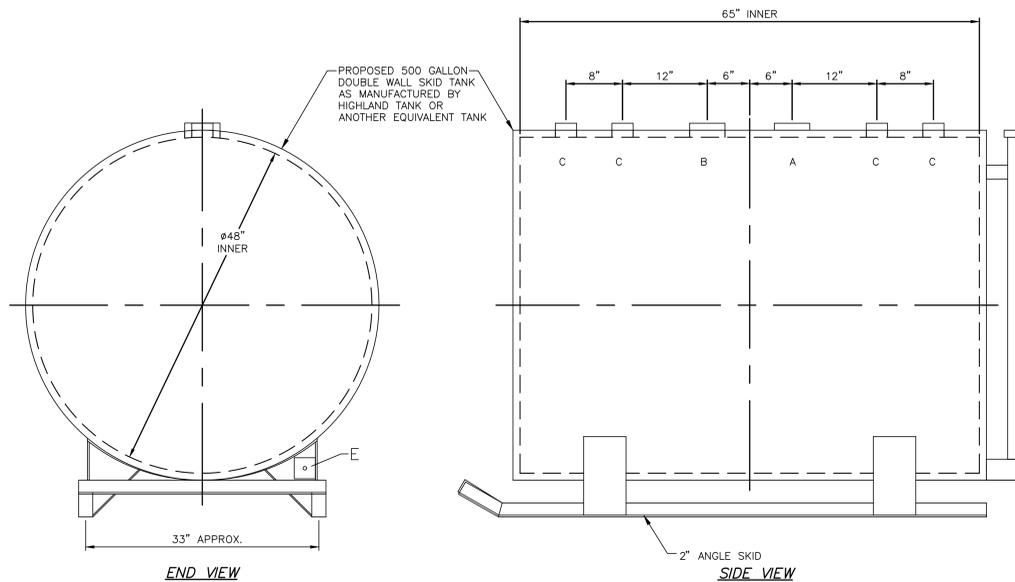
**SEWER SERVICE NOTES**

- All sewer services shown on these plans shall be polyvinyl chloride (PVC) SDR 35 with factory installed push on gaskets.
- Sanitary Sewers shall be laid at least 10 feet horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a 10 foot horizontal separation, the Design Engineer and the Town of Carmel may allow deviation with prior approval on a case-by-case basis. If supported by data from the Design Engineer prior to sewer line installation. The horizontal separation also applies to service connections.
- Sewers crossing water mains shall be laid to provide a minimum vertical separation of 18 inches between the outside of the sewer main and the water main. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade. In cases where it is not practical to maintain a 18" vertical separation, the Design Engineer and the Town of Carmel may allow deviation with prior approval on a case-by-case basis. If supported by data from the Design Engineer prior to the sewer line installation. The vertical separation also applies to service connections.

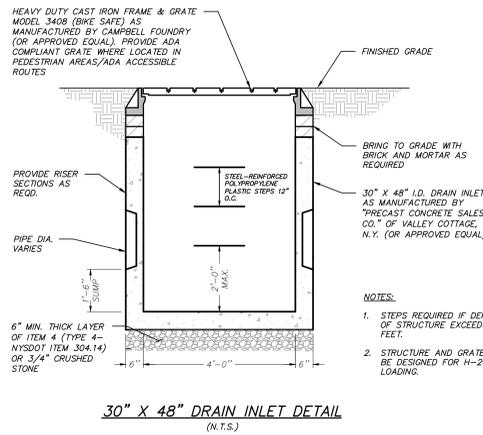


**FUEL TANK INSTALLATION REQUIREMENTS:**

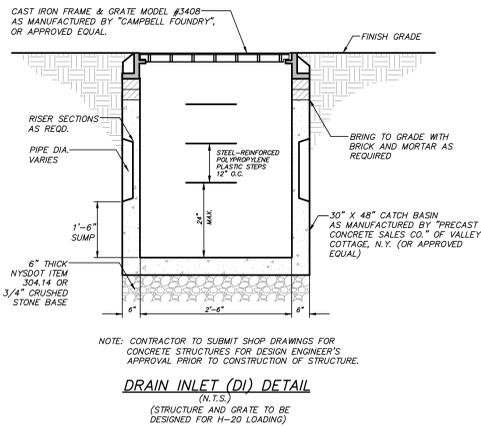
- FUEL TANK SHALL BE INSTALLED WITH THE FOLLOWING:
- FILLRITE FUEL DISPENSER CABINET PUMP (M# FR702V) OR EQUIVALENT
  - TWO 4" EMERGENCY VENTS
  - 48" SCULLY GOLDEN GALLON GAUGE (M# 03158)
  - LEAK DETECTION GAUGE
  - VENT PIPE WITH CAP
  - OVERRILL PROTECTION VALVE 90955 (AUTOMATIC SHUT OFF) ON FILL PORT
  - REINSTALL EXISTING SPILL CONTAINER
  - LABEL TANK AS PER NYSDEC PBS
  - ALL TANK APPURTENANCES TO BE LOCATED PER DIRECTION OF CARMEL FIRE DEPARTMENT
  - TANK SHOULD BE GROUNDED AS PER FEDERAL AND/OR STATE REGULATIONS
  - UTILIZE EXISTING ELECTRICAL SYSTEM. MAKE ANY NEEDED IMPROVEMENTS AS REQUIRED
  - ADD/ALTER FUEL MANAGEMENT SYSTEM ALLOWING FOR WIRELESS REAL TIME TRACKING OF FUEL DISPENSED



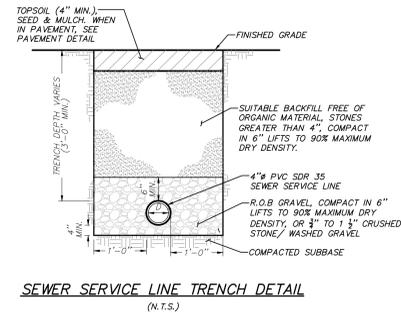
**500 GAL 48" DIAMETER DOUBLE WALL HIGHLAND SKID TANK**  
(N.T.S.)



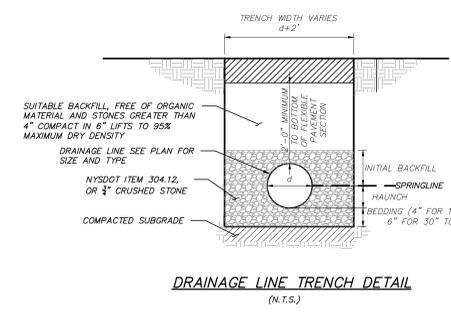
**30" X 48" DRAIN INLET DETAIL**  
(N.T.S.)



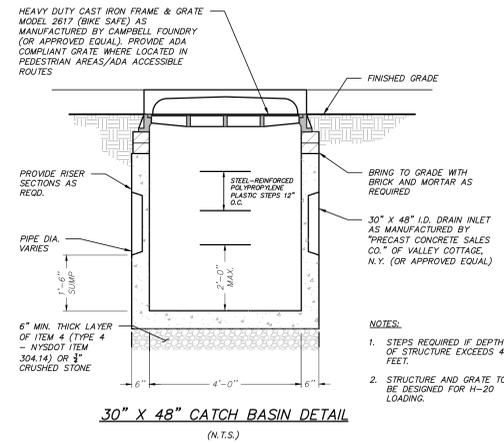
**DRAIN INLET (DI) DETAIL**  
(N.T.S.)  
(STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING)



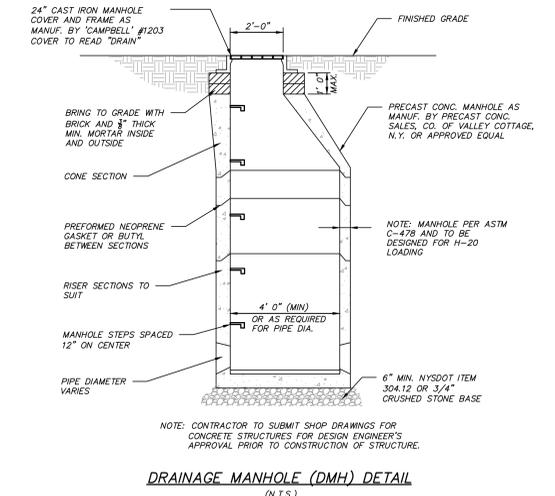
**SEWER SERVICE LINE TRENCH DETAIL**  
(N.T.S.)



**DRAINAGE LINE TRENCH DETAIL**  
(N.T.S.)



**30" X 48" CATCH BASIN DETAIL**  
(N.T.S.)



**DRAINAGE MANHOLE (DMH) DETAIL**  
(N.T.S.)

DESIGN DATA	
CAPACITY	500 GALLONS
TYPE	DOUBLE WALL - TYPE 1 360'
NO. REQ.	--
OPERATING PRESSURE	ATMOSPHERIC
SPECIFIC GRAVITY	1.0
TANK MATERIAL	MILD CARBON STEEL
THICKNESS - INNER - HEADS	12 GA SHELL: 12 GA
THICKNESS - OUTER - HEADS	10 GA SHELL: 10 GA
CONSTRUCTION - INNER	LAP WELD OUTSIDE ONLY
CONSTRUCTION - OUTER	LAP WELD OUTSIDE ONLY
TANK TEST - INNER	5 PSIG
TANK TEST - OUTER	2 PSIG AND FULL VACUUM
INT. FINISH	NONE
EXT. FINISH	SHOP PRIMER
LABEL	UL 142

LEGEND	
A	4" FITTING THROUGH OUTER SHELL ONLY MARK WITH SPECIAL WARNING LABEL - INTERSTITIAL EMERGENCY VENT USE ONLY
B	4" FITTING - PRIMARY EMERGENCY VENT USE
C	2" FITTING
D	2" INTERSTITIAL MONITOR PIPE
E	3" x 3" PLATE w/ 1/2" (MIN.) HOLE ON CENTER (GROUNDING LUG-ONE REQ'D)

NO.	DATE	REVISION	BY
PROJECT:		CARMEL FIRE DEPARTMENT	
DRAWING:		DETAILS	
PROJECT NUMBER	19135.100	PROJECT MANAGER	J.M.W.
DATE	5-20-20	DRAWN BY	J.F.R.
SCALE	AS NOTED	CHECKED BY	K.M.G.
PROJECT NO.	19135.100	SHEET	6
PROJECT LOCATION:		94 GLENEDA AVENUE, CARMEL, PUTNAM COUNTY, NEW YORK	
DRAWING TITLE:		DETAILS	
PROJECT MANAGER:		J.M.W.	
DATE:		5-20-20	
SCALE:		AS NOTED	
PROJECT NO.:		19135.100	
SHEET:		6	
PROJECT MANAGER:		J.M.W.	
DATE:		5-20-20	
SCALE:		AS NOTED	
PROJECT NO.:		19135.100	
SHEET:		6	
PROJECT MANAGER:		J.M.W.	
DATE:		5-20-20	
SCALE:		AS NOTED	

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.



May 29, 2020

Craig Paepfer Chairmen and Members of The Planning Board  
Town of Carmel  
60 McAlpin Ave  
Mahopac, NY 10541

RE: Paddocks and Barn for Charles and Stephanie Melchner  
417 Seminary Hill Road  
Carmel, NY 10512  
T.M. #: 66-1-37

Dear Chairmen Paepfer and Members of The Planning Board,

The Melchner's would like to house 2 horses on their property. Attached are our site plans showing the location of the paddocks and barn to house the 2 horses. The barn will be prefabricated and brought to the site.

1. A temporary path to the site of the barn is shown on the site plan.
2. There will be no regrading on the property.
3. The only exterior lighting are the existing spot lights on the existing house and existing garage.
4. There will be no outdoor lighting in either the paddock area or the barn, which will have no electricity, heating or plumbing.
5. The existing septic system and well will remain as is.
6. The existing landscaping will remain as is, including the tree buffer along the East side of the property.
7. There are no water bodies on this property.
8. The contour lines have been added to the site plan.
9. The manure will be stored in a closed metal container. The company that supplies it, removes it and replaces it with an empty one.

If you have any questions, please do not hesitate to contact me.  
Very truly yours,

A handwritten signature in black ink that reads "Joel Greenberg". The signature is fluid and cursive, with the first and last names being the most prominent.

Joel Greenberg, AIA, NACRB

Two Muscoot Road North  
Mahopac, New York 10541  
P: (845) 628-6613 F: (845) 628-2807  
Email: [joel.greenberg@arch-visions.com](mailto:joel.greenberg@arch-visions.com)  
[www.arch-visions.com](http://www.arch-visions.com)





# TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New site plan applications that have been deemed complete will be placed on the agenda in the order they are received.

**No application will be placed on the agenda that is incomplete**

**Pre-Submission:**

Prior to the formal submission of the site plan, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement and/or the Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete site plan application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500 extension 190.

**Submission Requirements:**

At least 10 days prior to the Planning Board meeting, the site plan application shall be submitted to the Planning Board Secretary as follows:

All site plans shall be signed, sealed and folded with the title box legible. The application package shall include:

- 11 copies of the Site Plan Application Form, signed and notarized.
- 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- 5 full size sets of the Site Plan (including floor plans and elevations)
- 1 CD (in pdf. format) containing an electronic version of the Site Plan
- 2 copies of the Disclosure Statement
- 11 copies of the Site Plan Completeness Certification Form
- All supplemental studies, reports, plans and renderings.
- 2 copies of the current deed.
- <sup>2/h</sup> 2 copies of all easements, covenants and restrictions.
- The appropriate fee, determined from the attached fee schedule. Make checks payable to the *Town of Carmel*.

Rose Yomblatta 6/2/20  
Planning Board Secretary; Date

6/2/2020 [Signature]  
Town Engineer; Date



TOWN OF CARMEL  
SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: Charles & Stephanie Melchner		Application # 20-6004
Date Submitted: 5/26/2020		
Site Address: No. 417 Street: Seminary Hill Road Hamlet: Carmel, N.Y. 10512		
Property Location: (Identify landmarks, distance from intersections, etc.) Drewville Red		
Town of Carmel Tax Map Designation: Section 66 Block 2 Lot(s) 37		Zoning Designation of Site: R-120
Property Deed Recorded in County Clerk's Office Date 10/27/08 Liber 1815 Page 22		Liens, Mortgages or other Encumbrances Yes No
Existing Easements Relating to the Site <input checked="" type="radio"/> No Yes Describe and attach copies:		Are Easements Proposed? <input checked="" type="radio"/> No Yes Describe and attach copies:
Have Property Owners within a 500' Radius of the Site Been Identified? Yes <input checked="" type="checkbox"/> No Attached List to this Application Form.		
APPLICANT/OWNER INFORMATION		
Property Owner: Charles & Stephanie Melchner		Phone #: 845-222-1281 Fax#:
Email:		
Owners Address: No. 417 Street: Seminary Hill Road Town: Carmel State: NY Zip: 10512		
Applicant (if different than owner):		Phone #: Fax#:
Email:		
Applicant Address (if different than owner): No. Street: Town: State: Zip:		
Individual/ Firm Responsible for Preparing Site Plan: Joel Greenberg-Architectural Visions PLLC		Phone #: 845-628-6613 Fax#:
Email: joel.greenberg@arch-visions.com		
Address: No. 2 Street: Muscoot Road North Town: Mahopac State: NY Zip: 10541		
Other Representatives: N/A		Phone #: Fax#:
Email:		
Owners Address: No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof:  Paddocks & Barn for (2) Horses		

## TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: 2.578		Square Feet: 112,297	
		Square footage of all existing structures (by floor): House-2 Stories @ 1,000 SF Each - Garage 400SF	
# of existing parking spaces: <u>4</u>		# of proposed parking spaces: 0	
# of existing dwelling units: 1		# of proposed dwelling units: 0	
Is the site served by the following public utility infrastructure:			
<input type="checkbox"/> Is project in sewer district or will private septic system(s) be installed?		Existing Private Septic System	
<input type="checkbox"/> If yes to Sanitary Sewer answer the following:			
<input type="checkbox"/> Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/>			
<input type="checkbox"/> Is this an in-district connection? _____ Out-of district connection? _____			
<input type="checkbox"/> What is the total sewer capacity at time of application? <u>Not applicable</u>		NOT APPLICABLE 6/2/2020	
<input type="checkbox"/> What is your anticipated average and maximum daily flow _____			
For Town of Carmel Town Engineer			
<input type="checkbox"/> What is the sewer capacity _____			
<input type="checkbox"/> Water Supply Existing Well		Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
If Yes:		<input type="checkbox"/> Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
		<input type="checkbox"/> What is the total water capacity at time of application? _____	
		<input type="checkbox"/> What is your anticipated average and maximum daily demand _____	
<input type="checkbox"/> Storm Sewer		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
<input type="checkbox"/> Electric Service		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
<input type="checkbox"/> Gas Service		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
<input type="checkbox"/> Telephone/Cable Lines		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
For Town of Carmel Town Engineer			
Water Flows		NOT APPLICABLE NOT IN WATERSEWER DISTRICT 9/2/2020 PAF	
Sewer Flows			
Town Engineer; Date			
What is the predominant soil type(s) on the site?		What is the approximate depth to water table?	
N/A		N/A	
Site slope categories:		15-25% <u>100</u> %	25-35% _____ %
Estimated quantity of excavation:		Cut (C.Y.) <u>0</u>	Fill (C.Y.) <u>0</u>
Is Blasting Proposed		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>	
Is the site located in a designated Critical Environmental Area?			
Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
		What is the sight distance? Left <u>200FT</u> Right <u>200FT</u>	
Is the site located within 500' of:			
<input type="checkbox"/> The boundary of an adjoining city, town or village		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
<input type="checkbox"/> The boundary of a state or county park, recreation area or road right-of-way		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
<input type="checkbox"/> A county drainage channel line.		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
<input type="checkbox"/> The boundary of state or county owned land on which a building is located		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	

TOwn OF CARMEl SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous)  
 Yes:  No:

Is the site located in a designated floodplain?  
 Yes:  No:

Will the project require coverage under the Current NYSDEC Stormwater Regulations  
 Yes:  No:

Will the project require coverage under the Current NYCDEP Stormwater Regulations  
 Yes:  No:

Does the site disturb more than 5,000 sq ft Yes:  No:

Does the site disturb more than 1 acre Yes:  No:

Does the site contain freshwater wetlands?  
 Yes:  No:

Jurisdiction:  
 NYSDEC:  Town of Carmel:

*If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.*

Are encroachments in regulated wetlands or wetland buffers proposed? Yes:  No:

Does this application require a referral to the Environmental Conservation Board? Yes:  No:

Does the site contain waterbodies, streams or watercourses? Yes:  No:

Are any encroachments, crossings or alterations proposed? Yes:  No:

Is the site located adjacent to New York City watershed lands? Yes:  No:

Is the project funded, partially or in total, by grants or loans from a public source?  
 Yes:  No:

Will municipal or private solid waste disposal be utilized?  
 Public:  Private:

Has this application been referred to the Fire Department? Yes:  No:

What is the estimated time of construction for the project?  
 1 Month

ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	3.00 AC	2.578 AC	2.578 AC
Lot Coverage	15%	1.2%	1.6%
Lot Width	200'	310'	310'
Lot Depth	200'	427'	427'
Front Yard - Prop. Barn	40'	N/A	273' & 112"
Side Yard - Prop. Barn	20'		80' & 102'
Rear Yard - N/A		N/A	
Minimum Required Floor Area			
Floor Area Ratio	N/A		
Height	35'	15'	15'
Off-Street Parking	2	4	4
Off-Street Loading	N/A		

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		If yes, identify variances:		
		Required:	Provided:	Variance:
		4.5 Acres for 2 Horses	2.578 Acres	1.922 Acres
<b>PROPOSED BUILDING MATERIALS</b>				
Foundation	Concrete Block			
Structural System	Wood			
Roof	Fiberglass Shingles			
Exterior Walls	Wood			
<b>APPLICANTS ACKNOWLEDGEMENT</b>				
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.				
<u>Stephanie Melchner</u> Applicants Name		<u>[Signature]</u> Applicants Signature		
Sworn before me this <u>22</u> day of <u>May</u> 20 <u>10</u>				
<u>[Signature]</u> Notary Public Christopher X. Maher, Esq. Notary Public, State of New York No. 02MA5017898 Qualified in Putnam County Commission Expires 12/05/09				



## TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 156-61 B of the Town of Carmel Zoning Ordinance.

This form shall be included with the site plan submission

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	N/A <input type="checkbox"/> ✓	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	N/A <input type="checkbox"/> ✓	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	N/A <input type="checkbox"/> ✓	<input type="checkbox"/>
8	The location of all existing and proposed easements	NONE <input type="checkbox"/> ✓	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	N/A <input type="checkbox"/> ✓	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	N/A <input type="checkbox"/> ✓	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	N/A <input type="checkbox"/> ✓	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	N/A <input type="checkbox"/> ✓	<input type="checkbox"/>
14	Proposed signage	NONE <input type="checkbox"/>	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input type="checkbox"/>	<input type="checkbox"/>



TOWN OF CARMEL  
 SITE PLAN COMPLETENESS  
 CERTIFICATION FORM



	Requirement Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	N/A <input type="checkbox"/>	<input type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	N/A <input type="checkbox"/>	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	N/A <input type="checkbox"/>	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Applicants Certification (to be completed by the licensed professional preparing the site plan:

I JOEL GREENBERG hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Joel Greenberg  
 Signature - Applicant

Joel Greenberg  
 Signature - Owner

05/22/20  
 Date

05/22/20  
 Date





TOWN OF CARMEL  
SITE PLAN COMPLETENESS  
CERTIFICATION FORM



Town Certification (to be completed by the Town)

I \_\_\_\_\_ hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Rose Yombetta  
Signature - Planning Board Secretary

6/2/20  
Date

[Signature] 6/2/2020  
Signature - Town Engineer

\_\_\_\_\_  
Date

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

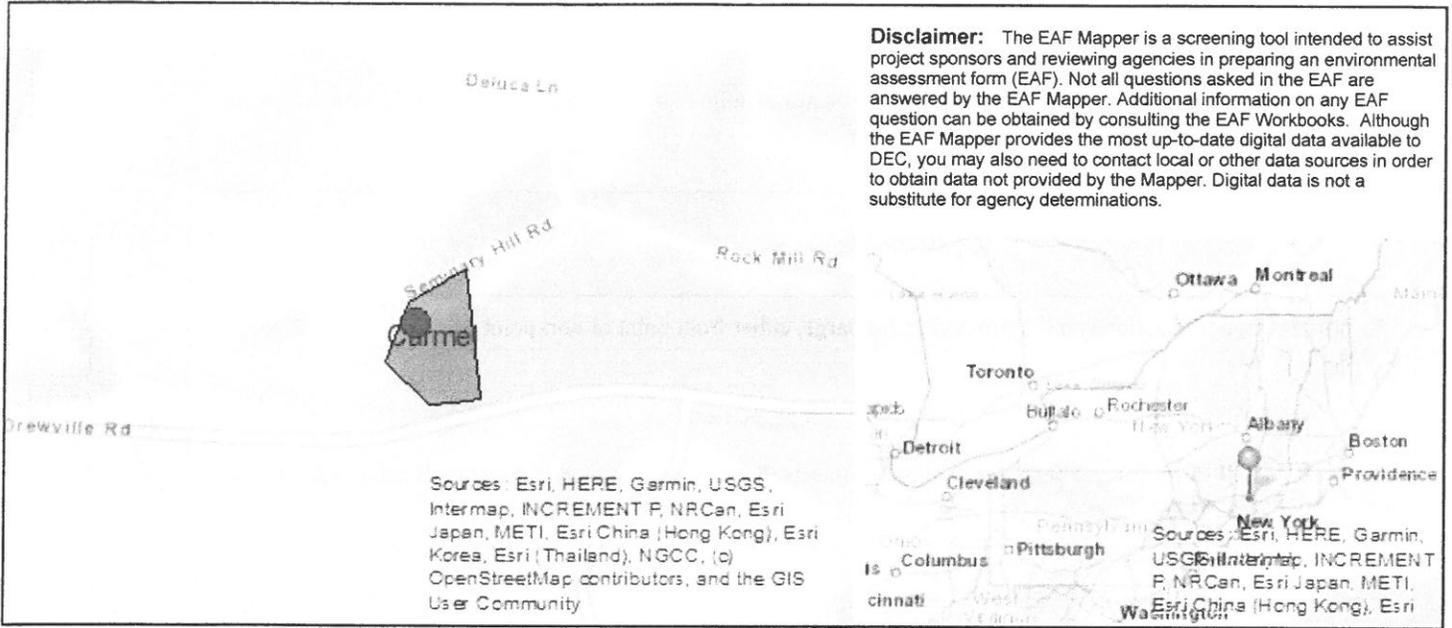
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Charles & Stephanie Melchner			
Project Location (describe, and attach a location map): 417 Seminary Hill Road, Carmel, NY 10512			
Brief Description of Proposed Action: Construct Paddocks and Barn for 2 horses.			
Name of Applicant or Sponsor:  Charles & Stephanie Melchner		Telephone: 845-222-1281  E-Mail:	
Address: 417 Seminary Hill Road			
City/PO: Carmel		State: New York	Zip Code: 10512
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Zoning Board & Building Department			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.578 acres	
b. Total acreage to be physically disturbed?		0.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.578 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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





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]	No
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

ADJOINERS WITHIN 500'

66.-2-8  
Eric R Aabel  
29 Deluca Ln  
Carmel, NY 10512

66.-2-4  
City of New York  
Bureau of Water Supply, Taxes  
71 Smith Ave  
Kingston, NY 12401

66.13-1-9  
City of New York  
Bureau of Water Supply, Taxes  
71 Smith Ave  
Kingston, NY 12401

66.-2-36  
Mark Fredriksen  
409 Seminary Hill Rd  
Carmel, NY 10512

66.-2-37  
Charles J Melchner  
417 Seminary Hill Rd  
Carmel, NY 10512

66.-2-6  
Joel Shipley  
426 Seminary Hill Rd  
Carmel, NY 10512

66.-2-40  
Gennaro Cimadomo  
374 Drewville Rd  
Carmel, NY 10512

66.-2-40  
Teresa Aabel  
374 Drewville Rd  
Carmel, NY 10512

66.-2-41  
City of New York  
Bureau of Water Supply, Taxes  
71 Smith Ave  
Kingston, NY 12401

66.-2-38  
Charles J Melchner  
417 Seminary Hill Rd  
Carmel, NY 10512

66.-2-7  
Arthur P Deluca  
5 Deluca Ln  
Carmel, NY 10512

66.-2-42  
Paul J Dinome  
55 Rockmill Rd  
Carmel, NY 10512

66.-2-34  
Bryan Hembury  
391 Seminary Hill Rd  
Carmel, NY 10512

66.-2-34  
Bryan M Hembury  
391 Seminary Hill Rd  
Carmel, NY 10512

66.-2-35  
Steven Fisher  
401 Seminary Hill Rd  
Carmel, NY 10512

66.-2-42  
SMP Homes Inc  
167 Cherry Hill  
Carmel, NY 10512

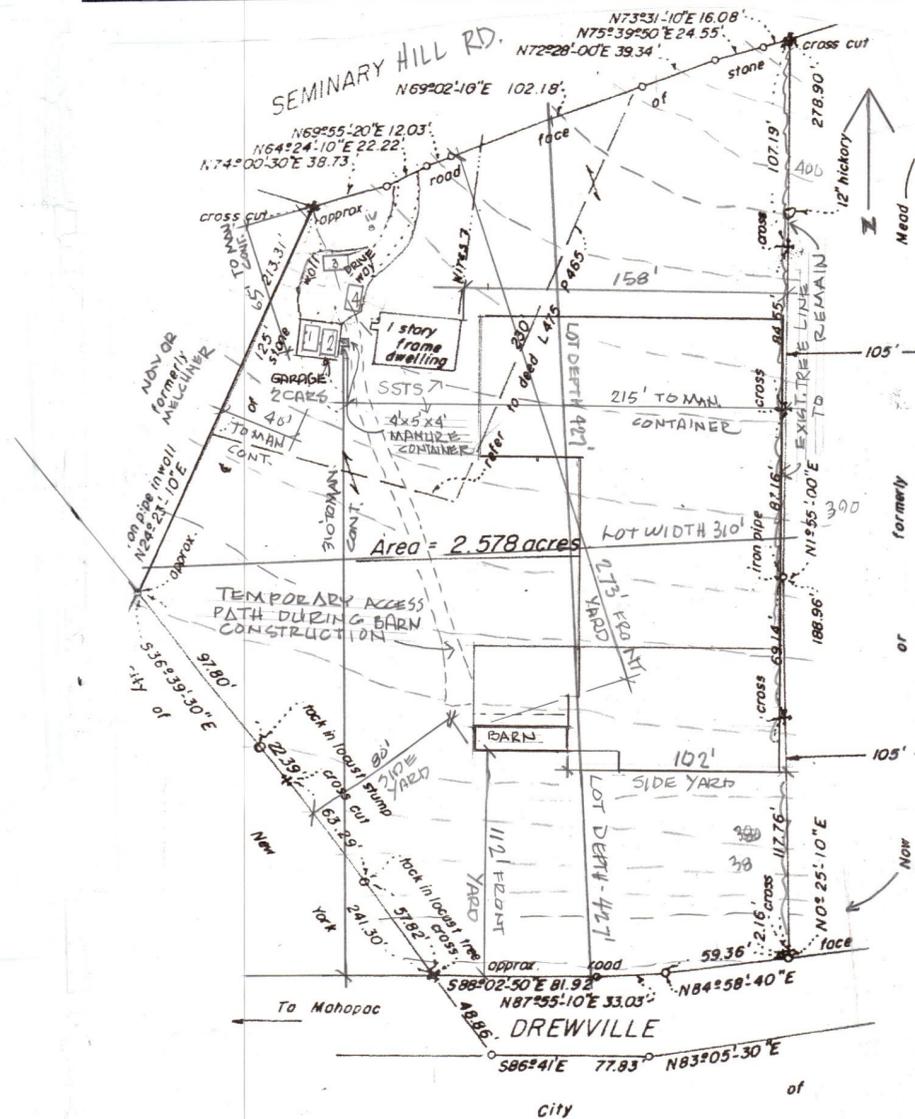
66.-2-42  
SMP Homes, Inc.  
55 Rockmill Rd  
Carmel, NY 10512

66.13-1-6  
City of New York  
Bureau of Water Supply, Taxes  
71 Smith Ave  
Kingston, NY 12401

66.-2-39  
City of New York  
Bureau of Water Supply, Taxes  
71 Smith Ave  
Kingston, NY 12401



Paddock Fence - 4 FEET HIGH  
Material - Plastic & wire



SITE PLAN 1" = 100.00'  
BASED ON SURVEY BY JAMES EDGERT  
DATED OCT. 7, 1961

Site Data Notes

Owner: Charles & Stephanie Melchner  
PROJECT - PADDOCKS & BARN FOR 2 HORSES  
Address: 417 Seminary Hill Road, Carmel, N.Y. 10512

Zone: R-120

T.M. #: 66-2-37

WATERBODIES ON SITE - NONE, EXISTING TREE BUFFER TO REMAIN  
EXTERIOR LIGHTING, UTILITIES & BUFFER/SCREENING - NONE PROPOSED

Zoning Provision	Required	Existing/PROP.	Proposed/VAR.
Lot Area	3.00 AC	2.578 AC	2.578 AC
Lot Coverage	15%	1.2%	1.6%
Lot Width	200'	310'	310'
Lot Depth	200'	427'	427'
Front Yard - Prop. Barn	40'	N/A	273' & 112'
Side Yard - Prop.	20'	N/A	80' & 102'
FENCED AREA - 2 HORSES	30,000 SF	N/A	30,850 SF
MANURE CONTAINERS (CLOSED)	200' FROM ALL PROPLINES	N. 65' W. 40'	N. 135' VAR. W. 160' VAR.
LOT AREA - 2 HORSES	4.5 AC	2.578	1.922 VARIANCE
Height - Prop. Barn	35'	15'	15'
Off-Street Parking	4	4	4

ARCHITECTURAL VISIONS LLC

A GREENBERG DESIGN GROUP  
2 MUSCOOT ROAD NORTH  
MAHOPAC NY, 10541  
JOEL.GREENBERG@ARCH-VISIONS.COM  
P: 845-628-6613  
F: 845-628-2807

PROJECT: PADDOCKS & BARN  
CHARLES & STEPHANIE MELCHNER  
PROJECT ADDRESS: 417 SEMINARY HILL ROAD  
MAILING ADDRESS: CARMEL, NY 10512  
TAX MAP NO. 66-2-37

SITE PLAN - 1

ISSUANCE  
5/11/20  
5/29/20

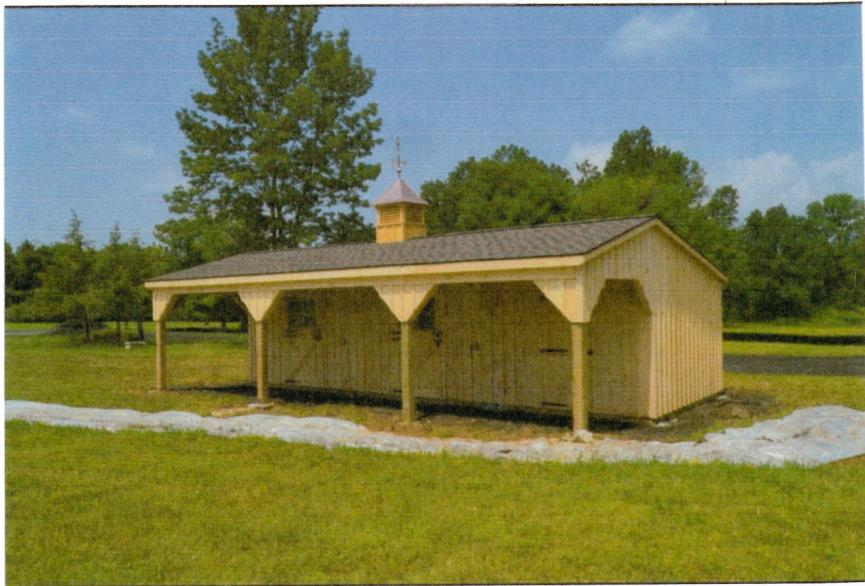
SCALE  
AS NOTED

DRAWN BY/CHKD BY  
JL/LB

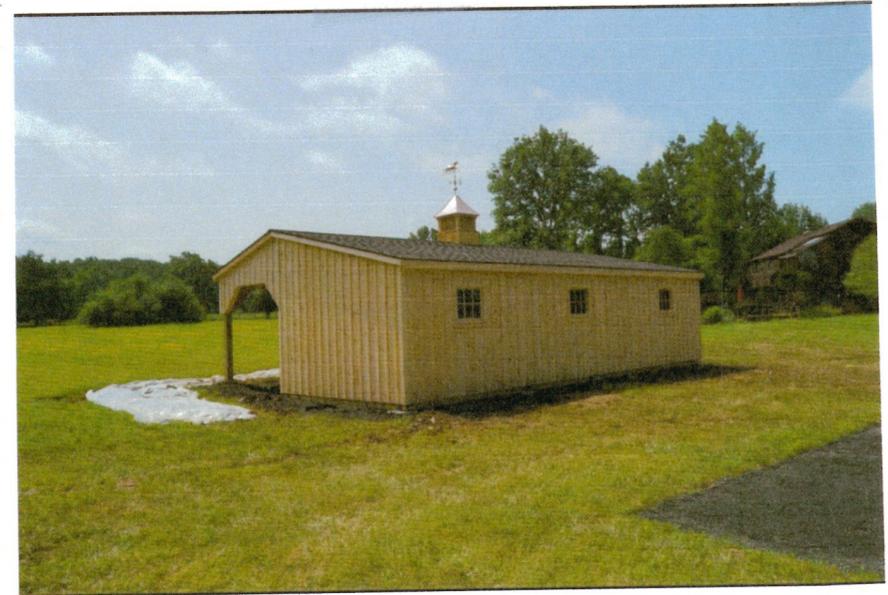
PROJECT NO.  
1-20

REGISTERS ARCHITECT  
JOEL LAWRENCE GREENBERG  
STATE OF NEW YORK  
911056

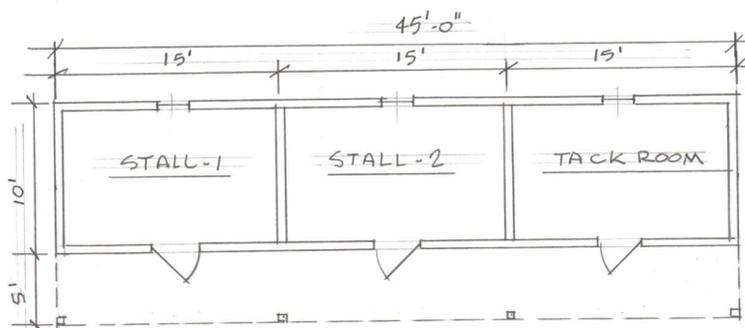
S-1



BARN - FRONT



BARN - REAR



FLOOR PLAN BARN-PRE-FAB

1/8" = 1'-0"

NOTE:  
NO ELECTRIC, HEATING OR PLUMBING  
IN BARN.

© ARCHITECTURAL VISIONS, PLLC



SITE PLAN-2-1" = 60.00'  
BASED ON SURVEY BY JAMES EDGETT  
DATED OCT. 7, 1961

**ARCHITECTURAL VISIONS, PLLC**  
A GREENBERG DESIGN GROUP  
2 MUSCOOT ROAD NORTH  
MAHOPAC NY, 10541  
JOEL.GREENBERG@ARCH-VISIONS.COM  
P: 845-628-6613  
F: 845-628-2807

PROJECT: PADDOCKS & BARN  
CHARLES & STEPHANIE MELCHNER  
PROJECT ADDRESS: 417 SEMINARY HILL ROAD  
MAILING ADDRESS: CARMEL NY 10512  
TAX MAP NO. 66-2-37

SITE PLAN-2

ISSUANCE	5/1/20
SCALE	AS NOTED
DRAWN BY/CHKD BY	JLG/
PROJECT NO.	1-20



S-2