

CRAIG PAEPRER
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

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

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

**PLANNING BOARD AGENDA
NOVEMBER 24, 2020 – 7:00 P.M.**

REVISION #1

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

- | | | | | |
|---|------------|----------|----------|---------------------------|
| 1. Rudovic Bridal Shop – 1707 Route 6 | 55.6-1-12 | 11/24/20 | 10/23/20 | Public Hearing/Resolution |
| 2. Stillwater Business Park – 105 Stillwater Road | 75.17-1-53 | 11/24/20 | 11/18/20 | Site Plan |

RESOLUTION

- | | | | | |
|--|---------------|--|---------|---------------------|
| 3. Old Forge Estates – Baldwin Place Road | 75.15-1-19-40 | | 8/20/20 | Cluster Subdivision |
| 4. Itzla Subdivision – 9 Mechanic Street | 55.14-1-6 | | 12/5/19 | 2 Lot Subdivision |
| 5. 14 Nicole Way LLC (Zakon) – 14 Nicole Way | 65.6-1-22 | | 9/29/20 | Site Plan |

SITE PLAN

- | | | | | |
|---|----------|--|---------|-------------------|
| 6. DP 53, LLC (Spins Bowl) – 23 Old Route 6 | 55.7-1-1 | | 10/1/20 | Amended Site Plan |
|---|----------|--|---------|-------------------|

MISCELLANEOUS

- | | | | | |
|--|-------------|--|---------|-------------|
| 7. Hillcrest Commons – Lot E-2.2 – Clapboard Ridge | 44.10-2-4.2 | | 8/29/18 | Bond Return |
|--|-------------|--|---------|-------------|



November 18, 2020

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

RE: Stillwater Business Park
105 Stillwater Road
Town of Carmel
TM#s 75.17-1-53, 86.5-1-25, & 86.5-1-26

Dear Chairman Paepre and Members of the Board:

Please find enclosed five (5) copies of the following plans and documents in support of an application for site plan approval for the above referenced project:

- Eight (8) sheet revised Site Plan Set, revised November 18, 2020.
- Perspective Rendering from Stillwater Road, dated November 18, 2020.
- Architectural Plans for the proposed 60,000sf storage building, dated November 17, 2020.

Since our last appearance before the Planning Board, some minor revisions have been made.

In response to comments provided by Michael Carnazza, dated November 6, 2020, we offer the following:

1. The existing tree buffer has been shown. There is one large spruce that is dead, which is shown to be replaced. The landscape buffer has generally been made more dense. The area to the east of the scale is currently paved and used for access to the scale, so it is preferred not to remove the existing paving in favor of additional planting in that location. Trees have been added to the west side of the proposed driveway and the inclusion of a new stone masonry wall along the frontage will give greater height to the proposed landscape buffer from the street.
2. The potential referral to the ECB is acknowledged.

In regard to the comments provided by Richard Franzetti, P.E., dated November 6, 2020, we offer the following:

General Comments

1. This comment is acknowledged, related to the referrals noted.
2. This comment is acknowledged, related to the potential permits required.
3. It is acknowledged that the project will require coverage under NYSDEC General Permit GP-0-20-001. A SWPPP has been provided.
4.
 - a. The proposed driveway on the west end of the property frontage on Stillwater Road has been converted to one way (entry only), so sight distance exiting the proposed driveway will not be a concern.
 - b. The slopes of the driveway have been shown.
 - c. A driveway profile has been added to sheet SP-2.
5. This comment is acknowledged. All easements have been shown on the plans.

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

November 18, 2020

6. It is acknowledged that a stormwater maintenance agreement may be necessary.
7. The only work to do be done in the public right of way is the driveway connection to Stillwater Road, which will be done under a Highway Work Permit.

Detailed Comments

1. Layout and Landscape Plan SP-1
 - a. There is a note in the Planting Notes on sheet D-1 stating that all plantings shall be installed per §142 of Town of Carmel Code.
 - b. A note has been added to sheet SP-1 stating that all plantings are to be verified by Town of Carmel Wetlands Inspector.
2. Grading and Utilities Plan
 - a. The retaining walls on the site have been identified by type. It is noted in the detail for Proposed Retaining Wall- Type 2, that drawings sealed by a licensed engineer, must be provided for the structural design of the wall. These drawings will be provided with the application for building permit.
 - b. Drainage profiles will be provided with a future submission.
3. Erosion and Sediment Control Sheet SP-3
 - a. A SWPPP has been provided, and dialogue is ongoing.
4. Details Sheets D-1 & D-2
 - a. There is a note in the Planting Notes on sheet D-1 stating that all plantings shall be installed per §142 of Town of Carmel Code.
 - b. A note has been added to sheet SP-1 stating that all plantings are to be verified by Town of Carmel Wetlands Inspector.


Please place the project on the agenda for the November 24, 2020 Planning Board meeting for the project public hearing, and discussion with the Board.

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:

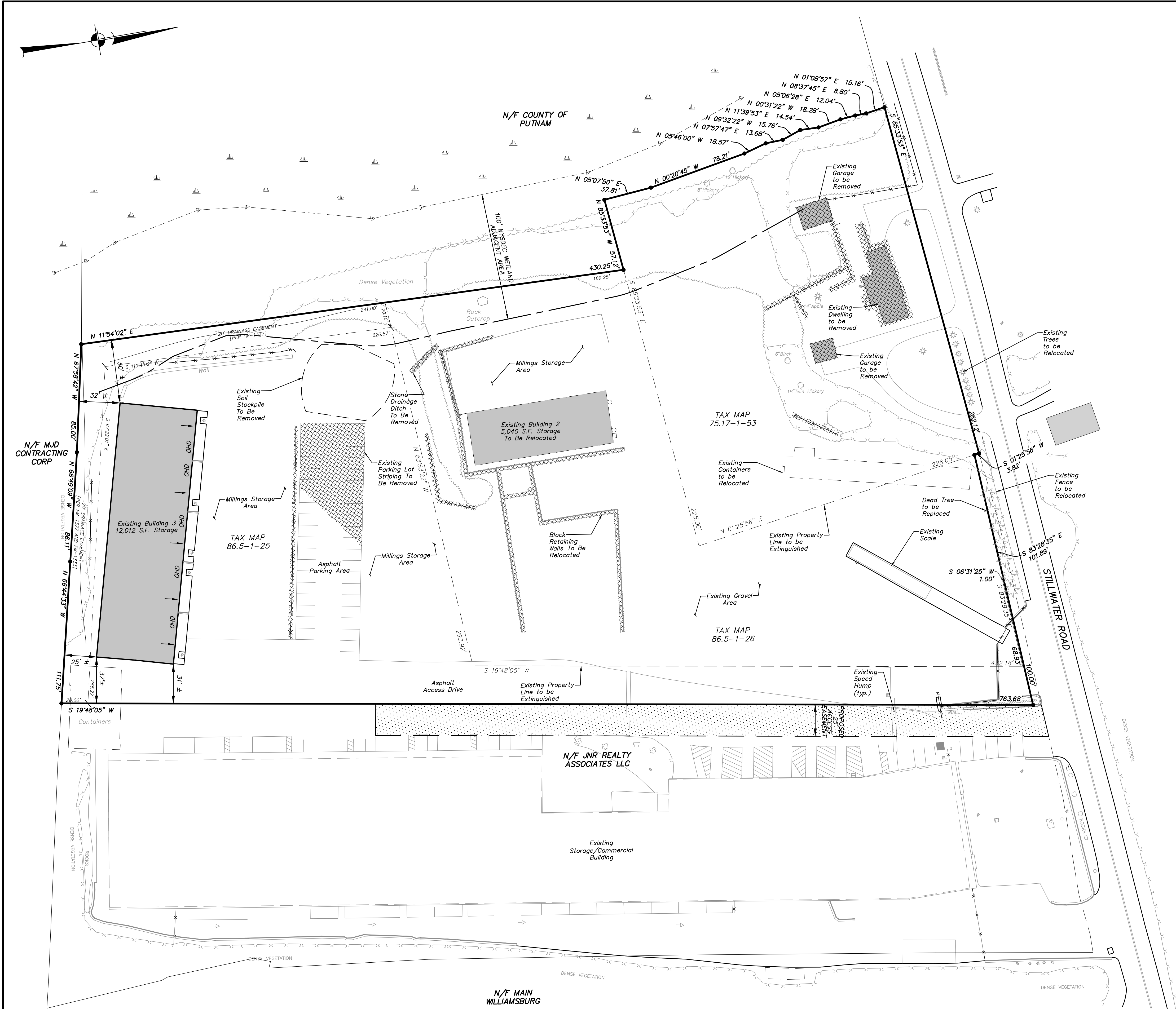

Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/adt

Enclosures

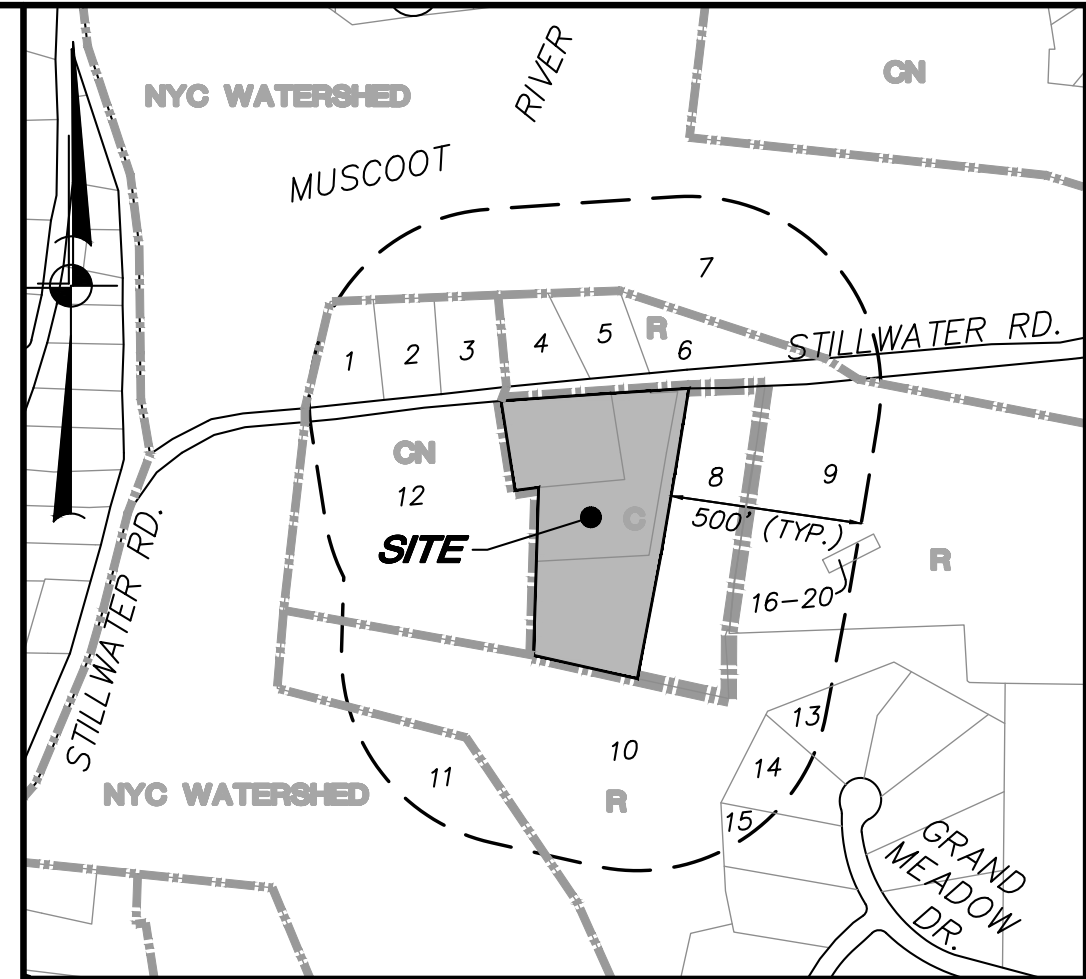
Cc: Dan Moloney / 1841 Park Ave Realty Corp
Seamus Burke / Shamrock Building Systems

Z:\E\BIB001\001 EX-1.dwg 11/17/2020 2:39:14 PM, vesp@pgrn.11



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

- 500' ADJOINERS:**
1. N/F PETER & MARIE EGAN
 2. N/F MATTHEW R. WANNER
 3. N/F ROBERT C. BOHLMANN
ROSALBA BOHLMANN
 4. N/F MARIE FARISELLI
PAUL & CHANEL FARISELLI
 5. N/F DEBRA GIAMPIA
 6. N/F COUNTY OF PUTNAM
 7. N/F CITY OF NEW YORK
 8. N/F AKASS STILLWATER AUTO BODY
 9. N/F MAIN WILLIAMSBURG
 10. N/F MJD CONTRACTING CORP.
 11. N/F CITY OF NEW YORK
 12. N/F COUNTY OF PUTNAM
 13. N/F THOMAS J. FORGIONE
REBECCA A. FORGIONE
 14. N/F MICHAEL FERRARA
ALICIA FERRARA
 15. N/F JOSEPH LEONE
ANTOINETTE LEONE
 16. N/F MATTHEW G. CASCIOLI
 17. N/F SALVATORE RUSSO
 18. N/F ANDREA BERNARDI
 19. N/F LAURA HULL
 20. N/F JULIANNE VAUPEN



ENLARGED ADJOINER MAP SCALE: 1" = 500'±

OWNER/APPLICANT:

TM: 75.17-1-53 Topcat Realty
TM: 86.5-1-25 1841 Park Ave. Realty Corp.
TM: 86.5-1-26 1841 Park Ave. Realty Corp.

SITE DATA:

Zone: C - COMMERCIAL
Total Acreage: 5.82 AC

GENERAL NOTES:

1. Property line as shown hereon are based on survey prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
2. Topographic information and contours shown hereon are based on aerial mapping by Geomaps International, dated July 20, 2018.
3. Updated existing conditions based on field visits performed by Insite Engineering, Surveying & Landscape Architecture, P.C.
4. Wetland flag locations shown hereon flagged by NYSDEC on July 26, 2020 and survey located by Insite Engineering, Surveying & Landscape Architecture, P.C.
5. The proposed number of employees, general operation and types of machinery on site are to remain as existing.
6. The lots must be merged as shown prior to the Planning Board's signing of the site plans.
7. Curbs, sidewalks, manholes, guide rails, and drainage shall conform to the requirements of Chapter 128 of the Town Code.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING LOT LINE TO BE EXTINGUISHED
	EXISTING WALL
	EXISTING EDGE OF PAVEMENT
	EXISTING FENCE
	EXISTING WETLAND FLAG AND BOUNDARY
	EXISTING WETLAND BUFFER
	EXISTING HEDGE ROW
	EXISTING EVERGREEN TREE
	EXISTING DECIDUOUS TREE
	EXISTING ITEM TO BE REMOVED

LIST OF DRAWINGS

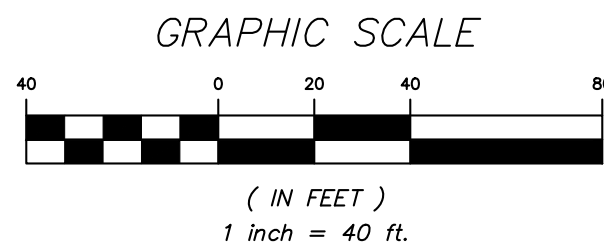
DRAWING NO.	DRAWING NAME	SHEET
EX-1	EXISTING CONDITIONS & REMOVALS PLAN	1
SP-1	LAYOUT & LANDSCAPE PLAN	2
SP-2	GRADING & UTILITIES PLAN	3
SP-3	EROSION & SEDIMENT CONTROL PLAN	4
SP-4	LIGHTING & LANDSCAPE PLAN	5
D-1	DETAILS	6
D-2	DETAILS	7
D-3	DETAILS	8

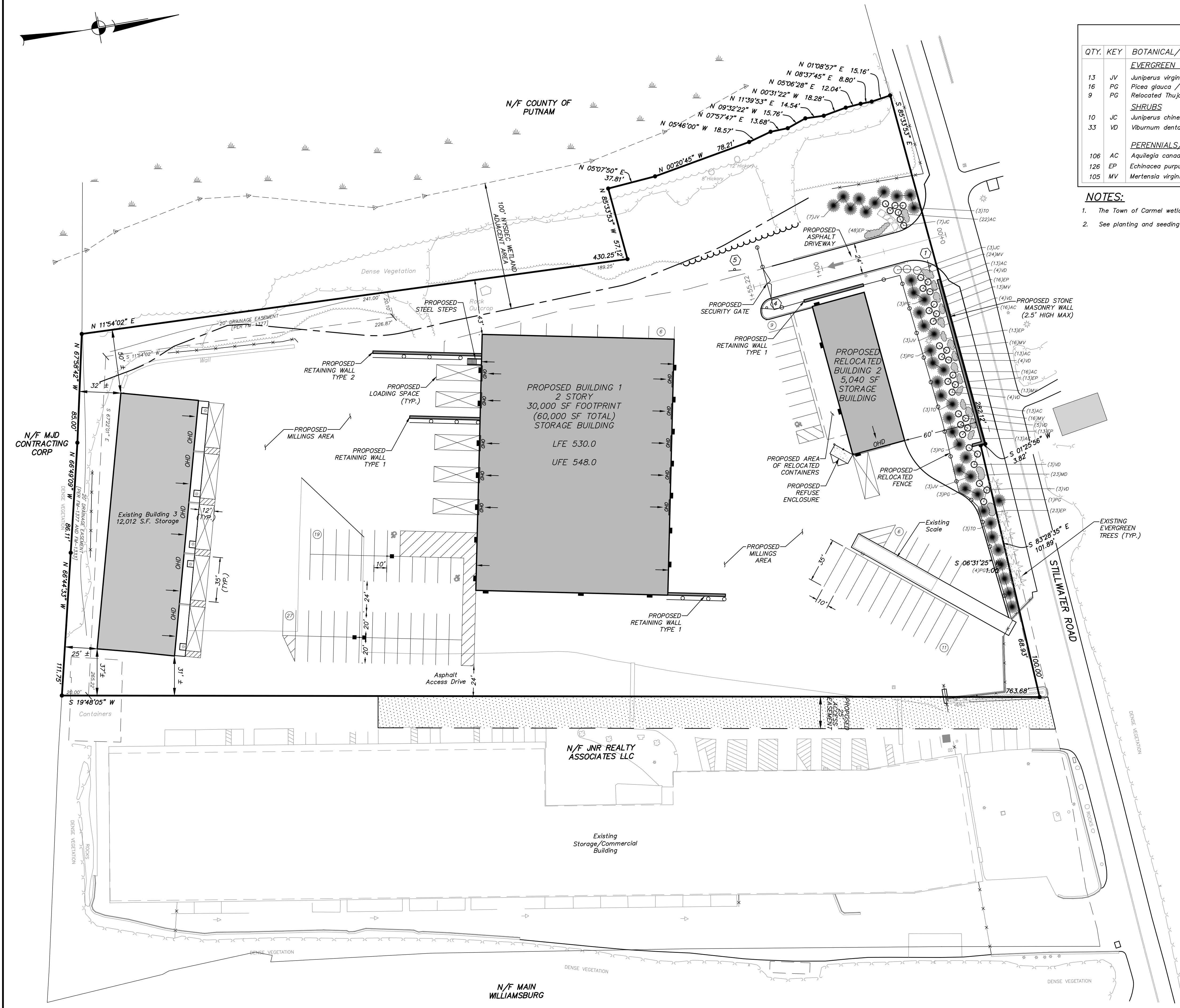
3	11-18-20	GENERAL REVISION	E.R.A.
2	11-2-20	GENERAL REVISION	E.R.A.
1	8-7-20	REVISED PER PLANNING BOARD COMMENTS	E.R.A.
NO.	DATE	REVISION	BY

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

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

PROJECT: STILLWATER BUSINESS PARK			
STILLWATER ROAD, TOWN OF CARMEL, COUNTY OF PUTNAM, NEW YORK			
DRAWING: EXISTING CONDITIONS PLAN			
PROJECT NUMBER	18189.100	PROJECT MANAGER	J.J.C.
DATE	6-26-20	DRAWN BY	C.B.Z.
SCALE	1" = 40'	CHECKED BY	A.D.T.
DRAWING NO.		SHEET	
EX-1		1/8	





PLANT LIST			
QTY.	KEY	BOTANICAL/COMMON NAME	SIZE
EVERGREEN TREES			
13	JV	Juniperus virginica / Eastern Redcedar	8'-10' HT.
16	PG	Picea glauca / White Spruce	8'-10' HT.
9	PG	Relocated Thuja occidentalis / Arborvitae	6'-8' HT.
SHRUBS			
10	JC	Juniperus chinensis "Sea Green" / Sea Green Juniper	#3 CONT./6' O.C.
33	VD	Viburnum dentatum / Leatherleaf Viburnum	#3 CONT./6' O.C.
PERENNIALS/GROUND COVERS			
106	AC	Aquilegia canadensis / Columbine	#1 CONT./18" O.C.
126	EP	Echinacea purpurea / Purple Coneflower	#1 CONT./18" O.C.
105	MV	Mertensia virginica / Virginia Bluebells	#1 CONT./18" O.C.

- NOTES:**
- The Town of Carmel wetland inspector to verify all plantings.
 - See planting and seeding notes on sheet D-1.

PARKING SUMMARY	
REQUIRED:	
WHOLESALE, WAREHOUSE, STORAGE, HEAVY COMMERCIAL ESTABLISHMENTS	
77,042 S.F. @ 1 SPACE/1,000 S.F.	= 78 REQUIRED
TOTAL PARKING SPACES PROVIDED	= 78
77,042 S.F. @ 1 LOADING SPACE FOR 1st 10,000sf	= 5 REQUIRED
1 ADDL FOR EACH ADDL 20,000sf	= 11
TOTAL LOADING SPACE PROVIDED	

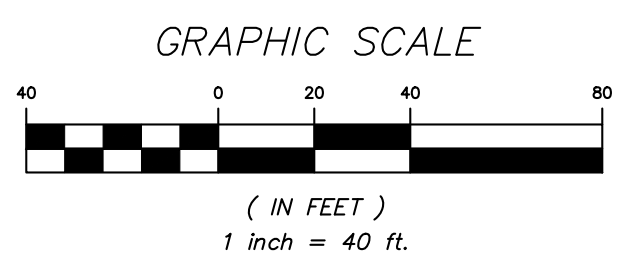
SIGN DATA TABLE				
NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (s.f.)	DESCRIPTION
1	STOP	R1-1C	30" x 30"	White on Red
2	RESERVED PARKING	NY R7-8*	12" x 18"	Green on White
	NO PARKING	R7-8P	12" x 6"	Green on White
3	NO PARKING	R7-1	12" x 18"	Red on White
4	NO STOP	RS-1C	30" x 30"	White on Red
5	ONE WAY	R3-1	30" x 30"	White Background Black Arrow Red Symbol Black Border

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING LOT LINE TO BE EXTINGUISHED
	EXISTING WALL
	EXISTING EDGE OF PAVEMENT
	EXISTING FENCE
	EXISTING WETLAND FLAG AND BOUNDARY
	EXISTING WETLAND BUFFER
	EXISTING HEDGE ROW
	EXISTING EVERGREEN TREE
	EXISTING DECIDUOUS TREE
	PROPOSED CONCRETE CURB
	PROPOSED RETAINING WALL
	PROPOSED GUIDE RAIL
	PROPOSED EDGE OF SIDEWALK
	PROPOSED STRIPED ISLAND
	PROPOSED PAINTED HANDICAP PARKING SYMBOL
	PROPOSED LANDSCAPING
	PROPOSED BUILDING MOUNTED LIGHT
	PROPOSED PAINTED STOPBAR
	PROPOSED SINGLE POLE SIGN

PROPOSED C ZONE REQUIREMENTS:		
	REQUIRED	PROPOSED COMBINED LOTS
Minimum Lot Area:	40,000 sf	253,084 sf ±
Minimum Lot Depth:	200'	704' ±
Minimum Lot Width:	200'	330' ±
Minimum Road Frontage:	100'	484'
Minimum Principal Building Setbacks:		
Front Yard:	40'	60' ±
Side Yard:	25'	31' ±
Rear Yard:	30'	25' ±*
Maximum Building Height:	35'	33'-3"
Minimum Building Floor Area:	5,000 sf	77,042 sf
Maximum Lot Building Coverage:	30%	18.6% ±

* Variance approved by the Carmel ZBA on 10/22/20

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

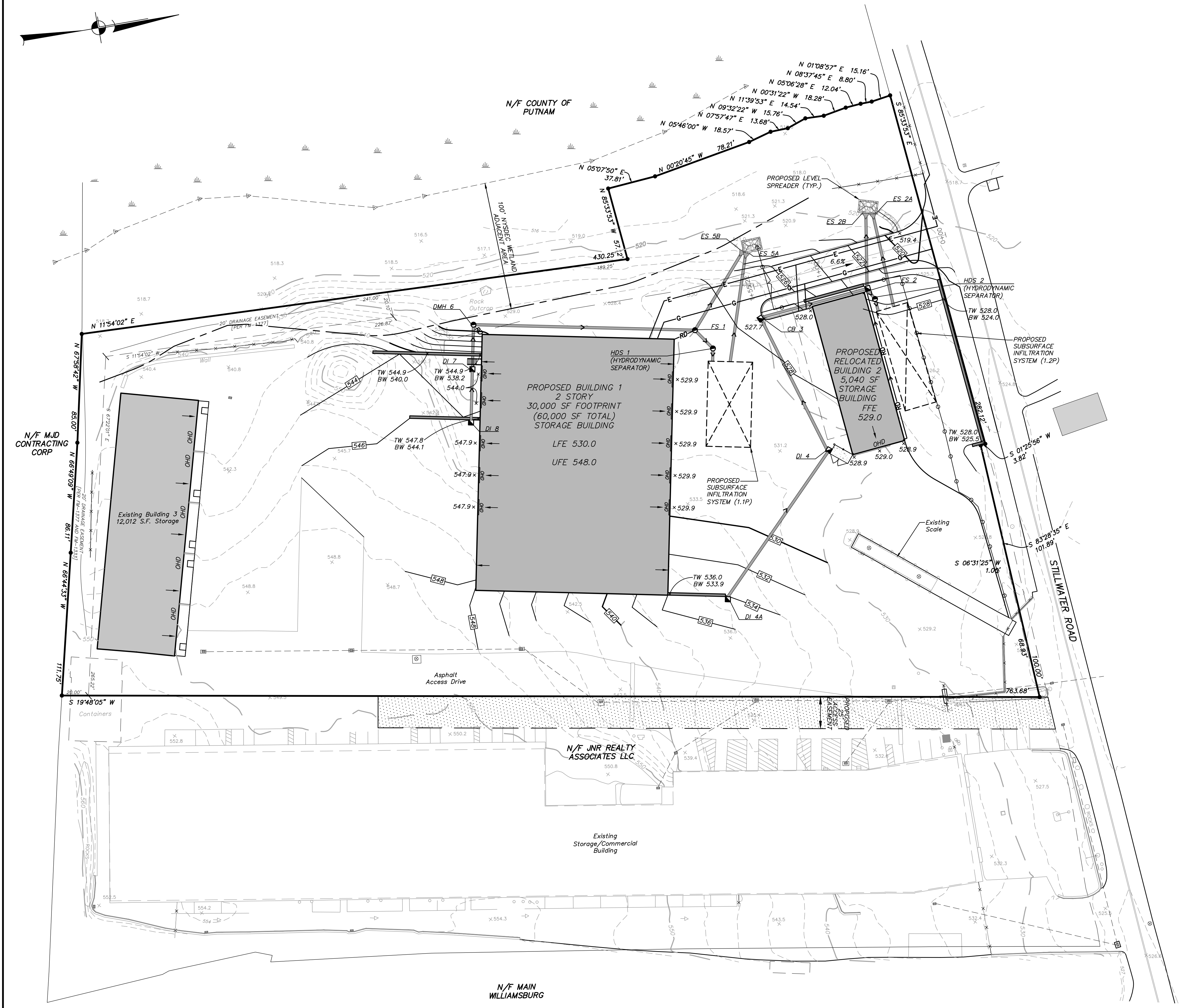


3	11-18-20	GENERAL REVISION	E.R.A.
2	11-2-20	GENERAL REVISION	E.R.A.
1	8-7-20	REVISED PER PLANNING BOARD COMMENTS	E.R.A.
NO.	DATE	REVISION	BY

ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

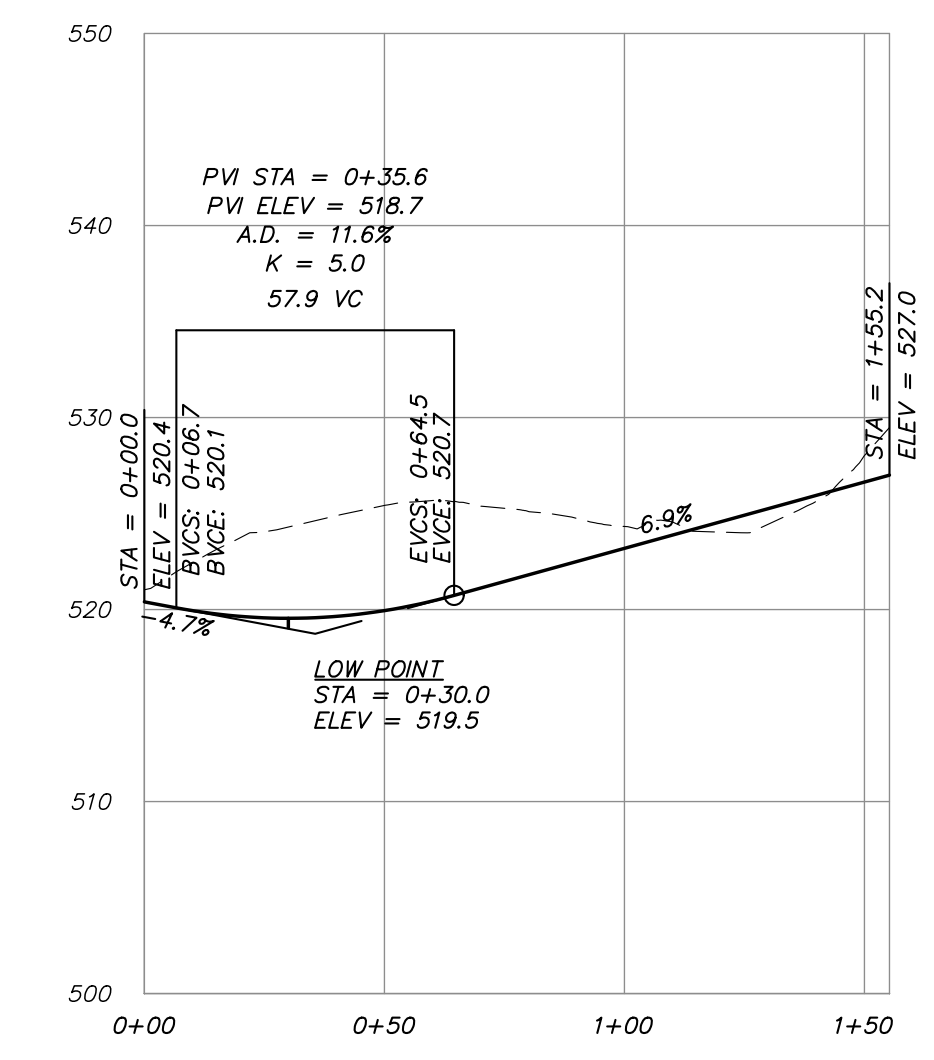
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT: STILLWATER BUSINESS PARK			
STILLWATER ROAD, TOWN OF CARMEL, COUNTY OF PUTNAM, NEW YORK			
DRAWING: LAYOUT AND LANDSCAPE PLAN			
PROJECT NUMBER 18189.100	PROJECT MANAGER J.J.C.	DRAWING NO. SP-1	SHEET 2
DATE 6-26-20	DRAWN BY C.B.Z.	CHECKED BY A.D.T.	8
SCALE 1" = 40'			



PROPOSED DRAINAGE TABLE					
STRUCTURE	RIM	INV.	PIPE	LENGTH	SLOPE
DI 8	547.8	540.9	12"	43 L.F.	1.2%
DI 7	543.8	IN 540.4 OUT 529.8	12"	33 L.F.	9.7%
DMH 6	529.0	IN 526.8 OUT 526.6	15"	173 L.F.	1.0%
FS 1	529.0	524.8	10"	20 L.F.	1.0%
HDS 1	528.8	524.6	10"	10 L.F.	1.0%
1.1P	-	IN 524.5 OUT 524.7	8"	86 L.F.	2.6%
ES 5A	-	522.5	-	-	-
FS 1	529.0	524.8	15"	72 L.F.	3.2%
ES 5B	-	522.5	-	-	-
DI 4A	534.0	530.8	12"	143 L.F.	3.6%
DI 4	528.8	IN 525.6 OUT 525.4	15"	116 L.F.	1.0%
CB 3	527.7	524.2	15"	87 L.F.	3.8%
FS 2	524.3	520.9	10"	10 L.F.	1.0%
HDS 2	525.0	520.8	10"	10 L.F.	1.0%
1.2P	-	IN 520.7 OUT 520.9	8"	75 L.F.	1.9%
ES 2A	-	519.5	-	-	-
FS 2	524.3	520.9	15"	62 L.F.	2.3%
ES 2B	-	519.5	-	-	-

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING LOT LINE TO BE EXTINGUISHED
	EXISTING WALL
	EXISTING EDGE OF PAVEMENT
	EXISTING FENCE
	EXISTING WETLAND FLAG AND BOUNDARY
	EXISTING WETLAND BUFFER
	EXISTING DRAINAGE INLET
	EXISTING DRAINAGE PIPE
	PROPOSED CONCRETE CURB
	PROPOSED RETAINING WALL
	PROPOSED EDGE OF SIDEWALK
	PROPOSED ROOF DRAIN
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF CURB & BOTTOM OF CURB ELEVATIONS
	PROPOSED TOP OF WALL & BOTTOM OF WALL ELEVATIONS
	PROPOSED SEWER MANHOLE
	PROPOSED DRAINAGE MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED UNDERGROUND ELECTRICAL SERVICE
	PROPOSED UNDERGROUND NATURAL GAS SERVICE

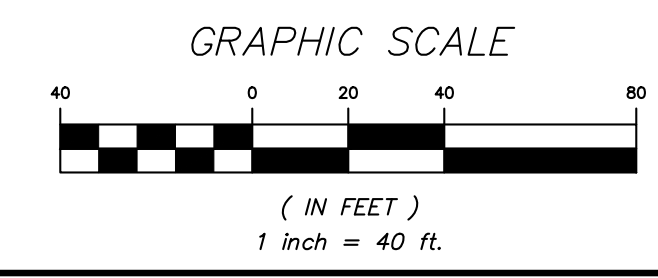


PROPOSED DRIVEWAY CENTERLINE PROFILE
SCALE: HORIZ. 1" = 40'
VER. 1" = 10'

PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE					
PRACTICE/FACILITY	MONTHLY	AFTER MAJOR STORM EVENTS	BI-ANNUALLY	YEARLY	EVERY 5 to 10 YEARS
INFILTRATION UNITS	-	Confirm infiltrators dewater within 40 hours	Inspect & clean	Inspect outlet structures & remove accumulated sediment.	Clean isolator row per manufactures recommendations
SUBSURFACE STORMWATER COLLECTION SYSTEMS	-	-	Inspect & clean	Inspect, clean, repair and/or replace structures. Remove debris.	-

Note: The party responsible for implementation of the maintenance schedule during and after construction is:
1841 Park Avenue Realty Corp
121 Stillwater Road
Mahopac, NY 10541
and/or the current owner(s) of the subject property.

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



3	11-18-20	GENERAL REVISION	E.R.A.
2	11-2-20	GENERAL REVISION	E.R.A.
1	8-7-20	REVISED PER PLANNING BOARD COMMENTS	E.R.A.
NO.	DATE	REVISION	BY

ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

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

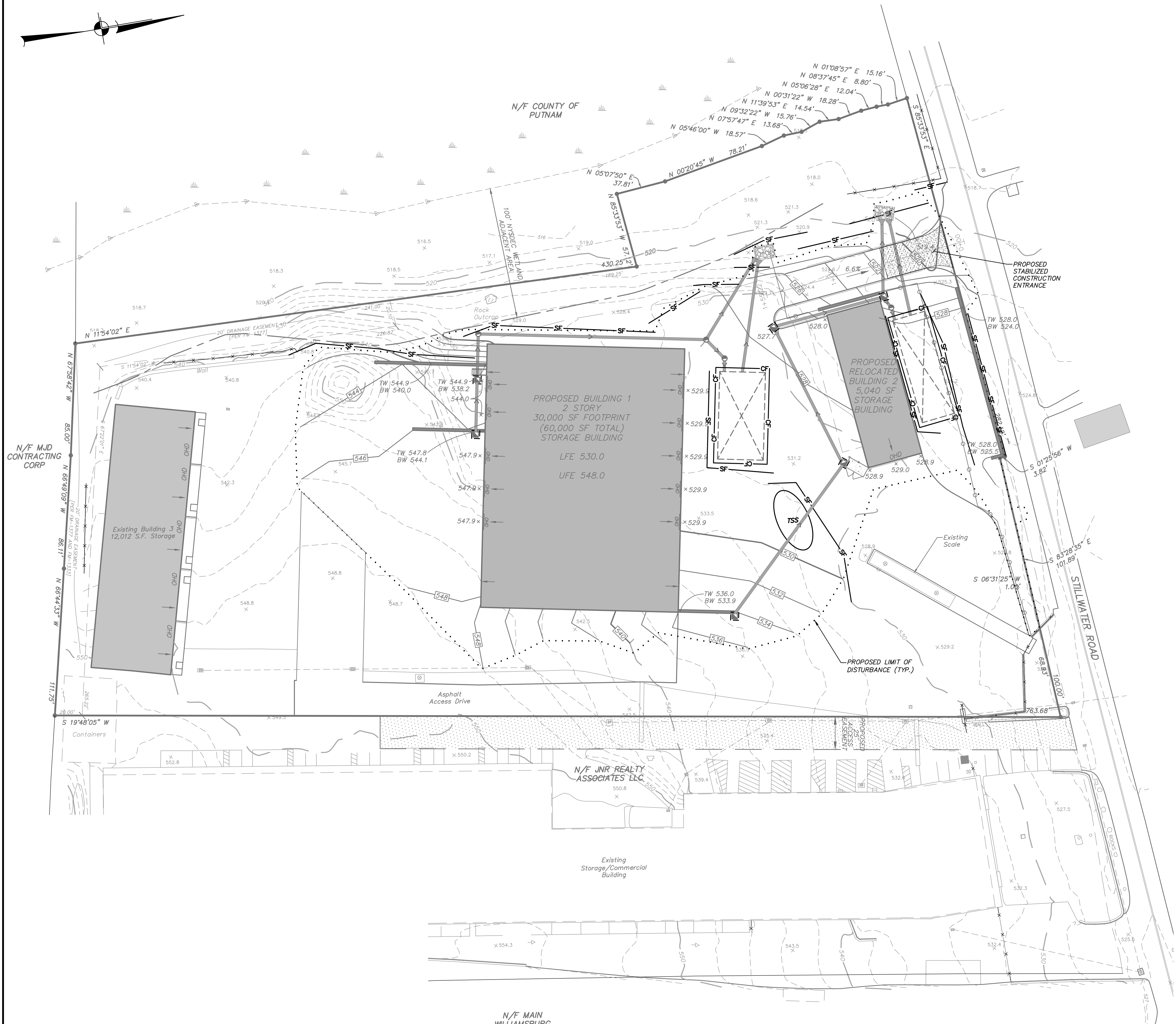
PROJECT:
STILLWATER BUSINESS PARK

STILLWATER ROAD, TOWN OF CARMEL, COUNTY OF PUTNAM, NEW YORK

DRAWING:
GRADING AND DRAINAGE PLAN

PROJECT NUMBER	18189.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SP-2	SHEET 3
DATE	6-26-20	DRAWN BY	C.B.Z.			
SCALE	1" = 40'	CHECKED BY	A.D.T.			

Z:\E\BIBID003 SP-2.dwg 11/18/2020 01:19:18 AM eap/ape/ape 1:1



LEGEND

- EXISTING PROPERTY LINE
- EXISTING LOT LINE TO BE EXTINGUISHED
- EXISTING WALL
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING WETLAND FLAG AND BOUNDARY
- EXISTING WETLAND BUFFER
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED TOP OF CURB & BOTTOM OF CURB ELEVATIONS
- PROPOSED TOP OF WALL & BOTTOM OF WALL ELEVATIONS
- PROPOSED SILT FENCE
- PROPOSED TEMPORARY SOIL STOCKPILE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

MONITORING REQUIREMENTS				MAINTENANCE REQUIREMENTS	
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	—	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	—	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	—	Inspect	Mulching/Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	—	Inspect	Inspect	Water/Reseed/Remulch	Reseed to 80% Coverage
SOIL STOCKPILES	—	Inspect	Inspect	Mulching/Silt Fence Repair	Remove
SWALES	—	Inspect	Inspect	Clean/Mulch/Repair	Mow Permanent Grass/Replace/Repair Rip Rap
ROAD & PAVEMENT	—	Inspect	Inspect	Clean	Clean

* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas are permanently stabilized.
Note: The party responsible for implementation of the maintenance schedule during and after construction is:
1841 Park Avenue Realty Corp
121 Stillwater Road
Maropac, NY 12541
and/or the current owner(s) of the subject property.

CONSTRUCTION SEQUENCE:

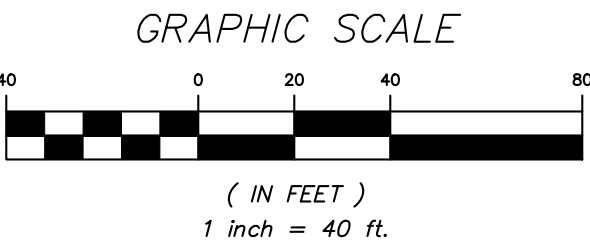
1. Install stabilized construction entrance/anti-tracking pad at driveway entrance.
2. Install silt fence in general locations indicated on the plan.
3. Begin demolition of the existing dwelling and out buildings.
4. Remove demolition debris from the site.
5. Begin excavation for foundations, and surrounding grading for the relocated and new proposed buildings.
6. Disassemble existing 5,040sf storage building.
7. Begin construction of the new proposed storage building and reassembly of the existing structure in its new location.
8. Install infiltration Areas and connect Roof Leader Drains.
9. Upon completion of grading operations, install finished driveway surfaces.
10. Topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the Erosion and Sediment Control Notes contained on this page.

3	11-18-20	GENERAL REVISION	E.R.A.
2	11-2-20	GENERAL REVISION	E.R.A.
1	8-7-20	REVISED PER PLANNING BOARD COMMENTS	E.R.A.
NO.	DATE	REVISION	BY

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

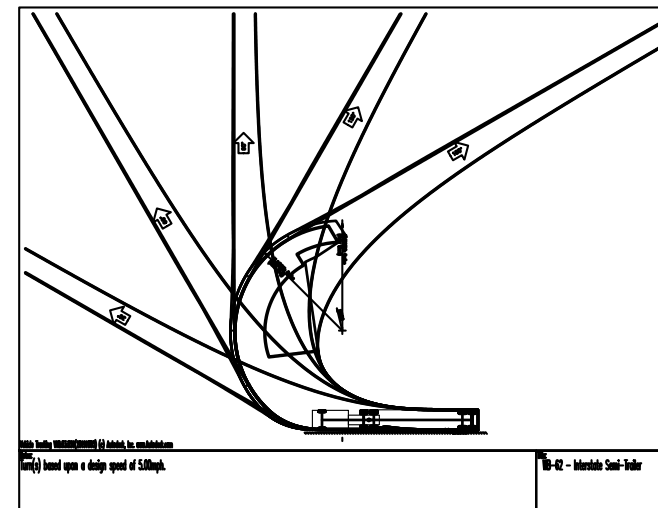
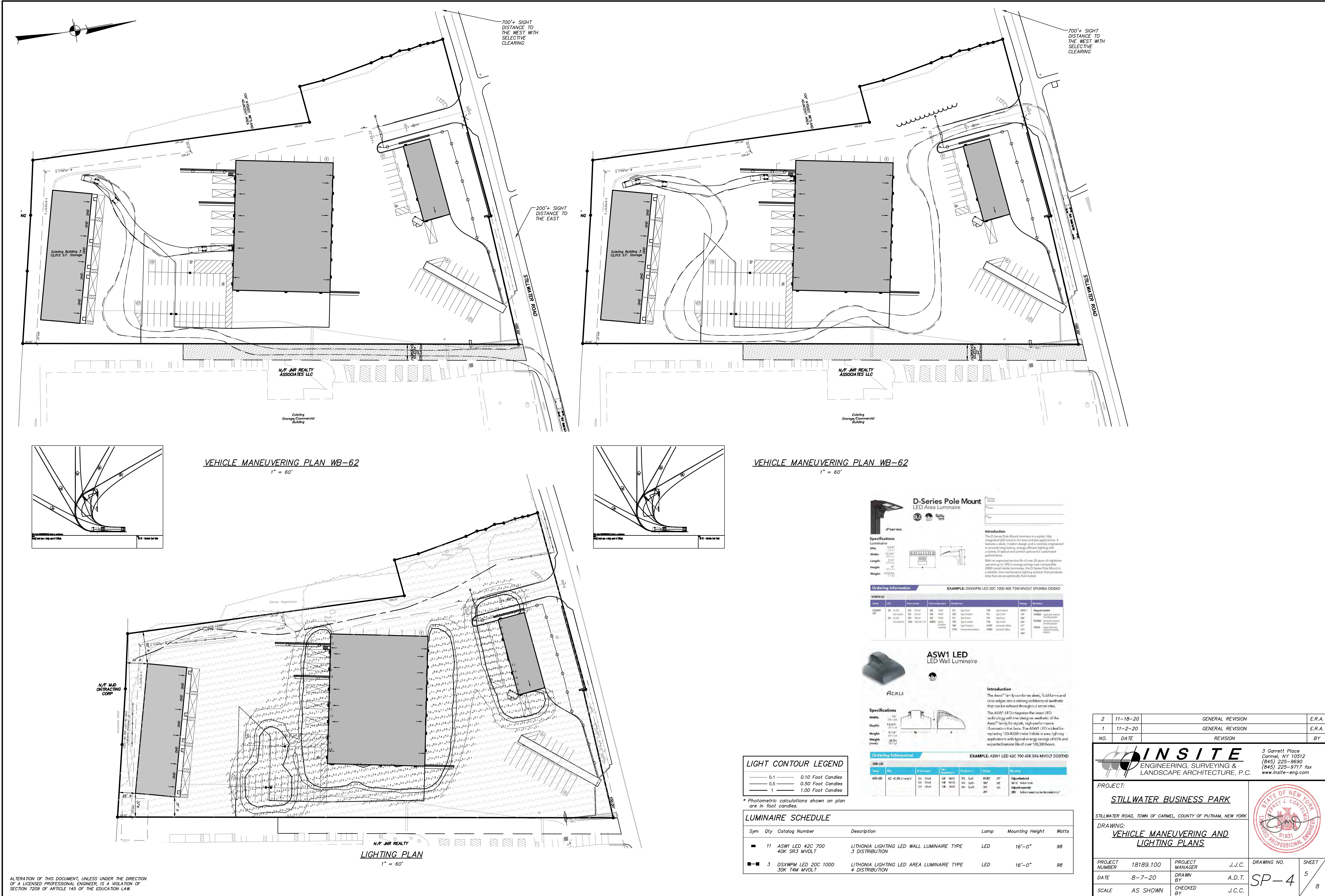
PROJECT: **STILLWATER BUSINESS PARK**
STILLWATER ROAD, TOWN OF CARMEL, COUNTY OF PUTNAM, NEW YORK
DRAWING: **EROSION AND SEDIMENT CONTROL PLAN**

PROJECT NUMBER	18189.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SP-3	SHEET	4
DATE	6-26-20	DRAWN BY	C.B.Z.	CHECKED BY	A.D.T.		8
SCALE	1" = 40'						

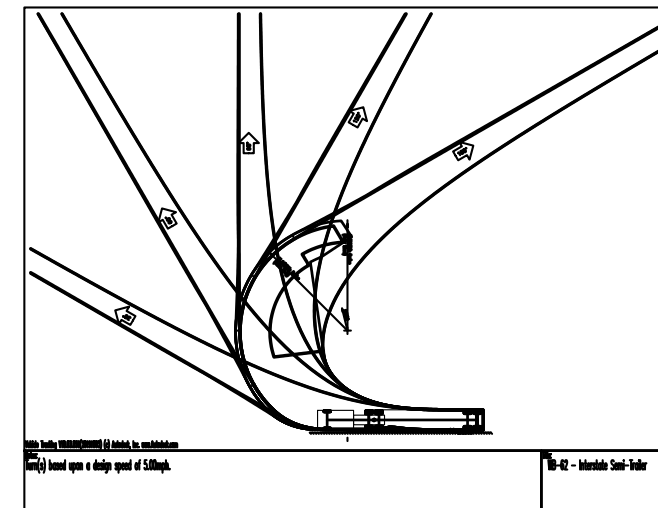


ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

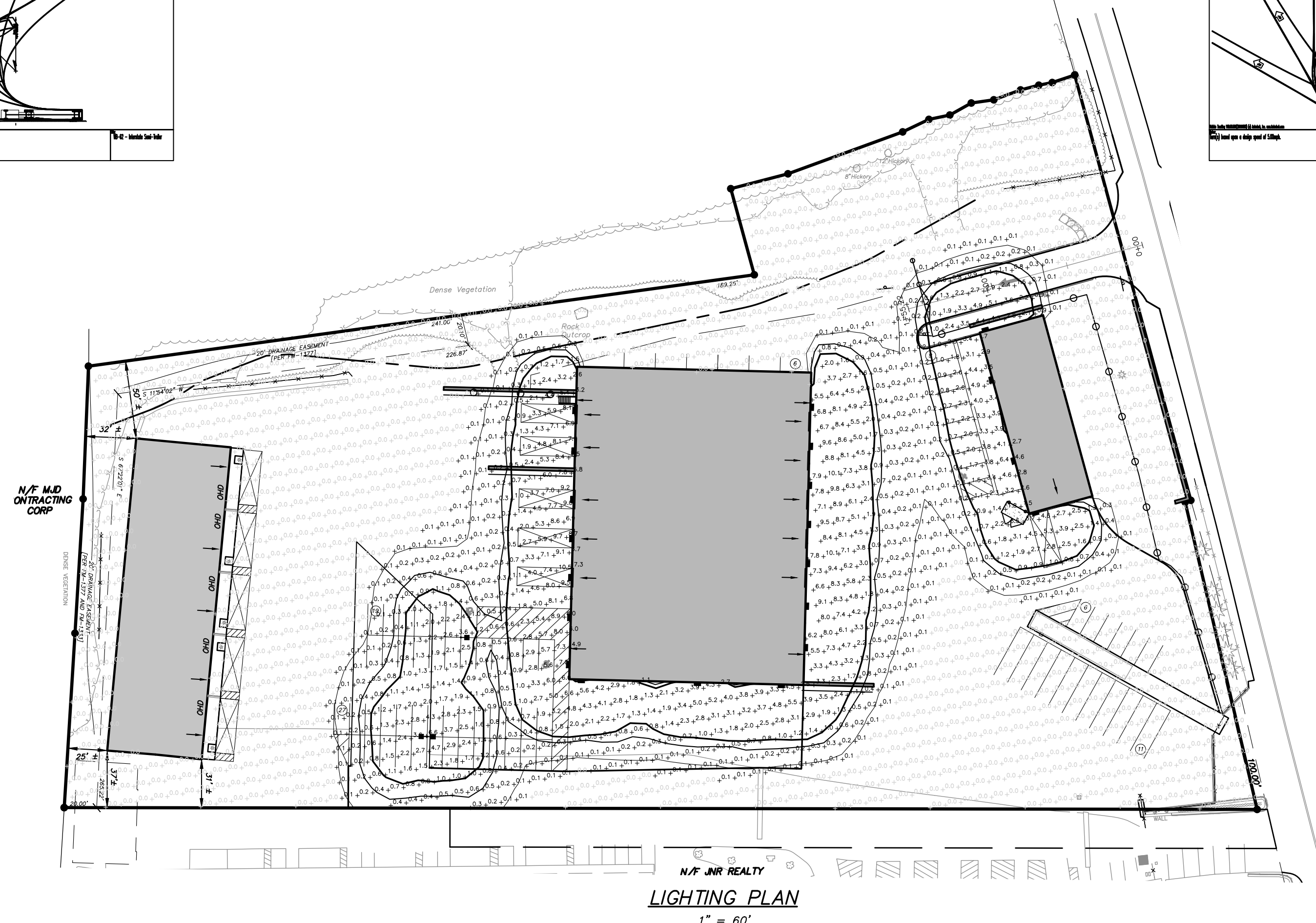
Z:\VE\BIB00005 SP-4.dwg 11/17/2020 3:04:37 PM cesp@insite.11



VEHICLE MANEUVERING PLAN WB-62
1" = 60'



VEHICLE MANEUVERING PLAN WB-62
1" = 60'



LIGHTING PLAN
1" = 60'

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

D-Series Pole Mount LED Area Luminaire

Specifications

Item	Unit	Quantity	Notes
1	EA	1	See Notes

Ordering Information

EXAMPLE: DSXWPM LED 20C 1000 40K TSM MVOLT SPJMSA DDBXD

Item	Unit	Quantity	Notes
1	EA	1	See Notes

ASW1 LED Wall Luminaire

Specifications

Item	Unit	Quantity	Notes
1	EA	1	See Notes

Ordering Information

EXAMPLE: ASW1 LED 42C 700 40K SR4 MVOLT DDBXD

Item	Unit	Quantity	Notes
1	EA	1	See Notes

LIGHT CONTOUR LEGEND

Foot Candles	Line Style
0.1	—
0.10	—
0.5	—
0.50	—
1.00	—

* Photometric calculations shown on plan are in foot candles.

LUMINAIRE SCHEDULE

Sym	Qty	Catalog Number	Description	Lamp	Mounting Height	Watts
■	11	ASW1 LED 42C 700 40K SR3 MVOLT	LITHONIA LIGHTING LED WALL LUMINAIRE TYPE 3 DISTRIBUTION	LED	16'-0"	98
■	3	DSXWPM LED 20C 1000 30K T4M MVOLT	LITHONIA LIGHTING LED AREA LUMINAIRE TYPE 4 DISTRIBUTION	LED	16'-0"	98

NO.	DATE	REVISION	BY
2	11-18-20	GENERAL REVISION	E.R.A.
1	11-2-20	GENERAL REVISION	E.R.A.

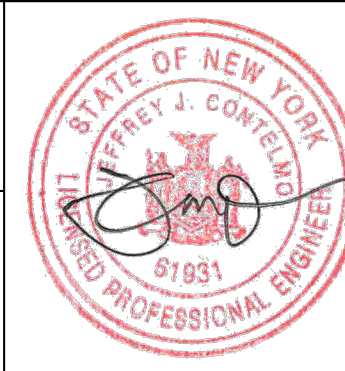
INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

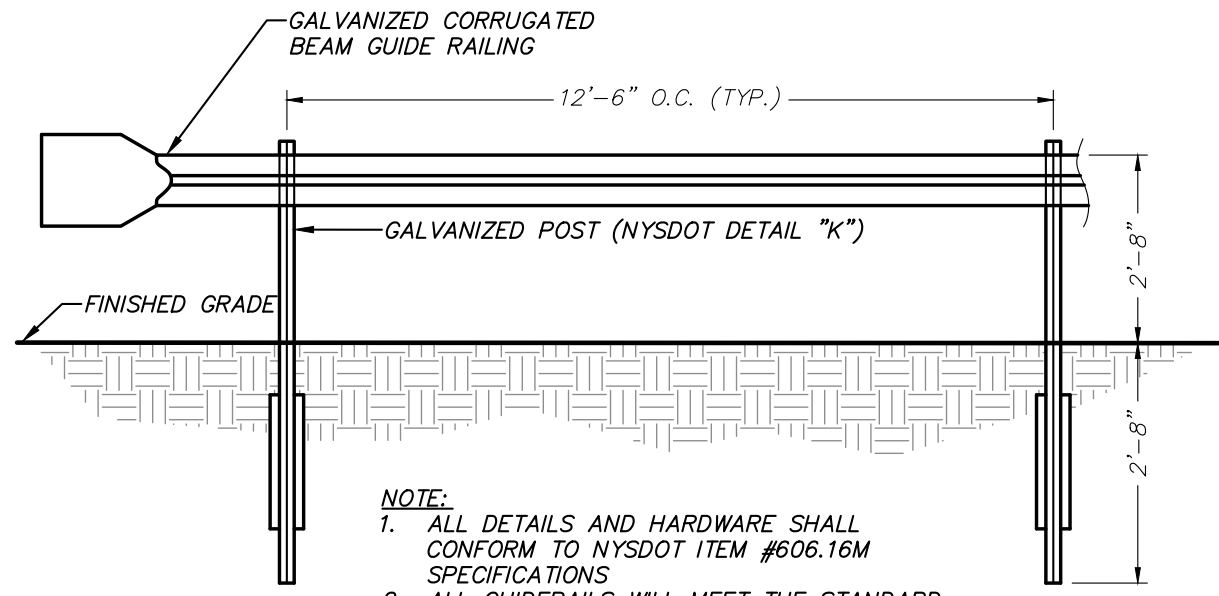
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT: **STILLWATER BUSINESS PARK**
STILLWATER ROAD, TOWN OF CARMEL, COUNTY OF PUTNAM, NEW YORK

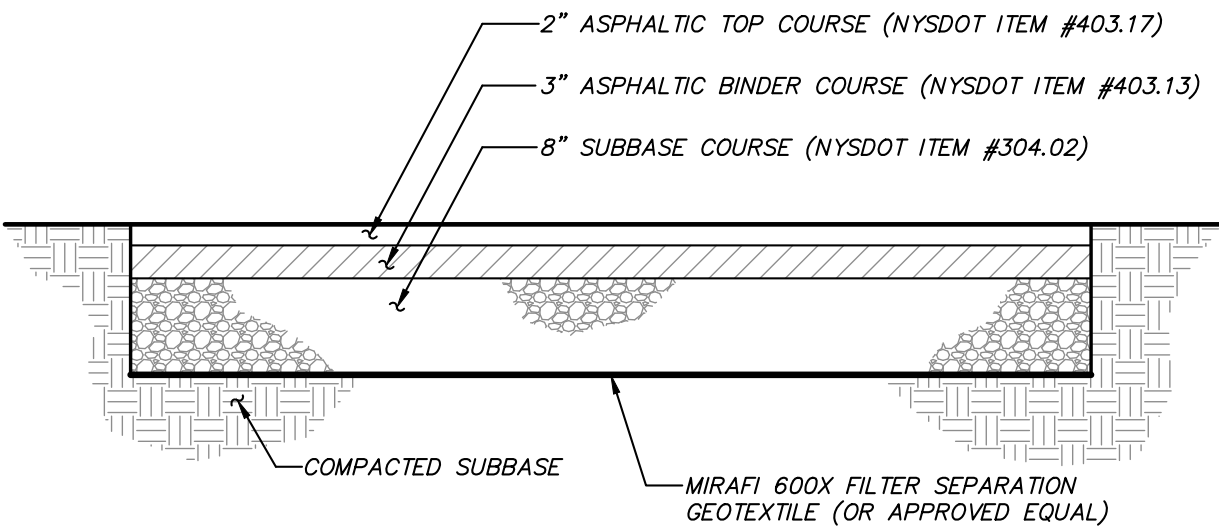
DRAWING: **VEHICLE MANEUVERING AND LIGHTING PLANS**

PROJECT NUMBER	18189.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	5
DATE	8-7-20	DRAWN BY	A.D.T.	SHEET	SP-4
SCALE	AS SHOWN	CHECKED BY	J.C.C.		8

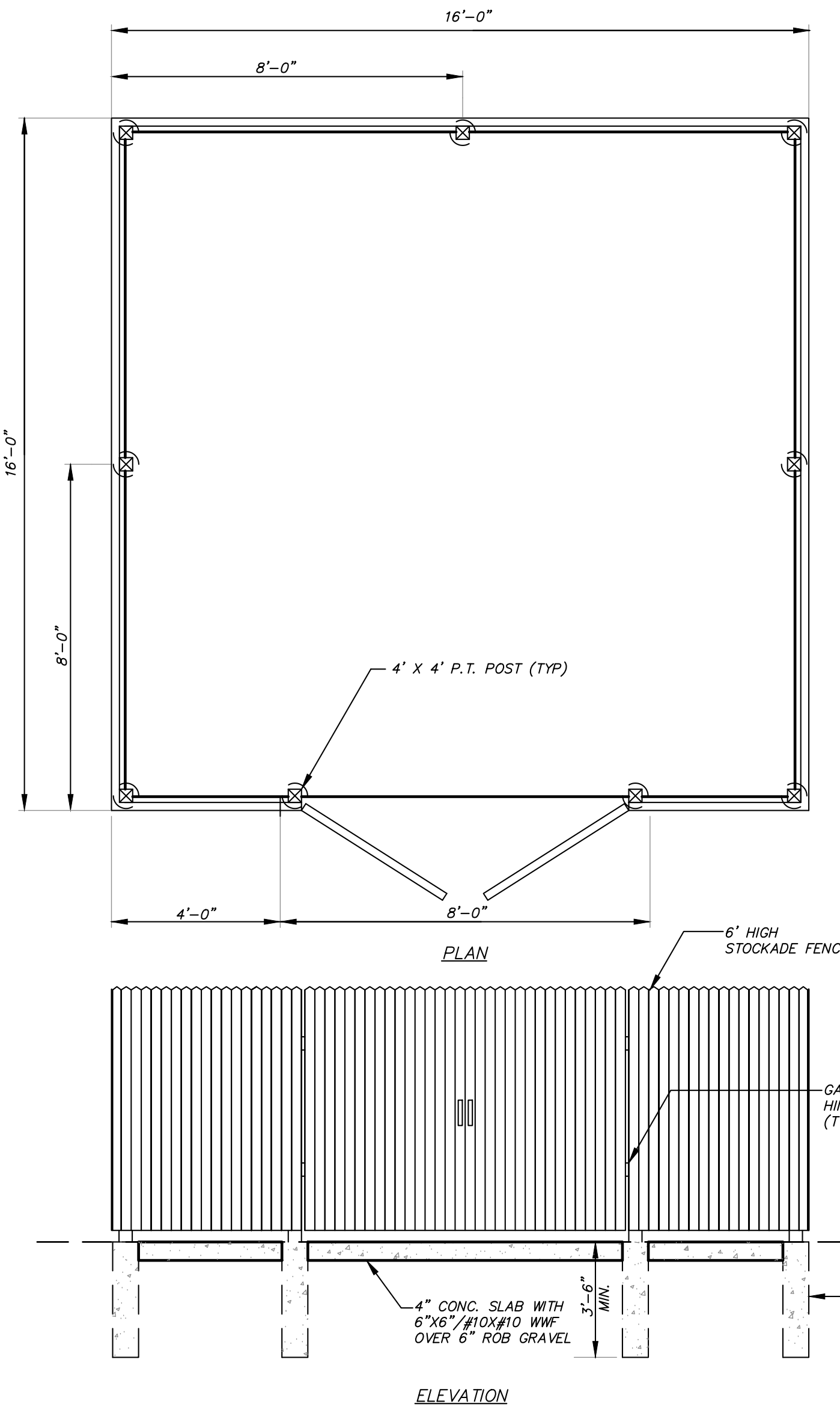




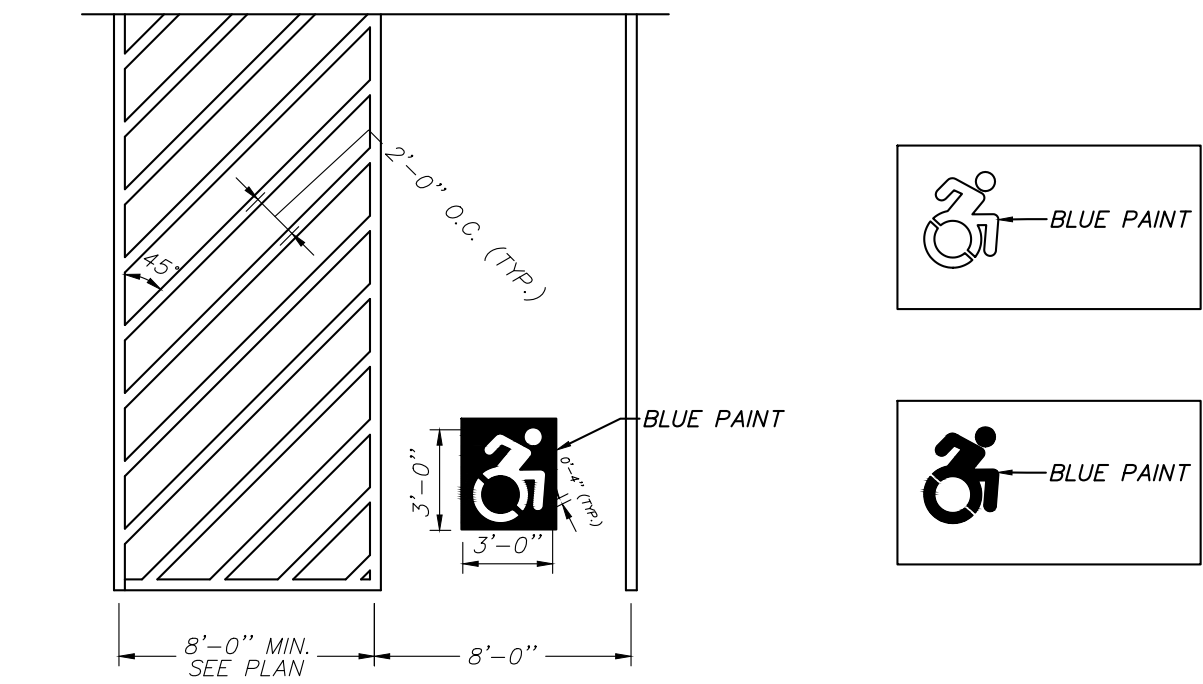
GUIDERAIL DETAIL
(N.T.S.)



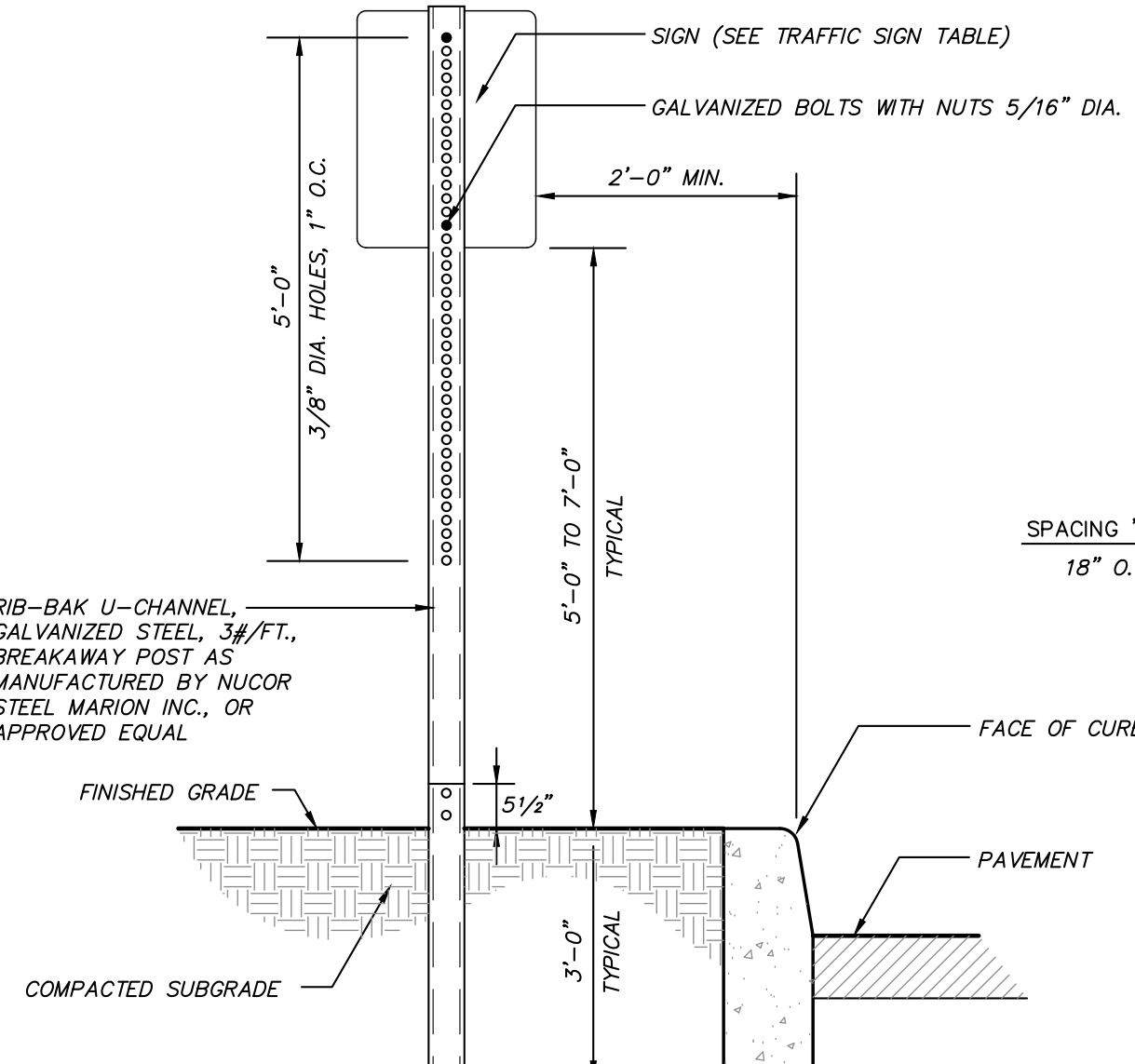
ASPHALT PAVEMENT DETAIL
(N.T.S.)



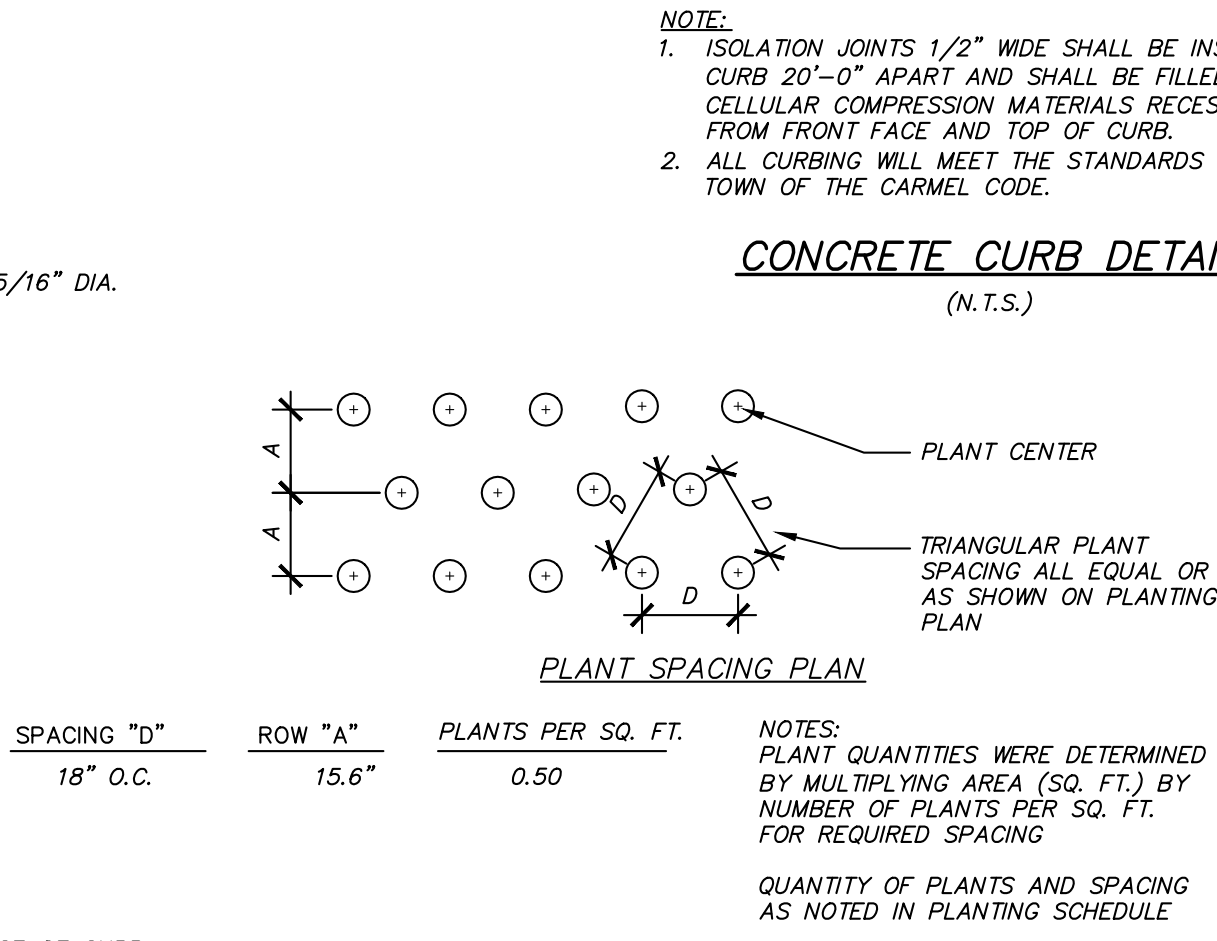
PROPANE STORAGE ENCLOSURE DETAIL
(N.T.S.)



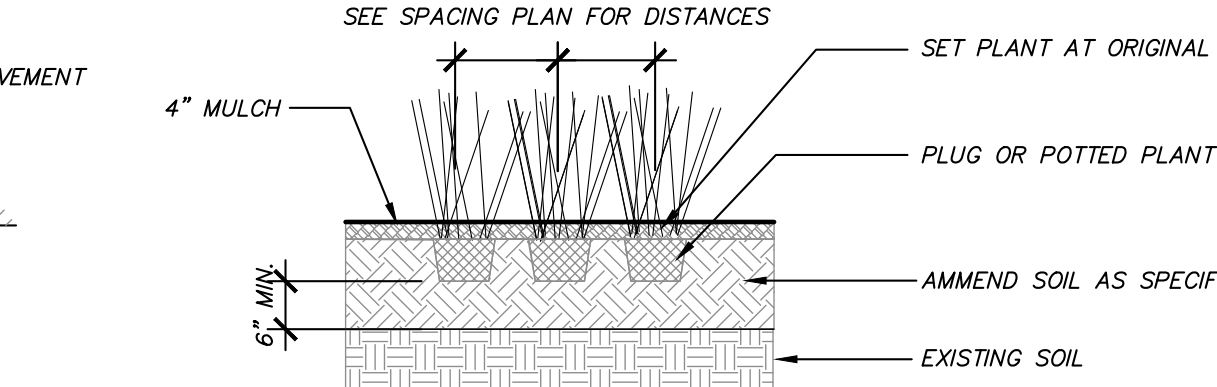
PAINTED NYS ACCESSIBLE PARKING DETAIL
(N.T.S.)



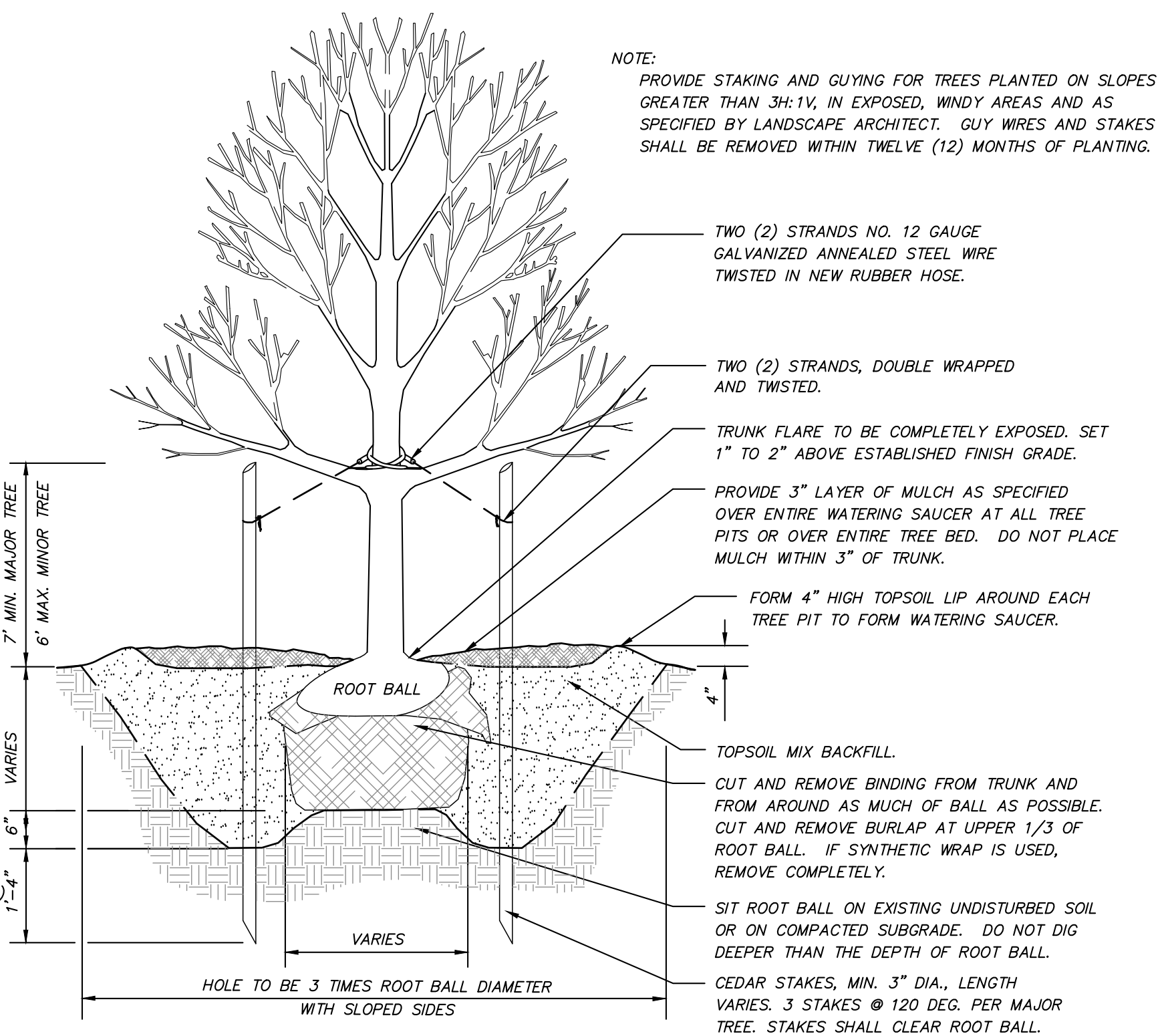
TRAFFIC SIGN DETAIL
(N.T.S.)



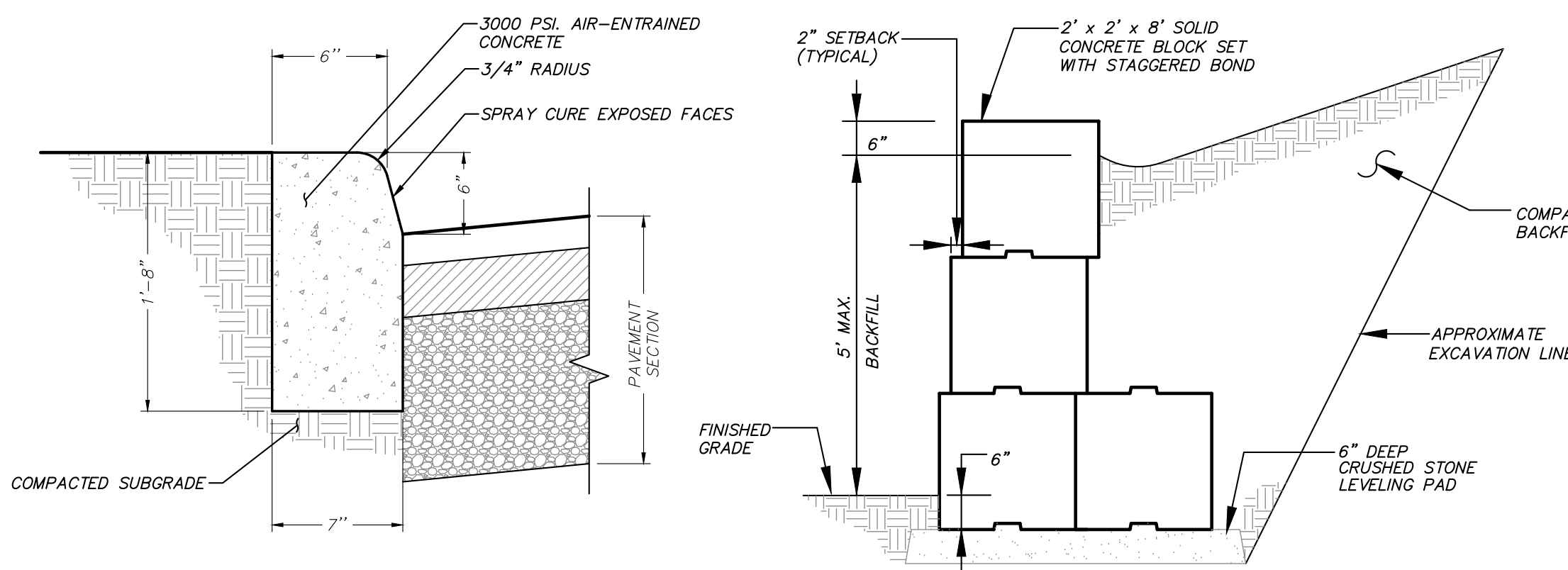
CONCRETE CURB DETAIL
(N.T.S.)



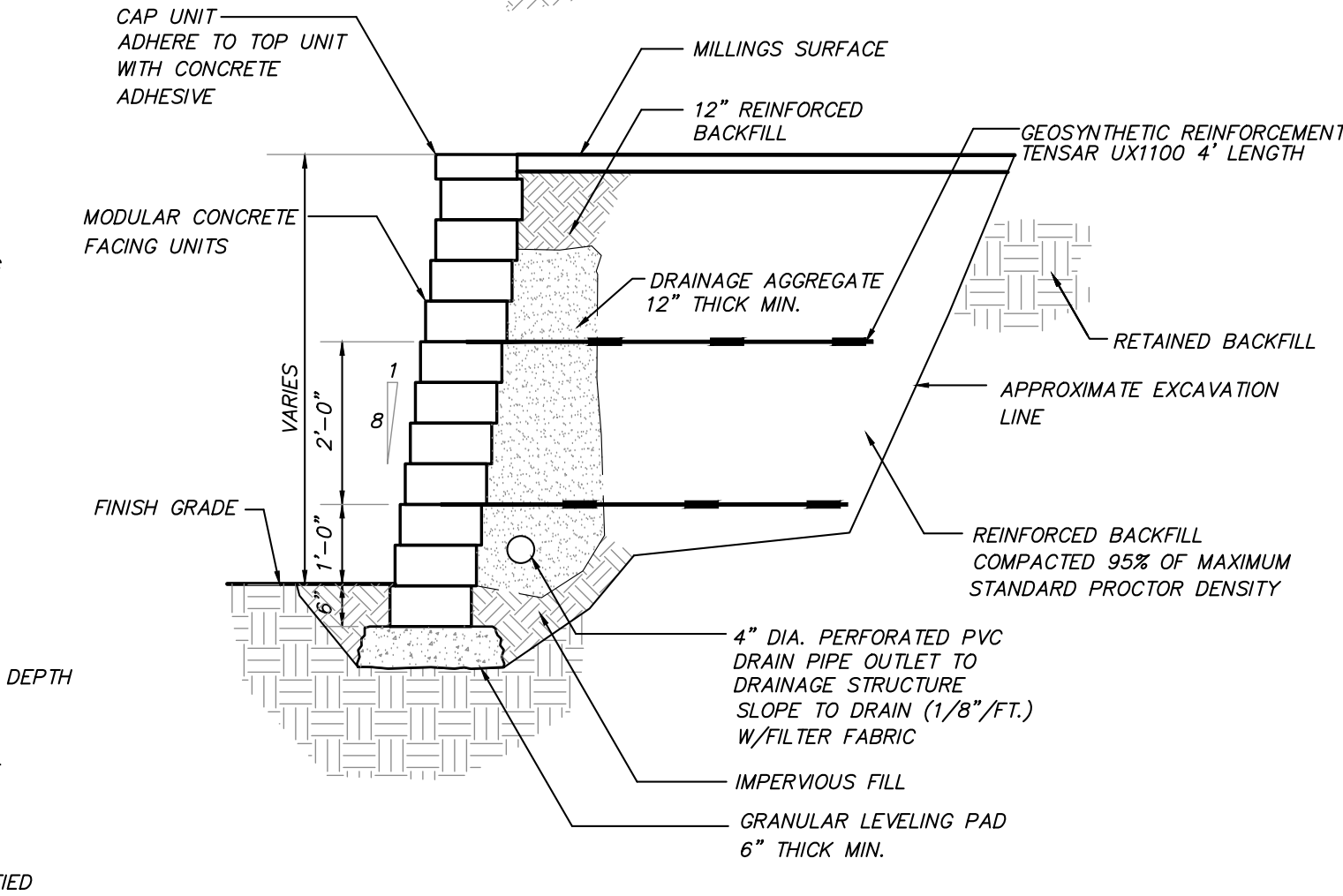
PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL
(N.T.S.)



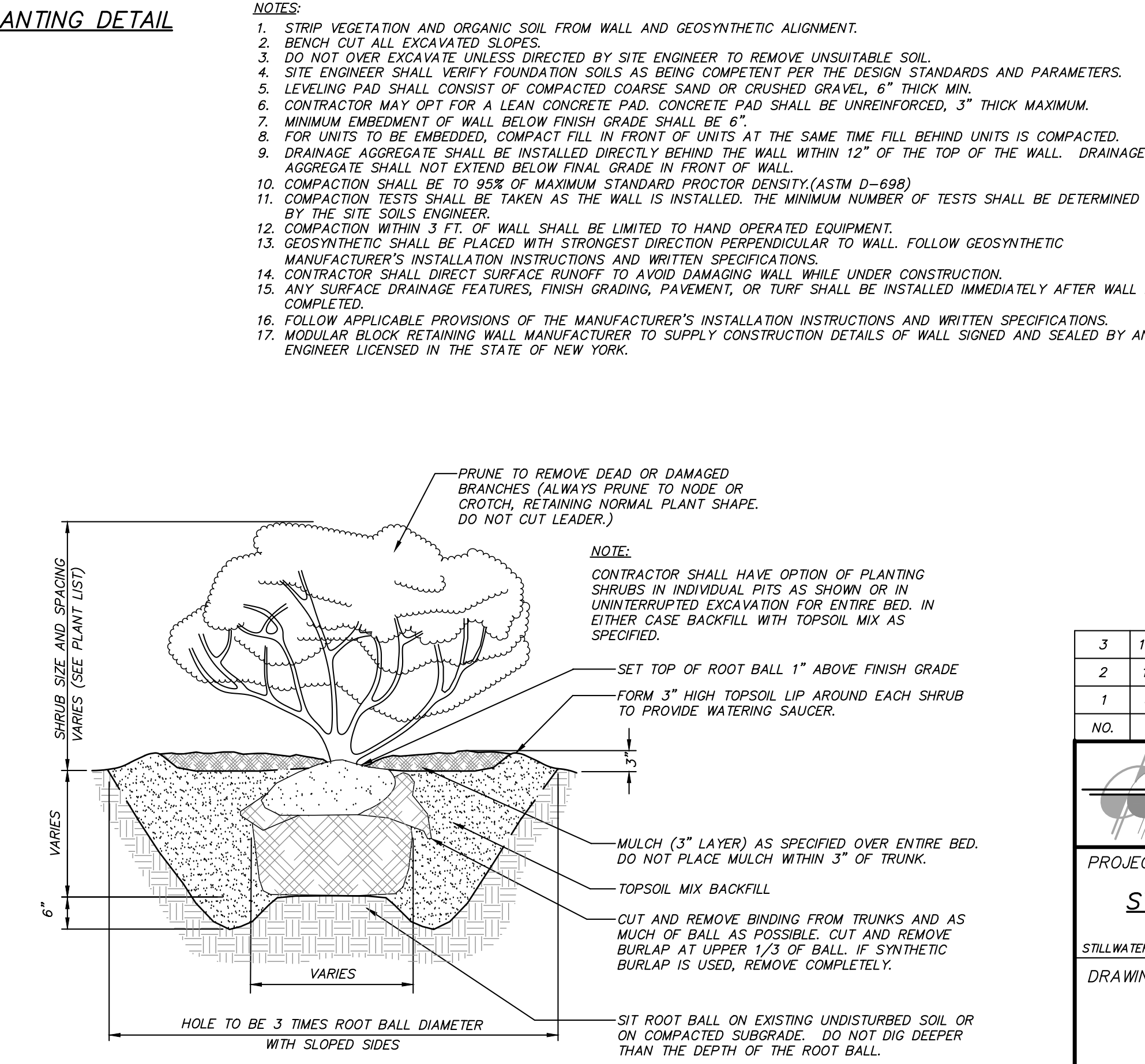
TREE PLANTING DETAIL
(N.T.S.)



RETAINING WALL-TYPE 1 DETAIL
(N.T.S.)



RETAINING WALL-TYPE 2 DETAIL
(N.T.S.)



SHRUB PLANTING DETAIL
(N.T.S.)

GENERAL SITE SEEDING NOTES:

- All proposed seeded areas to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
- Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
 - select seed mixture per drawings and seeding notes.
 - fertilizer applied at the manufacturer's recommended rate using Lesco 10-0-18 (no phosphorus) fertilizer or equivalent.
 - mulch: salt hay or small grain straw applied at a rate of 90 lbs./1000s.f. or 2 tons/acre, to be applied and anchored according to New York State Standards and Specifications for Erosion and Sediment Control, August 2005.
 - if the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
- Seed mix #1 for all other disturbed areas. Primarily for lawn areas and mow strip along roads at a rate of 100 lbs. per acre:

Kentucky Bluegrass	20%
Creeping Red Fescue	40%
Perennial Ryegrass	20%
Annual Ryegrass	20%
- Seed mixes to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative.
- 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.

GENERAL PLANTING NOTES:

- Tree removal, protection and plantings shall be in accordance with Chapter 142 of the Town Code
- All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
- Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
- No fertilizer shall be added in stormwater basin plantings. Nutrient requirements to be met by incorporation of acceptable organic matter.
- All plant material to be nursery grown.
- Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
- Plant material shall be taken from healthy nursery stock.
- All plants shall be grown under climate conditions similar to those in the locality of the project.
- Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
- The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
- Provide a 3" layer of shredded pine bark mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
- All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.

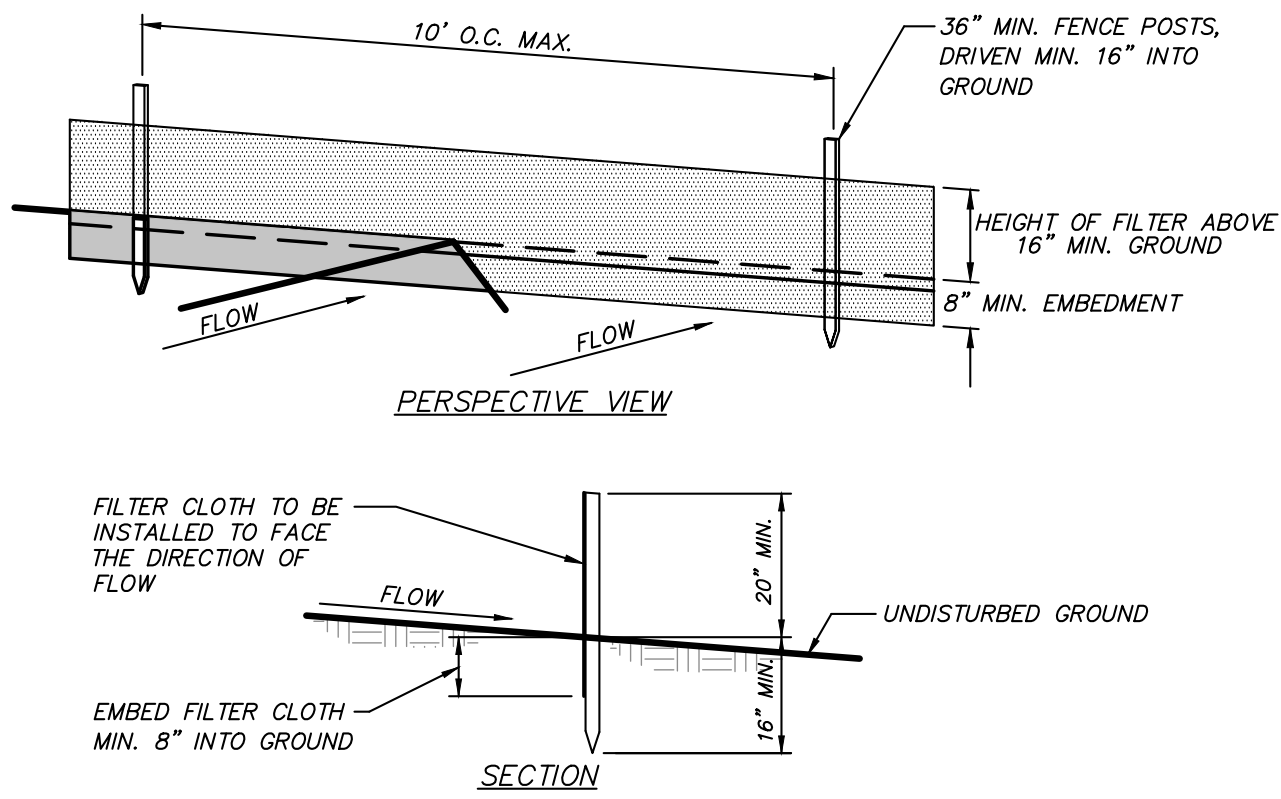
3	11-18-20	GENERAL REVISION	E.R.A.
2	11-2-20	GENERAL REVISION	E.R.A.
1	8-7-20	REVISED PER PLANNING BOARD COMMENTS	E.R.A.
NO.	DATE	REVISION	BY

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

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

PROJECT: STILLWATER BUSINESS PARK		DRAWING NO. D-1	
STILLWATER ROAD, TOWN OF CARMEL, COUNTY OF PUTNAM, NEW YORK		SHEET 6	
DRAWING:		BY	
DETAILS		CHECKED BY	
PROJECT NUMBER 18189.100	PROJECT MANAGER J.J.C.	DRAWING NO. D-1	SHEET 6
DATE 6-26-20	DRAWN BY C.B.Z.	CHECKED BY A.D.T.	BY
SCALE AS SHOWN			



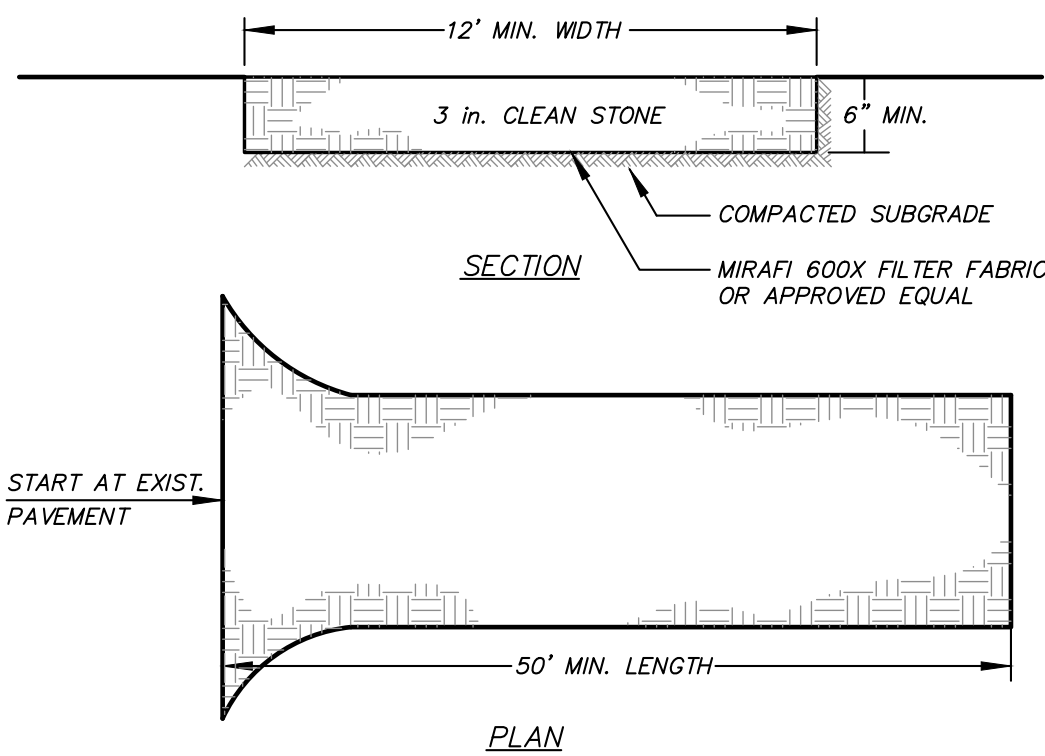


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

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.
- POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
- FILTER CLOTH: FILTER Y, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL
- PREFABRICATED UNIT: GEOTAB, ENVROFENCE, OR APPROVED EQUAL

SILT FENCE DETAIL

(N.T.S.)

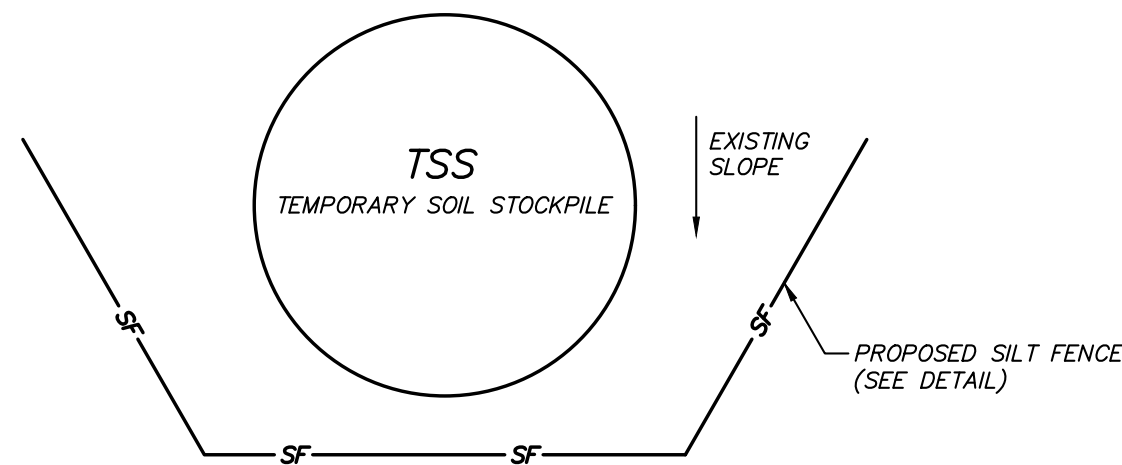


INSTALLATION NOTES

1. STONE SIZE - USE 3" STONE
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

(N.T.S.)

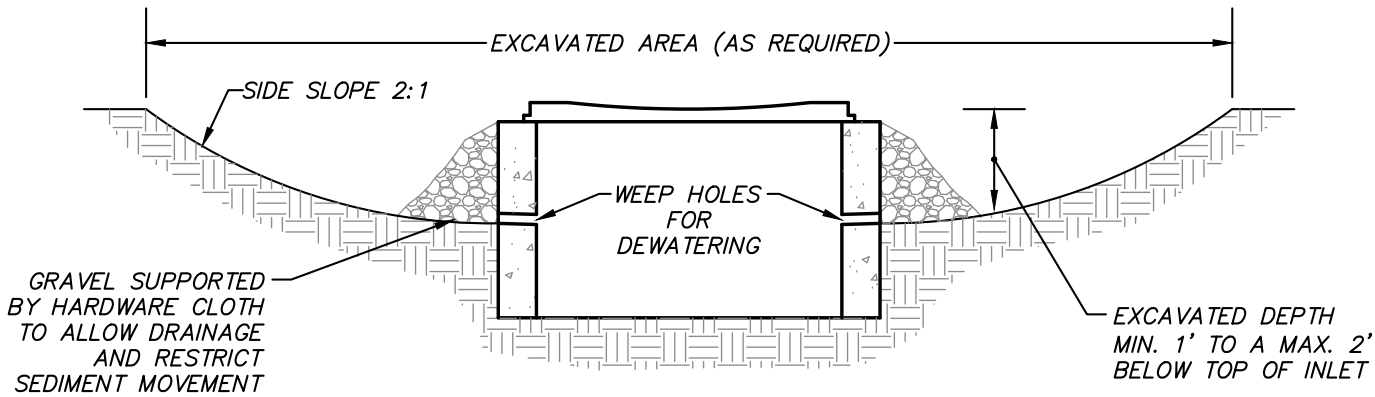
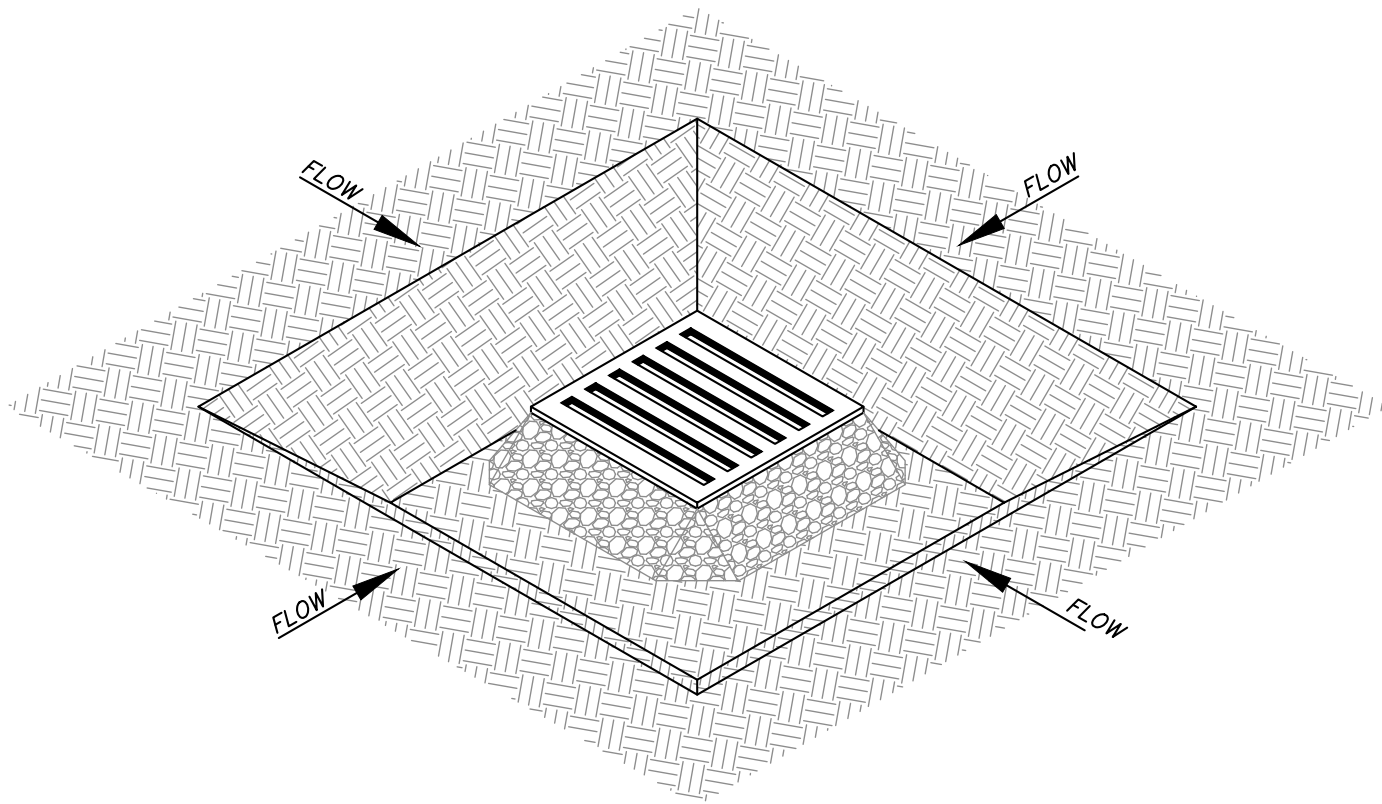


NOTES:

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.)



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.)



EROSION & SEDIMENT CONTROL NOTES:

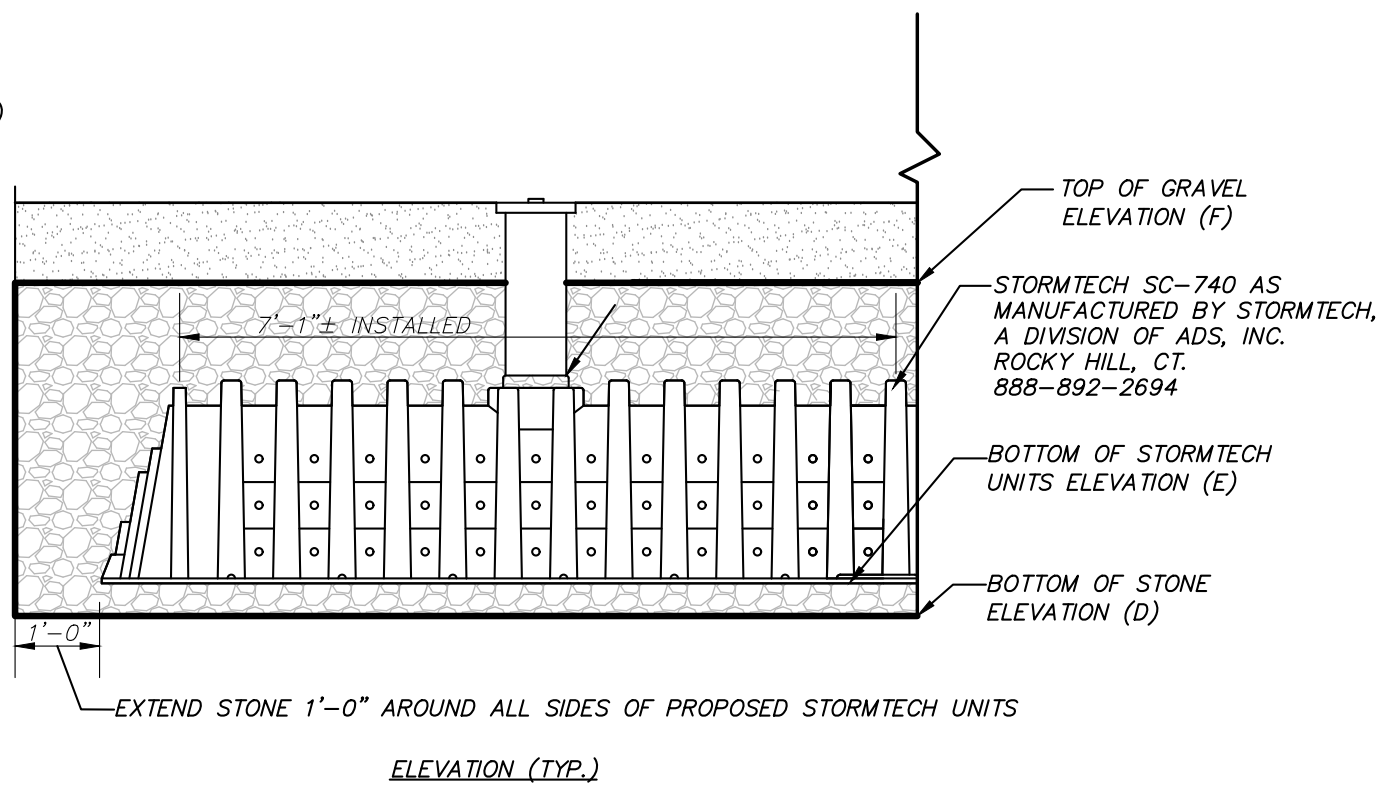
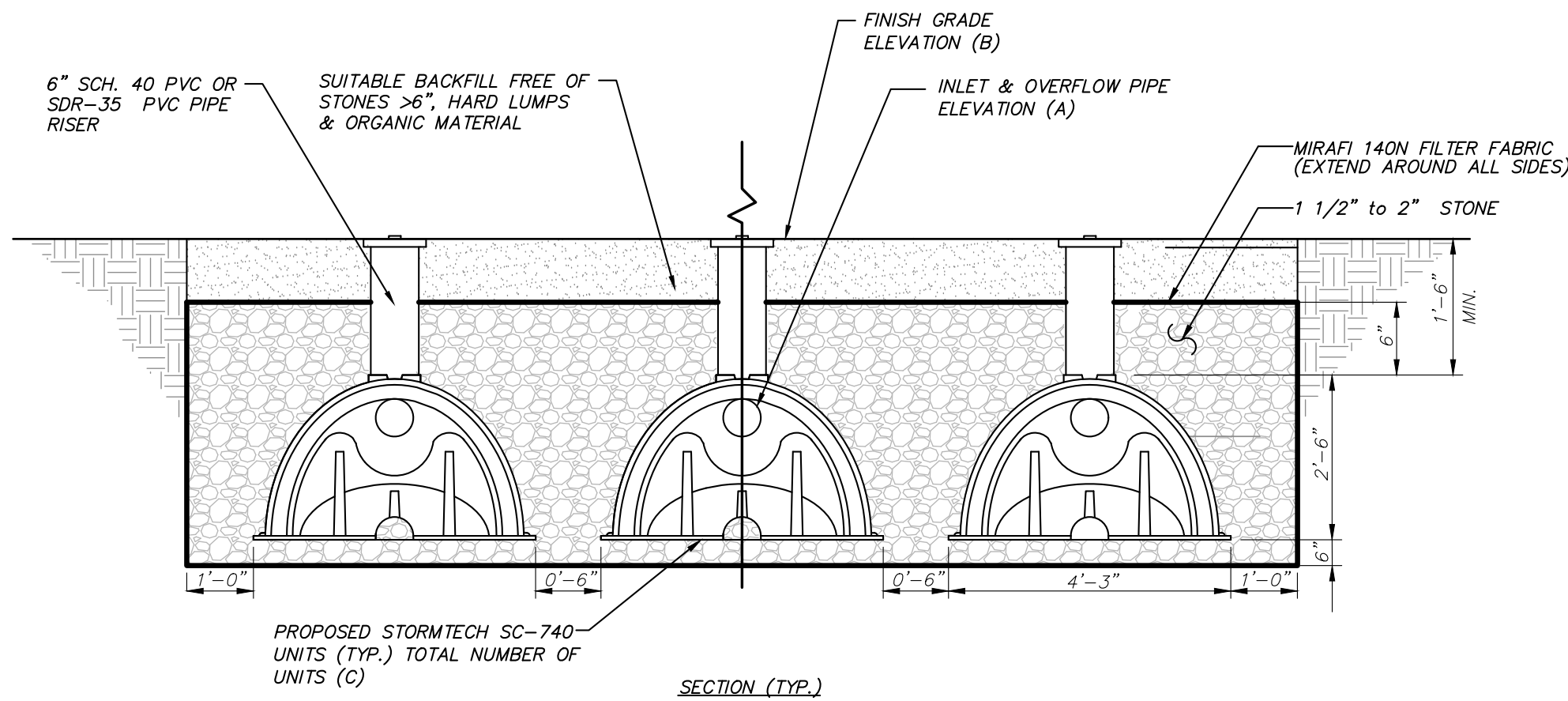
1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
3. Wherever feasible, natural vegetation 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.
4. 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 temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
6. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. 'Aristook' Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
7. Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" screened topsoil from stockpile area. Seed mixes as noted in General Site Seeding Notes on drawing SP-1 are to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative.
8. Cut or fill slopes 3:1 and steeper shall be stabilized immediately after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.
9. Paved roadways shall be kept clean at all times.
10. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
11. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
12. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
13. Erosion and sediment control measures shall be inspected and maintained on a daily basis 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.
14. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
15. Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
16. All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
17. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
18. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
19. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

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

- Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-20-001), all Stormwater Pollution Prevention Plan's (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.1a-1 of General Permit GP-0-20-001:
- a. Background Information: The subject project consists of the demolition of an existing building, the relocation of an existing storage building, and the construction of a new 30,000sf footprint storage building. To accommodate these actions there will be some site grading, new pavement, and stormwater infiltration areas.
 - b. Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.
 - c. Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Woodbridge Loam (WdB), and Paxton fine sandy loam (PnCL) as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Group "c" and "D".
 - d. Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Erosion and Sediment Control Notes contained hereon outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.
 - e. Description of erosion and sediment control practices: This plan, and details / notes shown hereon serve to satisfy this SWPPP requirement.
 - f. Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided hereon identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.
 - g. Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.
 - h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.
 - i. An inspection schedule: Inspections are to be performed twice weekly and by a qualified professional as required by the General Permit GP-0-20-001. In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.
 - j. A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpsters for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.
 - k. A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.
 - l. Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."
2. Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-20-001), all construction projects needing post-construction stormwater management practices shall prepare a SWPPP that also includes practices designed in conformance with the most current version of the technical standard, New York State Stormwater Management Design Manual ("Design Manual"). Where post-construction stormwater management practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of SWPPP components is provided in accordance with Part III.B.2a-f and III.B.3:
- a. Identification of all post-construction stormwater management practices to be constructed as part of the project; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.
 - b. A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.
 - c. A Stormwater Modeling and Analysis Report including pre-development conditions, post-development conditions, the results of the stormwater modeling, a summary table demonstrating that each practice has been designed in conformance with the sizing criteria, identification of and justification for any deviations from the Design Manual, and identification of any design criteria that are not required. The required analysis is provided in the report titled Stormwater Pollution Prevention Plan for Stillwater Business Park.
 - d. Soil testing results and locations. This SWPPP requirement is provided in the report titled Stormwater Pollution Prevention Plan for Stillwater Business Park.
 - e. Infiltration testing results. This SWPPP requirement is provided in the report titled Stormwater Pollution Prevention Plan for Stillwater Business Park.
 - f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice. The Permanent Stormwater Facilities Maintenance Schedule provided on these plans serves to satisfy this requirement.
3. Enhanced Phosphorus Removal Standards - Beginning on September 30, 2008, all construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the most current version of the technical standard, New York Stormwater Management Design Manual. At a minimum, the post-construction stormwater management practice component of the SWPPP shall include items 2.a - 2.f above. The permanent stormwater practices for this project have been sized according to chapter 10 of the Design Manual Enhanced Phosphorus Removal Standards. Please see 2.a - 2.f above.

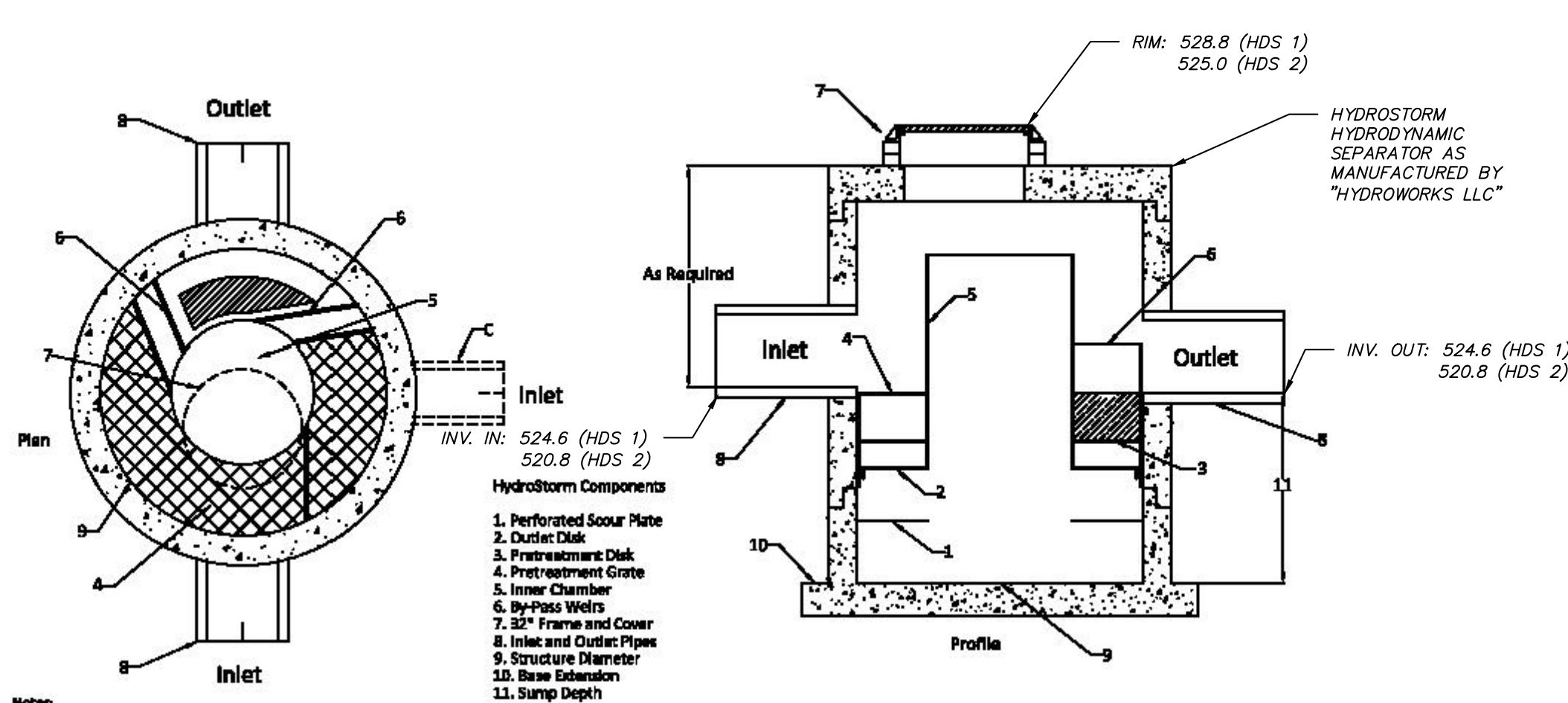
3	11-18-20	GENERAL REVISION	E.R.A.
2	11-2-20	GENERAL REVISION	E.R.A.
1	8-7-20	REVISED PER PLANNING BOARD COMMENTS	E.R.A.
NO.	DATE	REVISION	BY

 ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.		3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com	
PROJECT: STILLWATER BUSINESS PARK			
STILLWATER ROAD, TOWN OF CARMEL, COUNTY OF PUTNAM, NEW YORK		DRAWING: DETAILS	
PROJECT NUMBER 18189.100	PROJECT MANAGER J.J.C.	DRAWING NO. D-2	SHEET 7
DATE 6-26-20	DRAWN BY C.B.Z.	CHECKED BY A.D.T.	8
SCALE AS SHOWN			



INFILTRATION SYSTEM	INLET/OVERFLOW PIPE ELEV. (A)	INLET PIPE SIZE	OUTLET PIPE SIZE	FINISHED GRADE ELEV. (B)	NUMBER OF UNITS (C)	BOTTOM OF STONE ELEV. (D)	BOTTOM OF UNIT ELEV. (E)	TOP OF GRAVEL ELEV. (F)
1.1P	IN 524.5 OUT 524.7	10"	8"	528.5-529.5	63 (7 ROWS OF 9)	522.8	523.3	526.3
1.2P	IN 520.7 OUT 520.9	10"	8"	526.0-527.5	55 (5 ROWS OF 11)	519.0	519.5	522.5

STORMWATER INFILTRATION SYSTEM 1.1P & 1.2P (NYSDEC DESIGN I-4) DETAIL
(N.T.S.)



- HydroStorm Components**
1. Perforated Scour Plate
 2. Outlet Disk
 3. Pretreatment Disk
 4. Pretreatment Grate
 5. Inner Chamber
 6. Hydro Vents
 7. 32\"/>

Model	Diameter (ft) (ft)	Sump Depth (ft) (ft)	Inner Chamber (ft) (ft)	Max. Pipe (ft) (ft)	Volume (gal)	Oil (gal)	Sediment (ft)
HS 4	4	4	2	24	375	95	30
HS 5	5	4	2.5	30	585	155	45
HS 6	6	4	3	36	845	220	65

Notes:

A. Use a headloss factor of 1.04 for hydraulic gradient calculations.

B. Sump depths shown are minimums. Additional depth can be added for site specific capacities.

C. Multiple inlet pipes allowed.

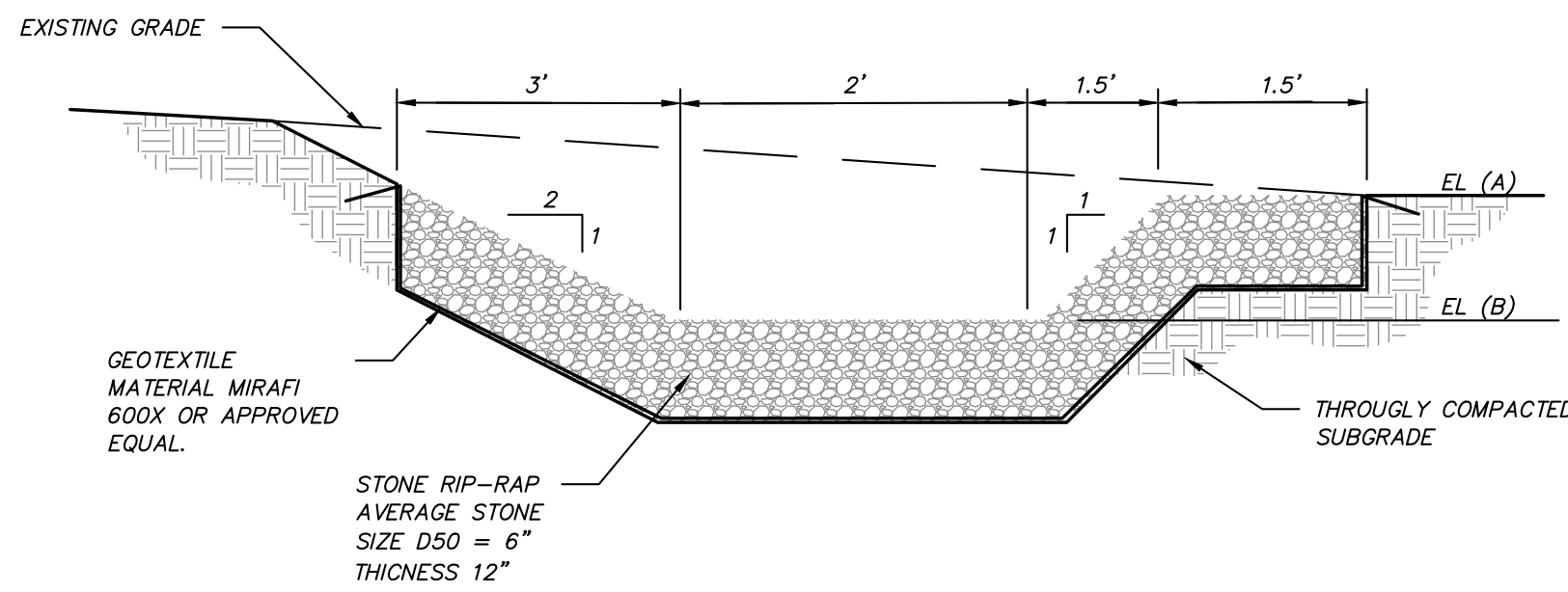
D. Drope allowed.

E. Inlet invert elevations should be the same or higher than the outlet invert elevation. Inlet can be up to 12\"/>

HydroStorm by Hydroworks, LLC
Patent Pending
www.hydroworks.com
888-290-7900

HYDRODYNAMIC SEPARATOR (HDS 1 & HDS 2) DETAIL
(N.T.S.)

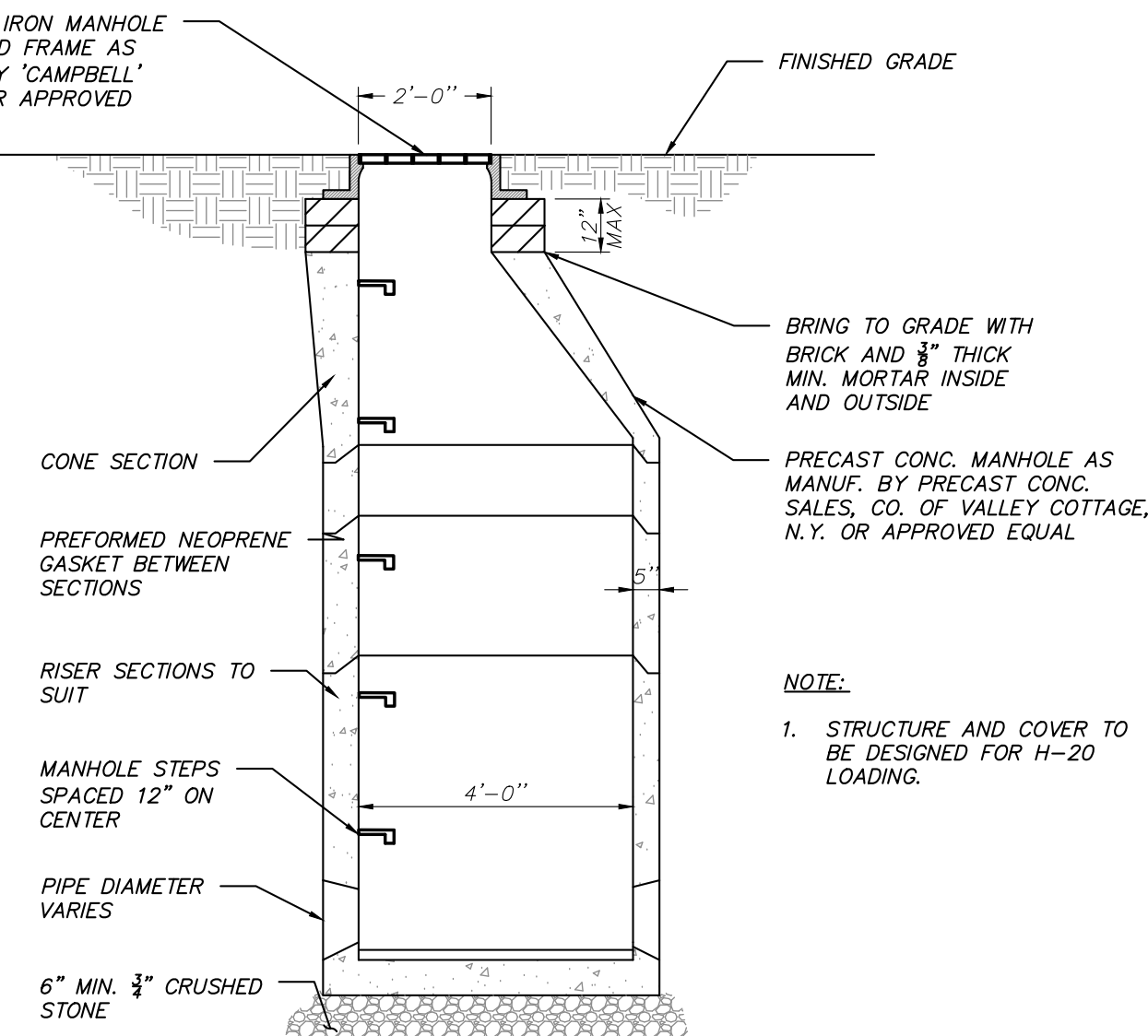
- NOTES:**
1. HYDROWORKS HYDROSTORM HS-5 TO BE USED FOR HDS 1.
 2. HYDROWORKS HYDROSTORM HS-5 TO BE USED FOR HDS 2.



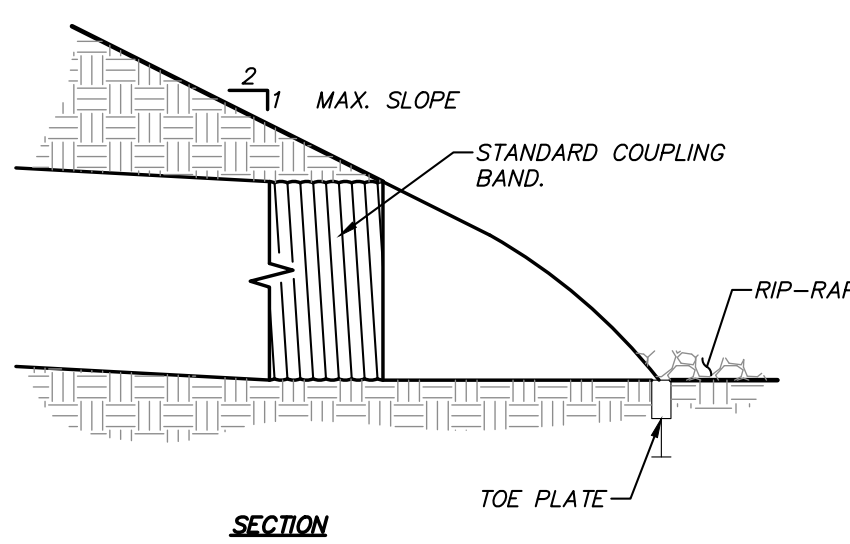
END SECTION ID	DRAINAGE AREA (ac)	100-YEAR PEAK FLOW (cfs)	LENGTH (ft.)	ELEVATION (A)	ELEVATION (B)
ES 2A & ES 2B	1.0	5.5	15	519.5	518.0
ES 5A & ES 5B	1.0	4.5	15	522.0	520.5

NOTE: THE LEVEL SPREADERS HAVE BEEN SIZED TO PROVIDE LESS THAN 0.5 CFS PER LINEAR FOOT IN ACCORDANCE WITH THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", LATEST EDITION.

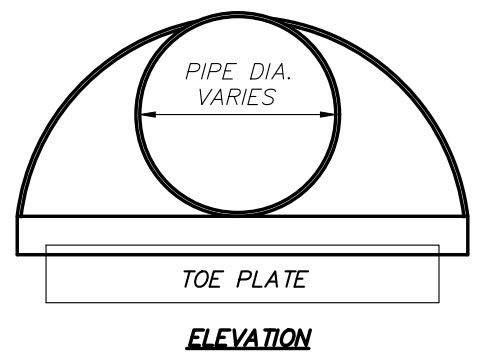
LEVEL SPREADER DETAIL
(N.T.S.)



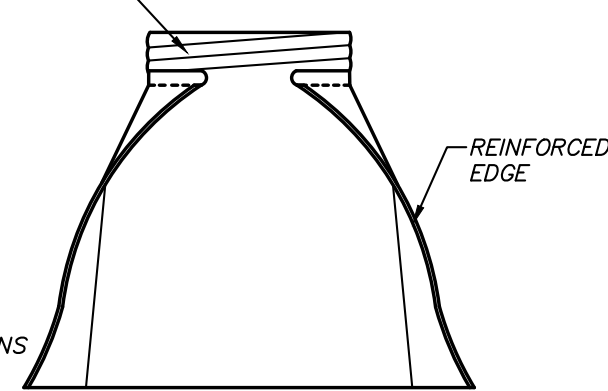
DRAINAGE MANHOLE DETAIL
(N.T.S.)



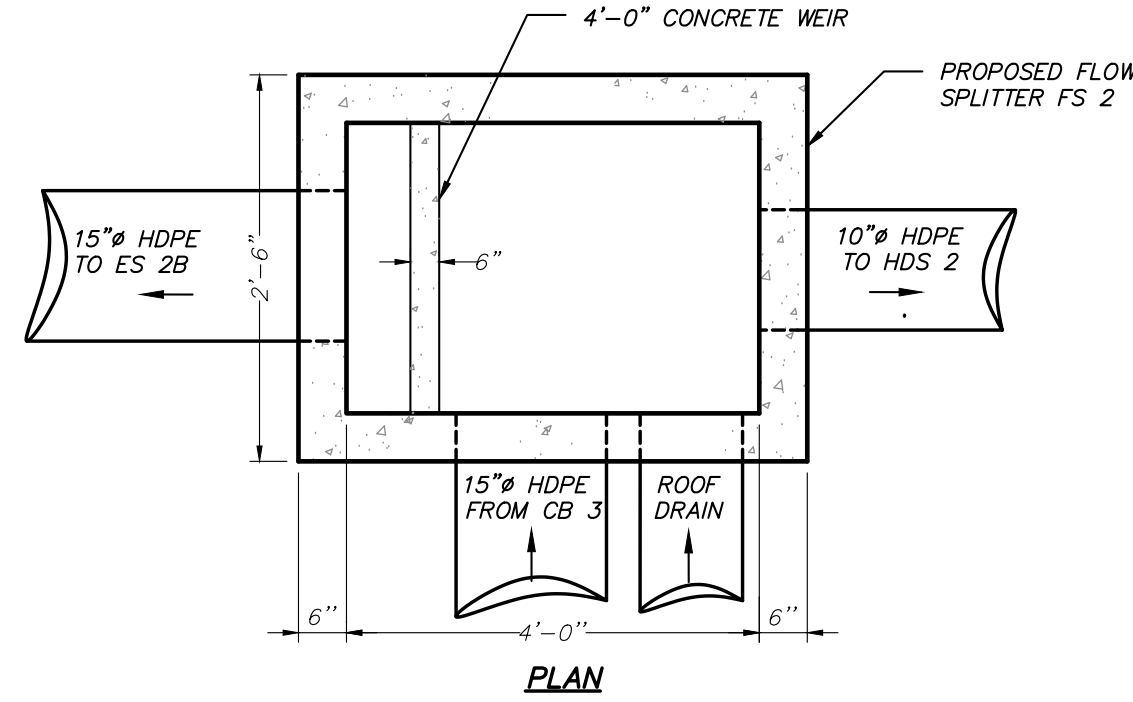
SECTION



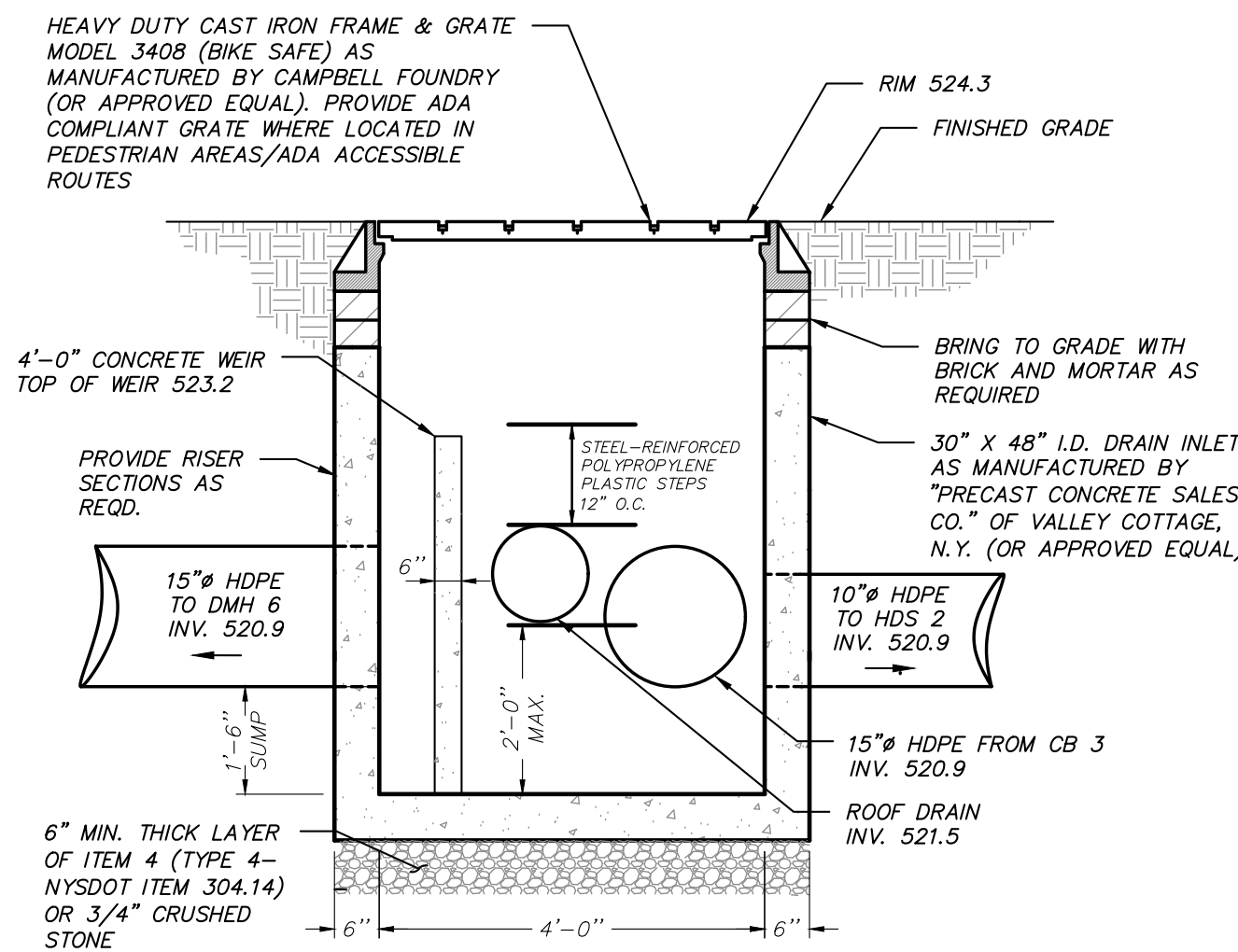
ELEVATION



END SECTION DETAIL
(N.T.S.)

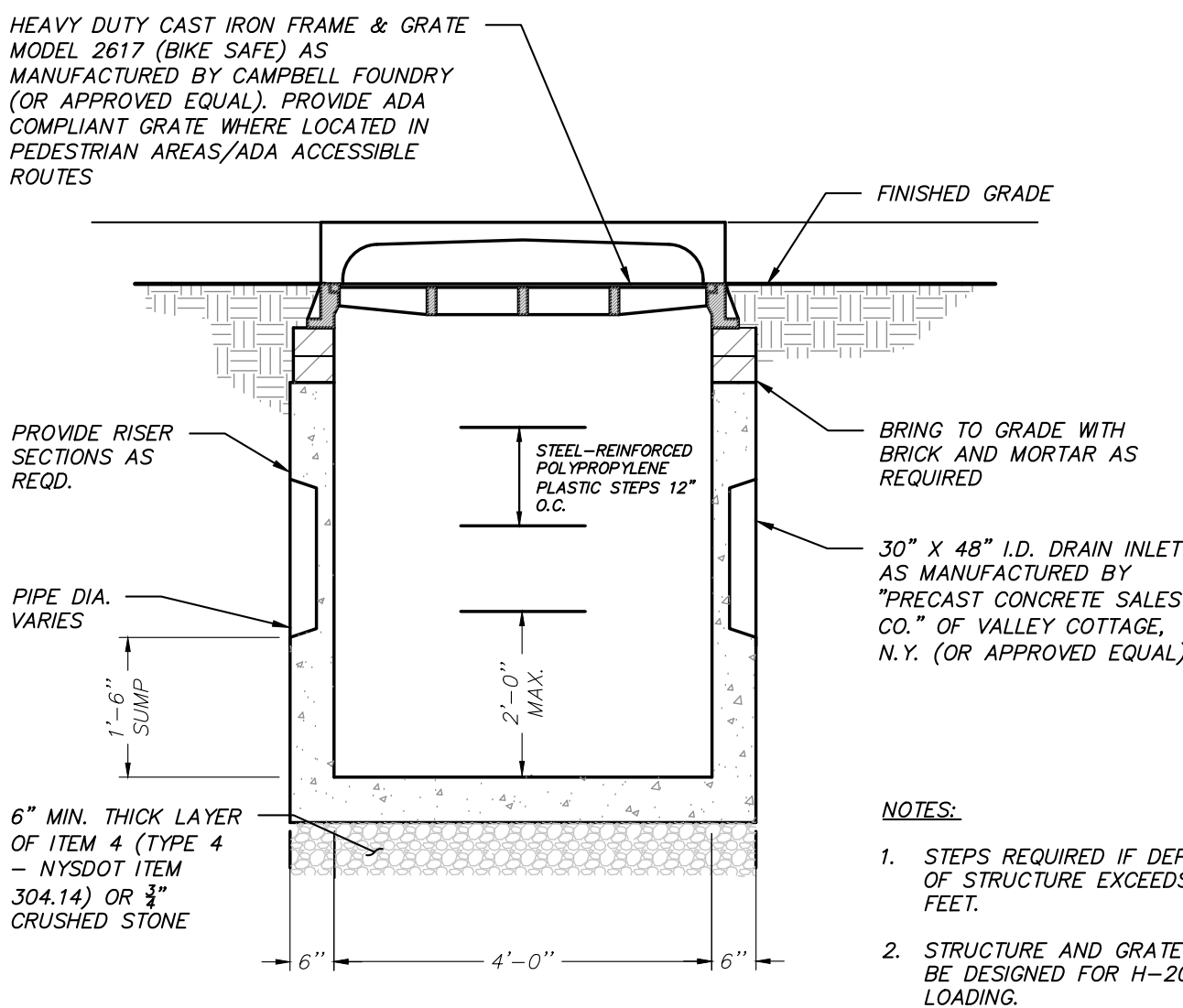


PLAN

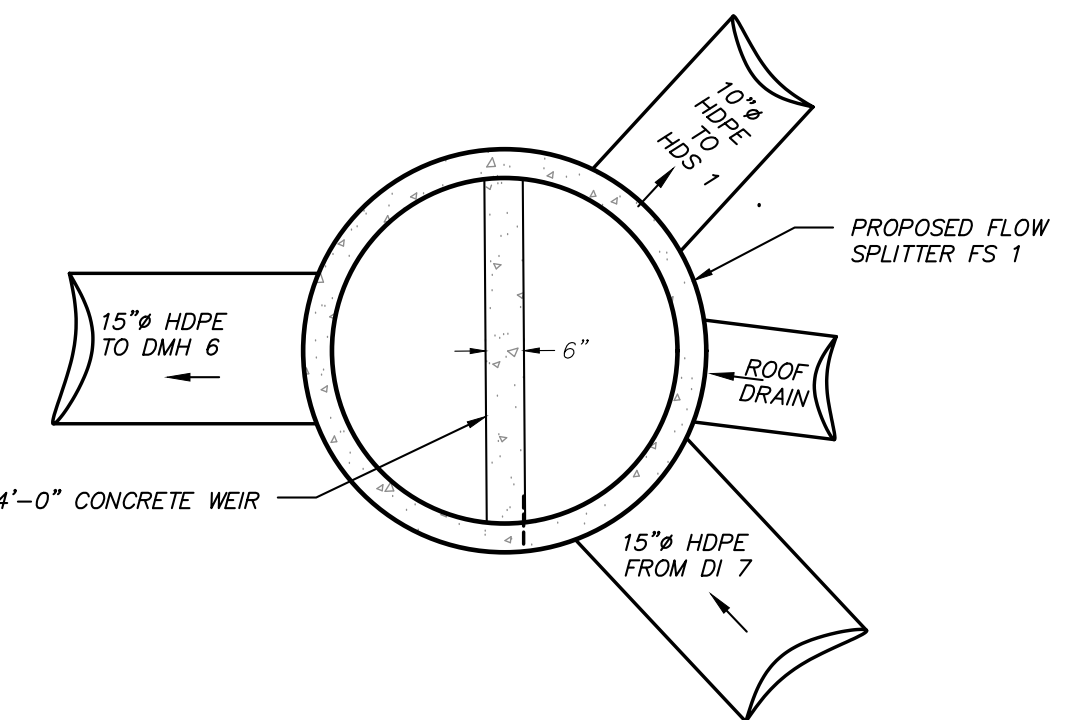


SECTION

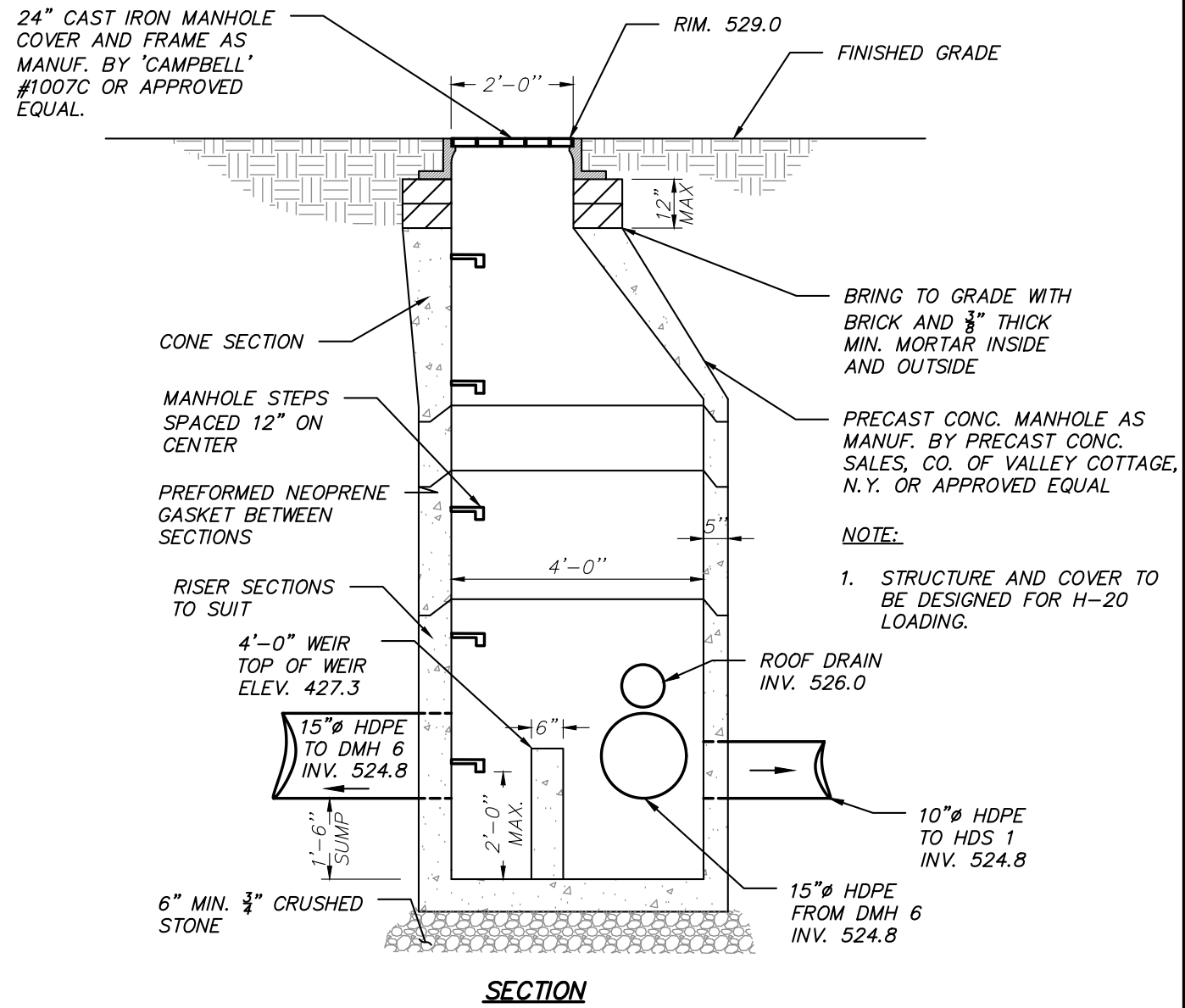
FLOW SPLITTER FS 2 DETAIL
(N.T.S.)



30\"/>

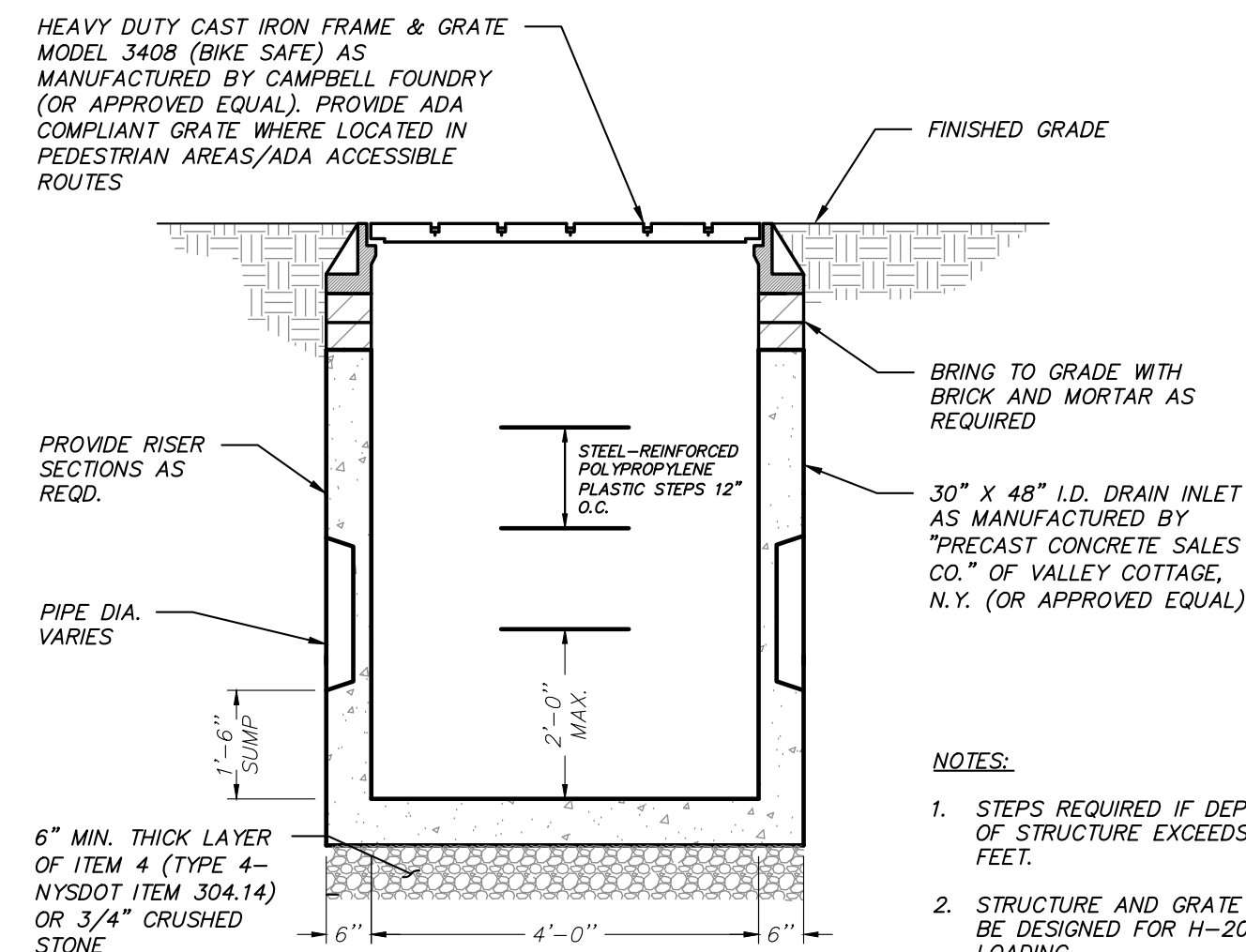


PLAN



SECTION

FLOW SPLITTER FS 1 DETAIL
(N.T.S.)

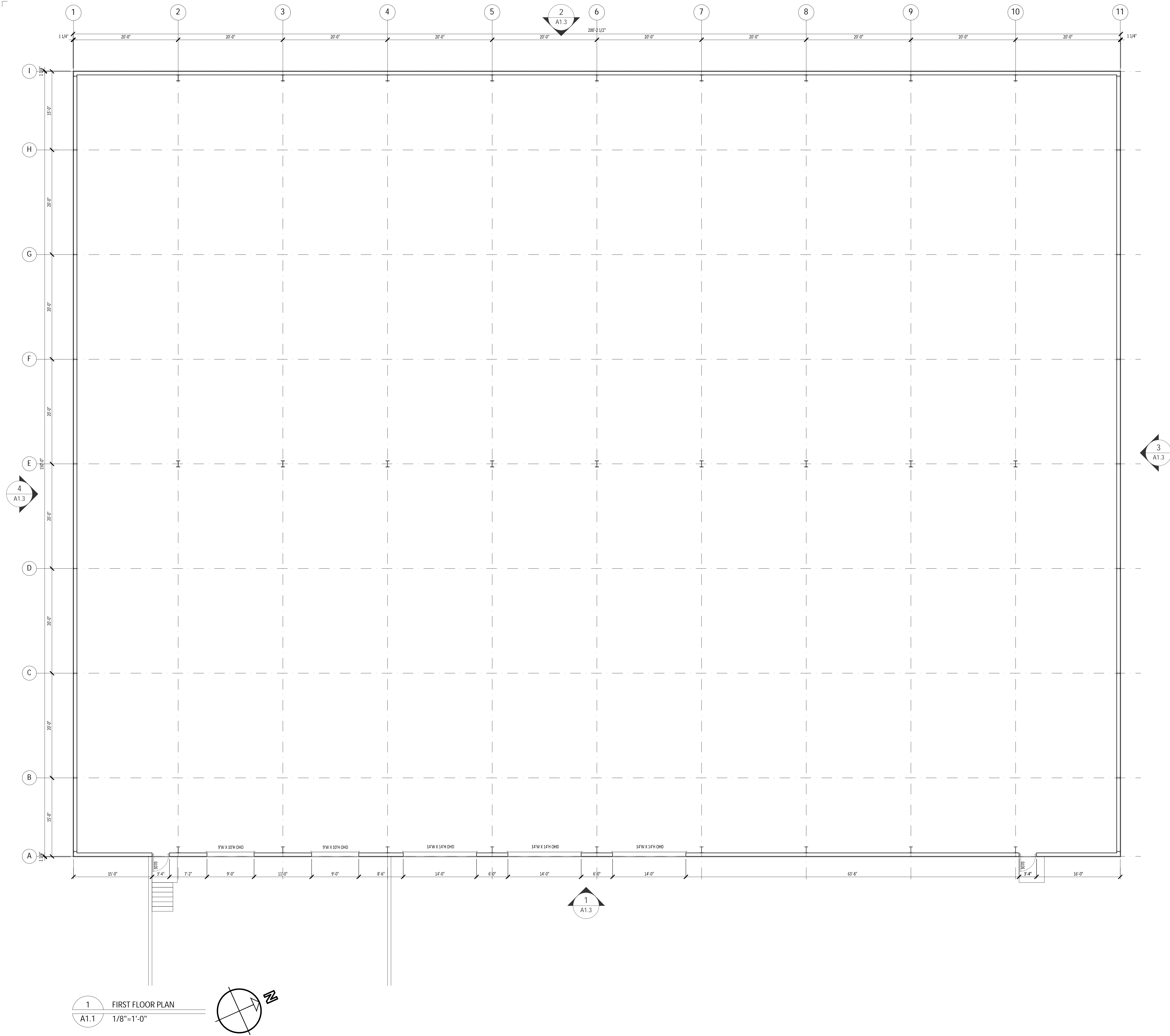


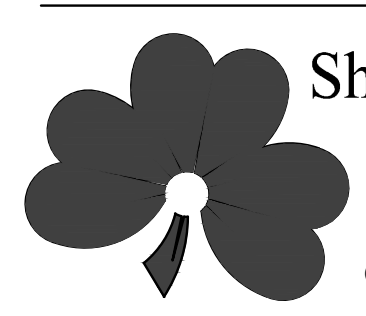
30\"/>

2	11-18-20	GENERAL REVISION	E.R.A.
1	11-2-20	GENERAL REVISION	E.R.A.
NO.	DATE	REVISION	BY

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT: STILLWATER BUSINESS PARK		DRAWING: DETAILS	
STILLWATER ROAD, TOWN OF CARMEL, COUNTY OF PUTNAM, NEW YORK		SHEET D-3	
PROJECT NUMBER 18189.100	PROJECT MANAGER J.J.C.	DRAWING NO. 8	SHEET 8
DATE 10-28-20	DRAWN BY E.J.P.	CHECKED BY Z.M.P.	
SCALE AS SHOWN			





Shamrock Building Systems, Inc

5825 Gore Place

Austell, Georgia 30106

OFFICE - (770) 745-4822 FAX - (770) 745-4820

Project Title:
WAREHOUSE BUILDING
105 STILLWATER ROAD
MAHOPAC, NY 10541

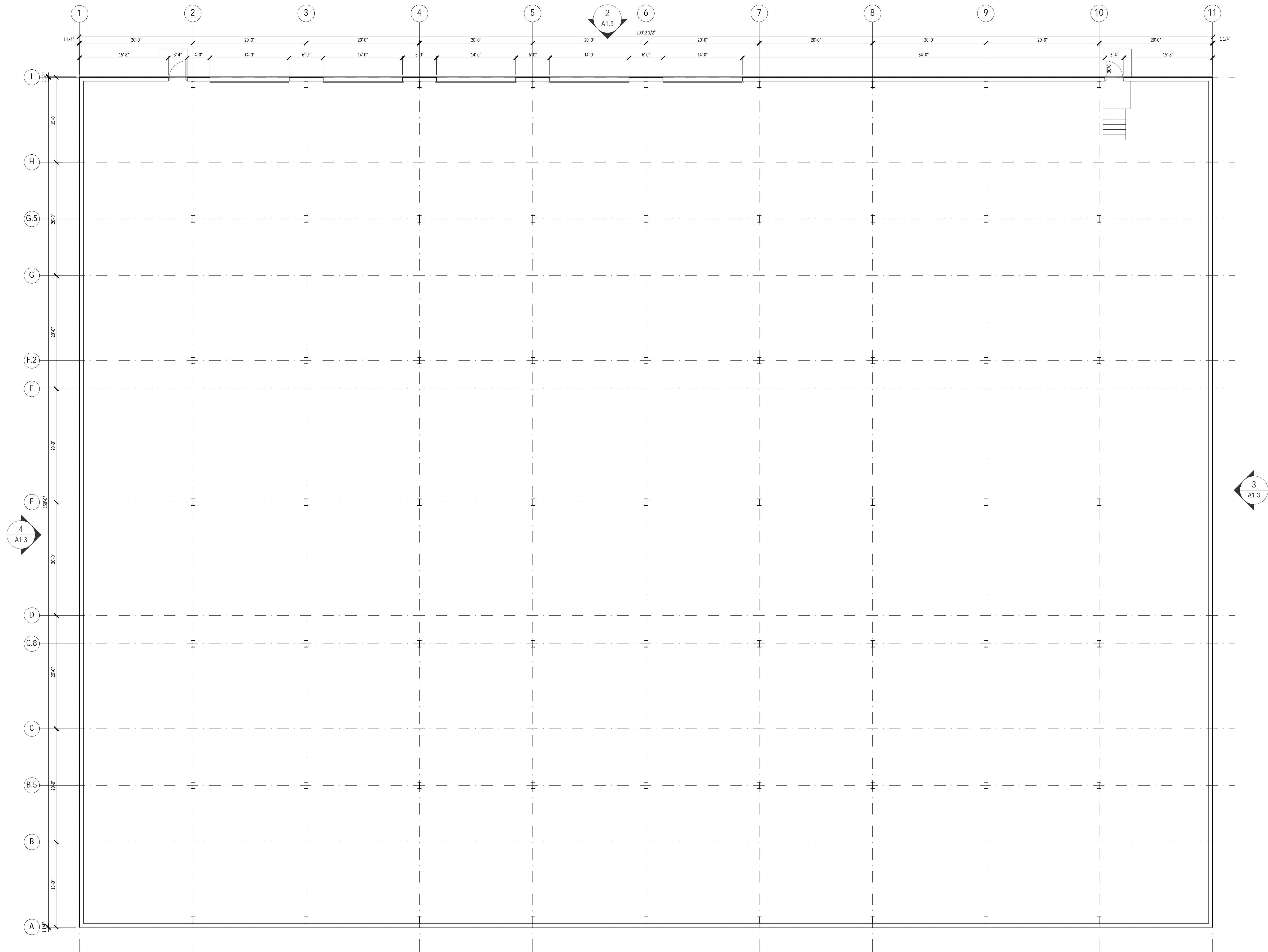
Drawing Title:
FIRST FLOOR PLAN

Released for Construction Date: 17NOV20

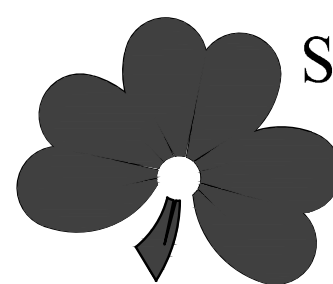
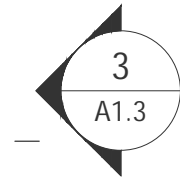
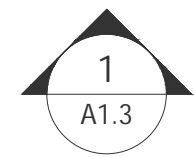
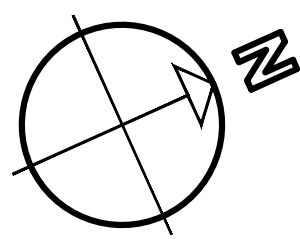
Seal:



Revisions		Project No.
		A1.1
		Sheet of



1 BASEMENT FLOOR PLAN
A1.2 1/8"=1'-0"



Shamrock Building Systems, Inc
5825 Gore Place
Austell, Georgia 30106
OFFICE - (770) 745-4822 FAX - (770) 745-4820

Project Title:
WAREHOUSE BUILDING
105 STILLWATER ROAD
MAHOPAC, NY 10541

Drawing Title:
BASEMENT FLOOR PLAN

Released for Construction Date: 17NOV20

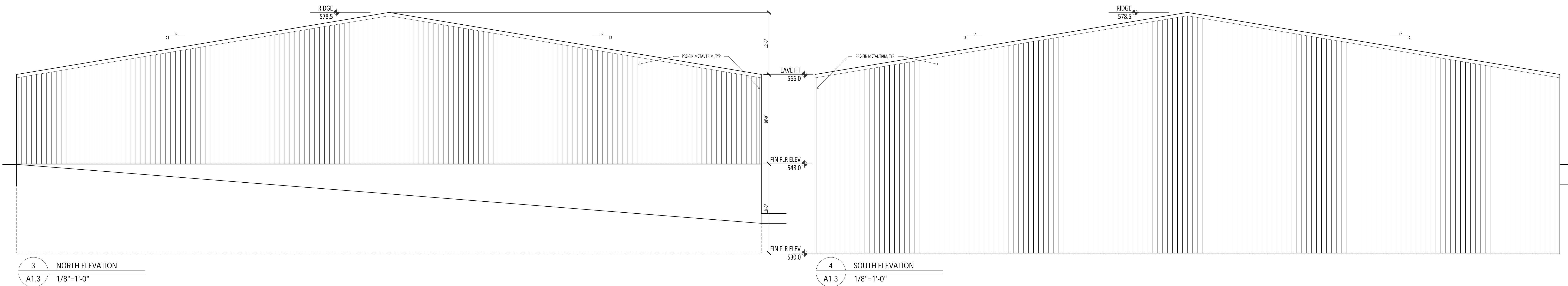
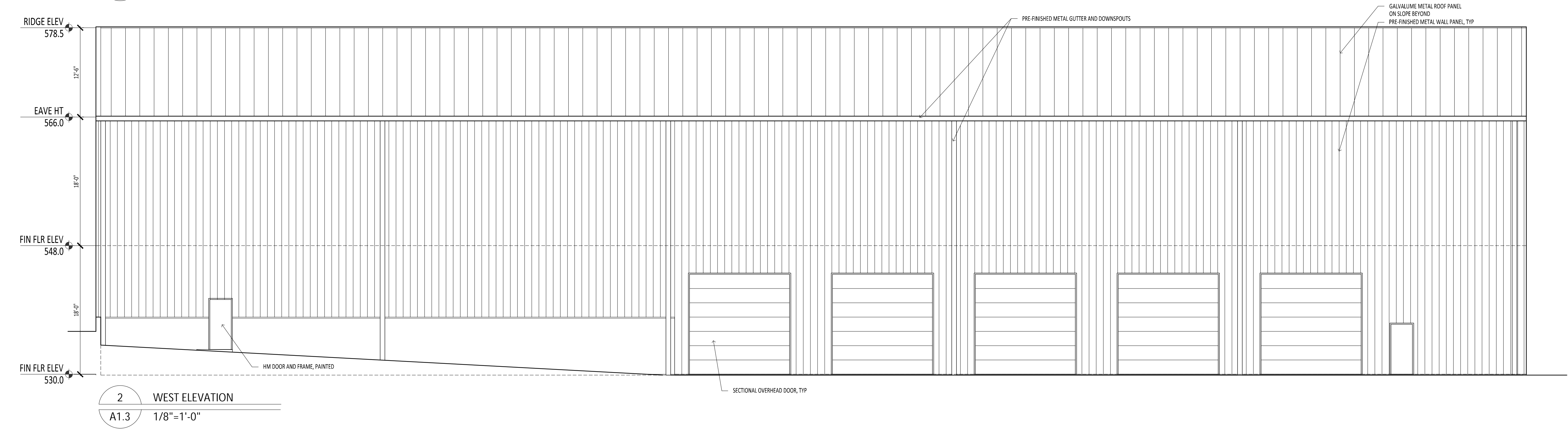
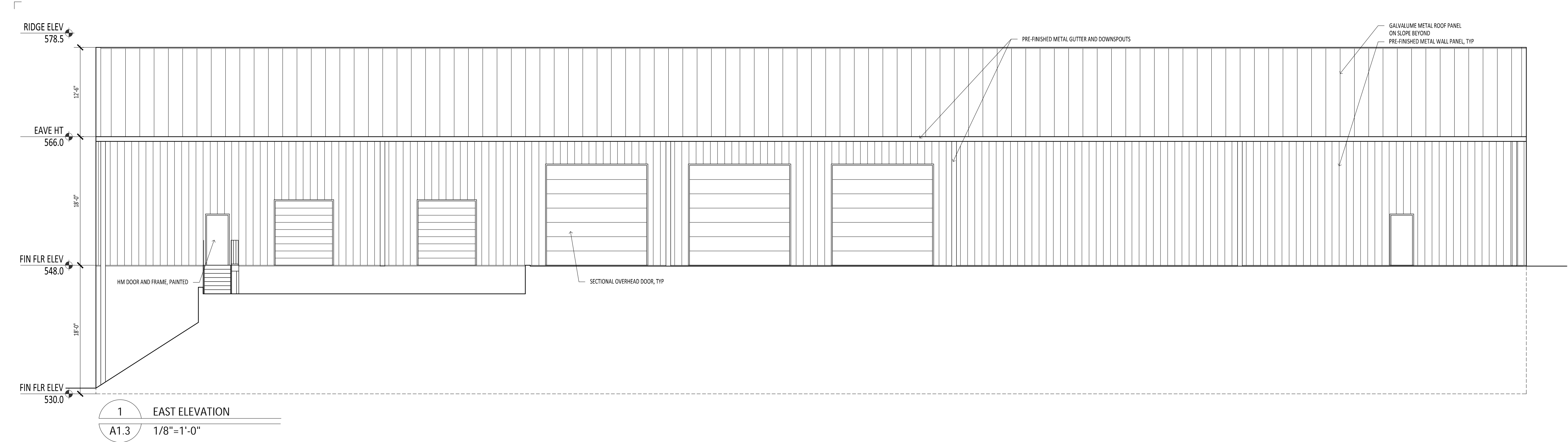
Seal:



Revisions	Project No.

A1.2

Sheet of

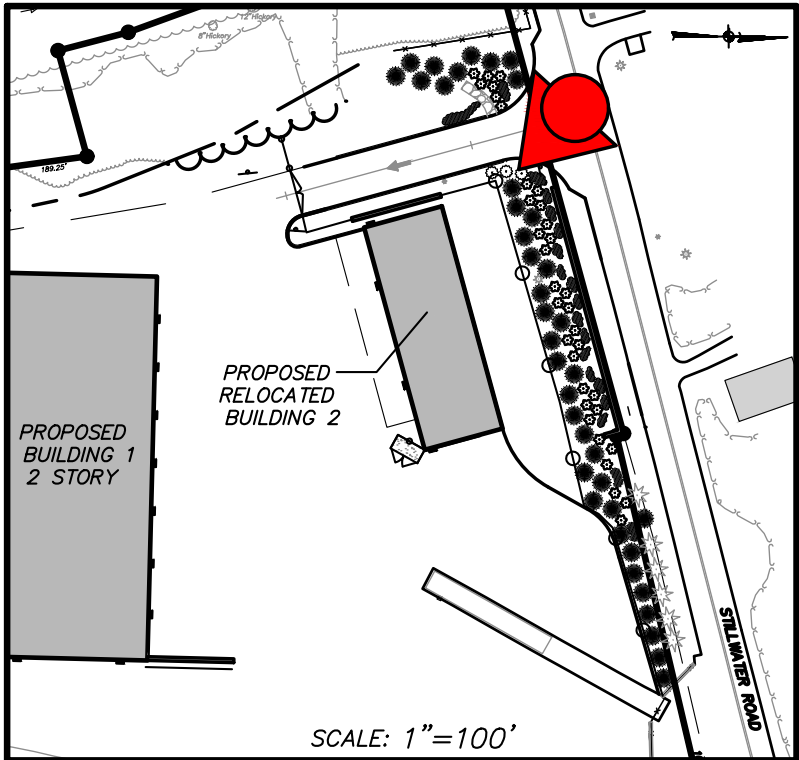




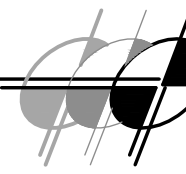
PROPOSED VIEW LOOKING SOUTHEAST



EXISTING VIEW LOOKING SOUTHEAST



LOCATION KEY MAP

NO.	DATE	REVISION	BY
 INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com			
PROJECT: <u>STILLWATER BUSINESS PARK</u> STILLWATER ROAD, TOWN OF CARMEL, COUNTY OF PUTNAM, NEW YORK			
DRAWING: <u>SITE RENDERING</u>			
PROJECT NUMBER	18189.100	PROJECT MANAGER	J.J.C.
DATE	11-18-20	DRAWN BY	E.R.A.
SCALE	N.T.S.	CHECKED BY	A.D.T.
DRAWING NO.			SHEET
R-1			1 / 1

ALFRED A. CAPPELLI, JR.
ARCHITECT
1136 ROUTE 9
WAPPINGERS FALLS, NY 12590

Telephone: 845-632-6500
Fax: 845-632-6499
Email: acappe2102@aol.com

November 19, 2020

Town of Carmel Planning Board
60 McAlpin Ave.
Mahopac, NY

Att: Chairman Paepre

Re: Zakon Site Plan
Corner of Nicole Way & Rt. 6
Revised Landscape Plan

Dear Chairman Paepre and Board Members,

As a follow-up to our last Planning Board meeting and as directed by the Board, we have added additional landscaping in the form of evergreen trees to shield the fenced in storage area from Nicole Way on the southeast corner of the property.

We have selected the Eastern Hemlock which will tolerate shade (a concern of the applicant), will grow in rocky soil (which is on site), and has a moderate growth rate of 12" – 24" per year.

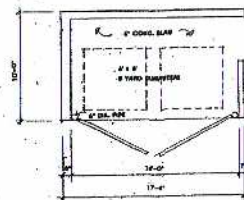
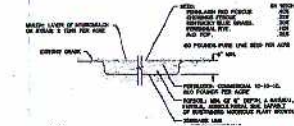
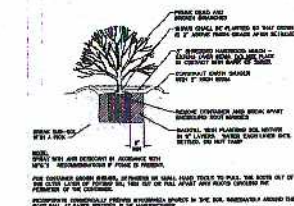
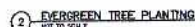
We hope this is satisfactory to the Board. If there is anything else, please do not hesitate to contact our office.

Very truly yours,

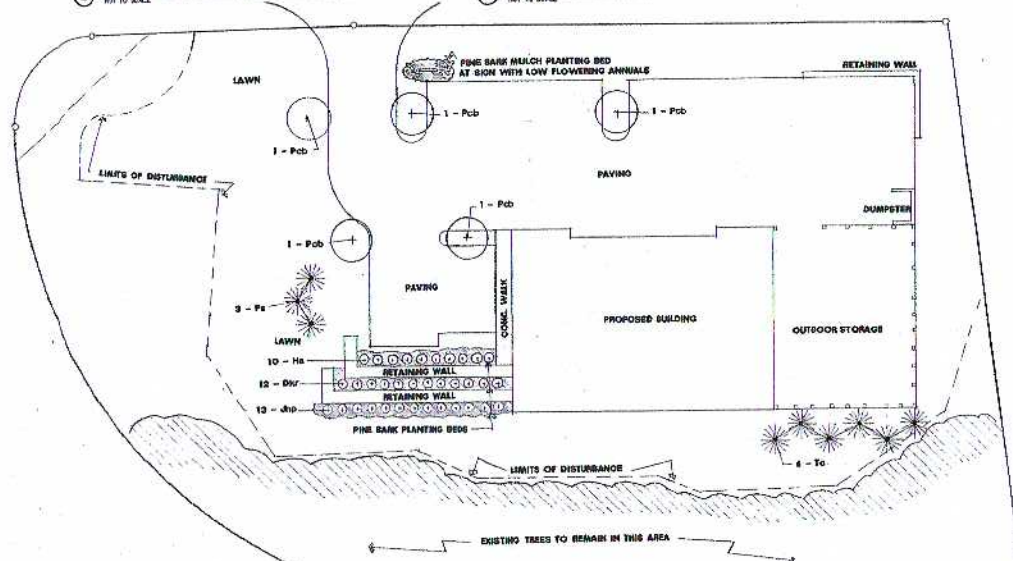


Alfred A. Cappelli, Jr.
Architect

AAC/dc
Enc.



2 EVERGREEN TREE PLANTING



LANDSCAPING PLAN

SCALE: 1 inch = 20 feet

1. The work of finishing and planting trees, shrubs and those attached to the plan and as approved by the Planning Board will be accomplished in accordance with accepted, established horticultural practices. Any change in plan type, etc., or location requires the prior approval of the Planning Board.
2. Plant material and installation methods of plants shall be in conformity with SPM (Standardized Plant Names). Plants including root stock and ball size shall be accordance with the current edition of "American Standard for Nursery Stock".
3. Plants shall have a normal habit of growth and be typically characteristic of their respective biomes.
4. Plants shall be free from fungus, insect damage, and disease.
5. Container grown plants shall have been grown long enough for new fibres roots to have developed. Stems and vines shall have been grown long enough for new flowers or sprouts.
6. No planting will be done where there are unsatisfactory conditions as determined by the Architect.
7. Rock or other under ground objects shall be removed to a depth as directed by the Architect.
8. All plants shall be protected from drying out.
9. Location of plantings shall be related out from the ground by the contractor to the satisfaction of the Architect.
10. All plants will be set in accordance with good established horticultural practice.
11. All plants shall be set planted in such a level that after settlement they have the same relationship to the level of the surrounding ground as they have to the ground from which they were dug, unless otherwise directed by the Architect.
12. Badly soil shall be thoroughly stepped and tamped. Backfill is to be placed into plant pits in layers: not to exceed 6" and tamped.
13. All planting shall be done in accordance with plans otherwise directed by the Architect. A source capable of holding water to a depth as shown on the plans shall be formed about each plant. All plants shall be watered to provide not less than five gallons of water per square yard of plant pit or bed area.
14. All plant tags, etc. shall be removed from the tops of balls, but not pulled out from under the balls.
15. All trunks of deciduous trees shall be wrapped with a material as approved by the Architect immediately after planting.
16. All trees shall be firmly pruned, staked, or anchored unless otherwise approved.
17. Planting shall be done in accordance with accepted good horticultural practice as directed by the Architect.
18. Mulching shall cover the plant pit or planting bed to a depth as specified on the plans.
19. The area disturbed by the planting operation shall be restored to an orderly condition as approved by the Architect.
20. Maintenance shall be applied to all plantings within two weeks of the manufacturer's selection. This material shall be applied to evergreens within one week of planting and to deciduous plants during the fall when winter temperature is above 40 degrees F or in the spring when leaves have reached 75% of mature size.
21. All dead, unwell, or badly damaged plants, as determined by the Architect, shall be promptly removed from the project.
22. In the event of the threat of serious damage from insects, disease or rodents, the plants will be treated in accordance with good horticultural practice as approved by the Architect.
23. All vegetation shown on this plan shall be established in a healthy and vigorous growing condition throughout the life cycle of the proposed area. All vegetation not so indicated shall be replaced with new comparable vegetation at the beginning of the next growing season.
24. All planted areas where trees and/or shrubs are indicated, to have beds of well washed stone or pine bark chips as noted on plans.
25. All removing and disposing of waste soil and/or plants shall be done as directed shall be needed and installed.
26. Contractor is responsible for bringing topsoil to site as necessary for proper seeding and planting.
27. All planting shall be guaranteed by contractor a minimum of one year and be replaced as necessary.
28. Services and/or field assistants as recommended.
29. After seeding finishes, contractor is to be responsible for seeding, machine, mowing and necessary watering and maintaining lawn for a period of one month after seeding and maintenance.

Mark	Parent #	Botanical Name	Common Name	Size
PKR	11	Oreocila Kochia Red	Kodiak Red Honeyuckle	2 gal.
HN	10	Hydrangea Anacarsaceae	Inevitable Split Hydrangea	2 gal.
JJP	13	Asplenium Heterophyllum Rumex	Andalus Juniper	2 gal.
PCO	5	Pyrus Calleryana	Breadfruit Pear	1 1/2 cu.
PS	3	Pinus Strobus	White Pine	5' ht.
TC	6	Taxus Canadensis	Emulsus Hemlock	4'-7' ht.

REVISIONS	DATE

ALFRED A. CAPPELLI Jr., AIA
ARCHITECT
111136 ROUTE 9 WAPPINGERS FALLS, N.Y. 12590
Phone: (845) 632-6500
rcappell2102@aol.com

PROPOSED NEW STORAGE BUILDINGS FOR
JOE ZAKON dba 14 NICOLE WAY LLC
CORNER OF ROUTE 4 & S NICOLE WAY TOWN OF CARMEL, NY

**LANDSCAPING PLAN,
DETAILS & NOTES**

NOV. 16, 2020	
OCT. 29, 2020	
DATE	SEPT. 29, 2020
SCALE	1" = 20'
DRAWN	AC
JOB	15-G10
SHEET	S-3
CH	D-4875



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.
- ☐ N/A 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 Yarmelitz 11/4/20
Planning Board Secretary; Date

[Signature] 11/4/2020
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: DP 53, LLC	Application # 20-0010	Date Submitted: 11/03/20
Site Address: No. 23 Street: Old Route 6 Hamlet: Carmel		
Property Location: (Identify landmarks, distance from intersections, etc.) Old Route 6 off Stoneleigh Avenue intersection		
Town of Carmel Tax Map Designation: Section 55.7 Block 1 Lot(s) 1	Zoning Designation of Site: Commercial	
Property Deed Recorded in County Clerk's Office Date 10/22/14 Liber 1962 Page 470	Liens, Mortgages or other Encumbrances <input checked="" type="radio"/> Yes <input type="radio"/> No	
Existing Easements Relating to the Site <input checked="" type="radio"/> No <input type="radio"/> Yes Describe and attach copies:	Are Easements Proposed? <input checked="" type="radio"/> No <input type="radio"/> Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? <input checked="" type="radio"/> Yes <input type="radio"/> No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: DP 53, LLC	Phone #: 914-438-4438	Email: bdiamond@dpmgt.com
Owners Address: No. Street: Town: State: Zip:		
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: Aryeh Siegel Architect	Phone #: Fax#: 845-838-2490	Email: ajs@ajsarch.com
Address: No. Street: Town: State: Zip:		
Other Representatives:	Phone #: Fax#:	Email:
Owners Address: No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
<p>Describe the project, proposed use and operation thereof:</p> <p>The application is to add an outdoor area of 100'x75' that is currently part of the existing parking lot. The plan is to re-purpose this area for outdoor entertainment and recreation activities as indicated on the site plan drawings. The asphalt sub surface will be maintained, and stone pebble surfacing will be added to improve the appearance. The goal is to operate the outdoor area during mild seasons when overall traffic to the existing venue is slower as compared to the peak winter operating season. We do not foresee any parking issues and the number of parking spaces we have still maintains conformity with parking requirements. Lighting will be existing outdoor lighting as well as the addition of decorative lighting such as string lights. The bar cart will be locked when not in use. The area will be fenced off and gated to comply with all SLA requirements. We also plan to include a fenced in area on the grass next to the building for a dog run for guests to bring their dogs. Operating hours will be consistent with our current hours of operation.</p>		

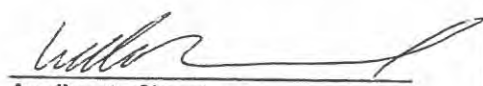
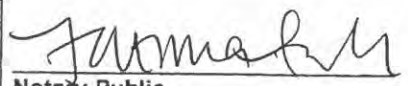
TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: 8.48		Square Footage of all existing structures (by floor): 27,365 Sq. Ft.	
# of existing parking spaces: 163		# of proposed parking spaces: 169 (6 new HC spaces)	
# of existing dwelling units: 0		# of proposed dwelling units: 0	
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> ▪ Is project in sewer district or will private septic system(s) be installed? <u>SEWER DISTRICT</u> ▪ If yes to Sanitary Sewer answer the following: <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▶ Is this an in-district connection? <u>YES</u> Out-of district connection? <u>NO</u> ▶ What is the total sewer capacity at time of application? <u>1,950 GALLONS PER DAY</u> ▶ What is your anticipated average and maximum daily flow <u>1,950 AVERAGE/ 2,250 MAX</u> 			
For Town of Carmel Town Engineer			
<ul style="list-style-type: none"> ▶ What is the sewer capacity <u>Existing Site 1/10/4/2020</u> 			
▪ Water Supply		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▶ What is the total water capacity at time of application? <u>3,350 gallons</u> ▶ What is your anticipated average and maximum daily demand <u>3,350 / 3,350</u> 			
▪ Storm Sewer		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
▪ 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"/>	
For Town of Carmel Town Engineer			
Water Flows <u>Existing Connection</u> Sewer Flows <u>11/4/2020</u> Town Engineer; Date			
What is the predominant soil type(s) on the site? Cuero loam		What is the approximate depth to water table? 8 feet	
Site slope categories:		15-25% <u>100</u> % 25-35% <u> </u> % >35% <u> </u> %	
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 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>250'</u> Right <u>+ 500'</u>	
Is the site located within 500' of:			
• The boundary of an adjoining city, town or village		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• The boundary of a state or county park, recreation area or road right-of-way		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
• A county drainage channel line.		Yes: <input type="checkbox"/> No: <input checked="" 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: <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 <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div>			
Does the site disturb more than 5,000 sq ft		Yes: <input type="checkbox"/> No: <input checked="" 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 checked="" 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 type="checkbox"/> No: <input checked="" type="checkbox"/>			
What is the estimated time of construction for the project? <div style="text-align: center; font-size: 1.2em;">2 MONTHS</div>			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	MIN 40,000 SF	389,415 SF	—
Lot Coverage	MAX 30%	13.5%	—
Lot Width	200'	578'	—
Lot Depth	200'	957'	—
Front Yard	40'	408'	—
Side Yard	25'	53' / 108'	—
Rear Yard	30'	352'	—
Minimum Required Floor Area	5000 SF	27,356 SF	—
Floor Area Ratio	—	—	—
Height	35'	25'	—
Off-Street Parking	1 PER 200 SF / 137	163	169
Off-Street Loading	—	—	—

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	If yes, identify variances:
PROPOSED BUILDING MATERIALS	
Foundation	NOT APPLICABLE - NO NEW CONSTRUCTION
Structural System	NOT APPLICABLE - NO NEW CONSTRUCTION
Roof	NOT APPLICABLE - NO NEW CONSTRUCTION
Exterior Walls	NOT APPLICABLE - NO NEW CONSTRUCTION
APPLICANTS ACKNOWLEDGEMENT	
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>William Diamond</u> Applicants Name	 Applicants Signature
Sworn before me this <u>3rd</u> day of <u>November</u> 20 <u>20</u>	
 Notary Public	<div style="border: 1px solid black; padding: 5px; text-align: center;"> FATIMA M. ARASH, ESQ. NOTARY PUBLIC, STATE OF NEW YORK Registration No. 02AR6345791 QUALIFIED IN QUEENS COUNTY Commission Expires JUNE 1, 2024 </div>



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"/> ✓	<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 checked="" type="checkbox"/> ✓	<input type="checkbox"/>
14	Proposed signage	<input type="checkbox"/> Existing ✓	<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"/>

- need ✓
- need ✓




TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM

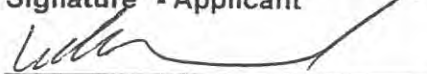


	Requirement Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	<input checked="" type="checkbox"/>	<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 type="checkbox"/>	<input type="checkbox"/>

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

I ARYEH SEGEL 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 - Applicant


Signature - Owner

11.3.20
Date

11/3/20
Date



Professionals Seal



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:

Rosa Yombrette
Signature - Planning Board Secretary

11/4/20
Date

[Signature]
Signature - Town Engineer

11/4/20
Date

Short Environmental Assessment Form

Part 1 - Project Information

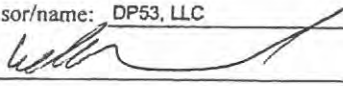
Instructions for Completing

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.

Part 1 – Project and Sponsor Information			
DP 53, LLC, 333 N. Bedford Road, Mount Kisco, NY 10549			
Name of Action or Project: Proposed Outdoor Entertainment Area			
Project Location (describe, and attach a location map): Close to intersection of Route 6 & Stoneleigh Ave.			
Brief Description of Proposed Action: The proposed addition to the property is to add an outdoor area of 100'x75' that is currently part of the asphalt parking lot. We plan to re-purpose this area for outdoor entertainment and recreation activities such as corn hole, fowling, axe throwing, etc as well as a bar trailer, picnic tables and music. While we plan to maintain the asphalt sub surface, we plan to put down pebbles to improve the appearance. The goal is to operate the outdoor area during mild seasons when overall traffic to the existing venue is slower as compared to our peak winter operating season. We do not foresee and parking issues and the number of parking spaces we have still maintains conformity with parking requirements. Lighting will be existing outdoor lighting as well as the addition of decorative lighting such as string lights. The bar cart will be locked when not in use. The area will be fenced off to comply with all SLA requirements. We also plan to include a fenced in area on the grass next to the building for a dog run for guests to bring their dogs. Operating hours will be consistent with our existing hours of operation.			
Name of Applicant or Sponsor: DP53, LLC		Telephone: 914-438-4438 E-Mail: bdiamond@dpmgt.com	
Address: 333 N. Bedford Road			
City/PO: Mount Kisco		State: NY	Zip Code: 10549
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:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		8.48 acres	
b. Total acreage to be physically disturbed?		.19 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		8.48 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 checked="" type="checkbox"/> Commercial <input 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

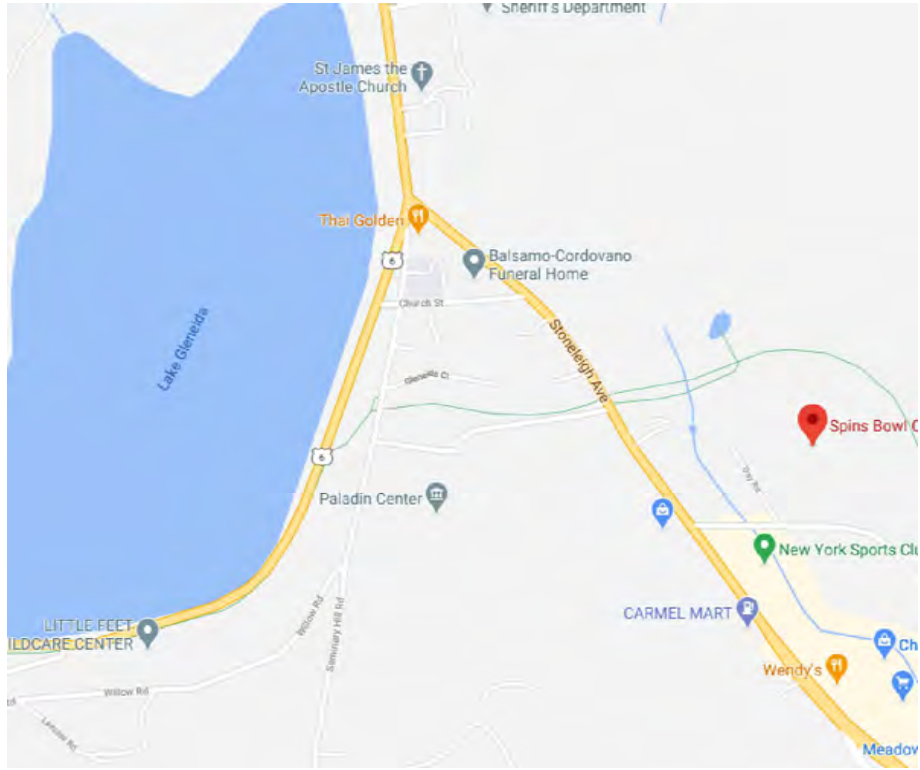
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
_____ _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
_____ _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
_____ _____		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>DP53, LLC</u> Date: <u>10/22/20</u> Signature: <u></u> Title: <u>Managing Member</u>		

PRINT FORM



Aerial View

Not to Scale



Existing Location Map

Not to Scale

Adjoining Owners

Tax Lot	Address
N/A	County of Putnam Trailway
55.7-1-3	Liberty Bell Trucking 200 South White Rock Rd Holmes NY 12531
55.6-1-41	Day Road, LLC 20 Day Road Carmel NY 10512
55.6-1-47	J&N Leasing and Building Corp 154 E Boston Post Rd Mamaroneck NY 10543
55.6-1-48	R. Lester, LLC Attn: Julius Silverstein 111 North Central Ave Ste 360 Hartsdale NY 10530
55.7-1-2	County of Putnam 25 Old Rt 6 Carmel NY 10512



Street View

Not to Scale

Zoning Summary

Zoning District:	Commercial
SWIS:A:	372000
Tax Map No.:	55.7-1-1
Lot Area:	369,415 sf / 8.48 acres
Building Area:	27,365 square feet
Historical Overlay District:	No
Existing Use:	Commercial – Existing Bowling Alley
Proposed Uses:	Commercial – Existing Bowling Alley with Outdoor Entertainment Area

Site Plan Application

Sheet 2 of 5 - Aerial Photo & Existing Project Photo



Zoning Summary

Zoning District:	Commercial
SWIS A:	372000
Tax Map No.:	55.7-1-1
Lot Area:	369,415 sf / 8.48 acres
Building Area:	27,365 square feet
Historical Overlay District:	No
Existing Use:	Commercial – Existing Bowling Alley
Proposed Uses:	Commercial – Existing Bowling Alley with Outdoor Entertainment Area

Parking & Loading

Use & Parking Requirements	Area / Count	Parking Requirement
Commercial	27,356 sf	
1 per 200 sf		136 spaces required
Total Existing Parking Spaces	reused	163 spaces required
	New HC Spaces	6
Total Proposed Parking Spaces		169 spaces proposed

Notes:

The Applicant estimates that there will be 7 employees maximum on site at any one time.

- * Zoning Code Section 156-42.B does not specifically address bowling, arcades or mixed entertainment use. Peak parking demand is typically Friday and Saturday, in the months of September through March, from 6pm to 9pm, with an average of 70 parking spaces taken. At no time has the lot ever been full.
- ** The existing parking lot has no ADA spaces with code required access aisles. The proposed reconfigured parking lot spaces provide the cde required 6 ADA parking spaces with proper access aisles.

Bulk Zoning Regulations Table														
	Required Setbacks			Proposed Setbacks			Minimum Lot Area	Maximum Building Height	Minimum Lot Depth	Proposed/ Existing Lot Area	Existing Building Height	Proposed/ Existing Lot Depth	Minimum Floor Area	Proposed/ Existing Floor Area
	Front	Side	Rear	Front	Side	Rear								
Zoning District														
COMMERCIAL	40'	25'	30'	408'-9"	53'/108'	352'	40,000 sf	35'	200'	369,415 sf	<35'	957'	5,000 sf	27,356 sf
Property is Located in the Commercial Zone														
* No changes to the existing building														
** Only parking lot changes														
*** Seeking Permit for moving the dumpster area and an outdoor entertainment area														

PROPOSED SITE PLAN GENERAL NOTES:

1. PARKING SPACES TO BE RESTRIPTED TO MAINTAIN 163 PARKING SPACES WITH 6 CODE COMPLIANT ADA PARKING SPACES. ADA SPACE STRIPING AND SINGAGE TO MEET THE NYS CODE.
2. NEW ±6,991 SF OUTDOOR ENTERTAINMENT AREA ADDED. AREA TO HAVE PEA GRAVEL ADDED ON TOP OF EXISTING ASPHALT.
3. ENTERTAINMENT AREA SEPARATED & PROTECTED FROM AUTOMOBILES WITH CONCRETE PLANTER BOXES.
4. ENTERTAINMENT AREA TO BE GAMING AND RECREATION AREA WITH NO FIXED GAMES, AS THERE WILL BE ALL INTERCHANGEABLE GAMES AS SHOWN. DIFFERENT GAMES CAN BE ADDED/GAMES SHOWN CAN BE REMOVED.
5. NO ALTERATION TO SITE DRAINS OR DRAINAGE PATTERN.
6. NEW ±217 SF LAWN ADDED WHERE EXISTING DUMPSTER CONCRETE PAD WAS LOCATED.
7. NEW ADA COMPLIANT CURB AND RAMP ADDED.
8. NEW CONCRETE PAD AND DUMPSTER ENCLOSURE ADDED.

Site Plan Application
Sheet 3 of 5 - Proposed Site Plan



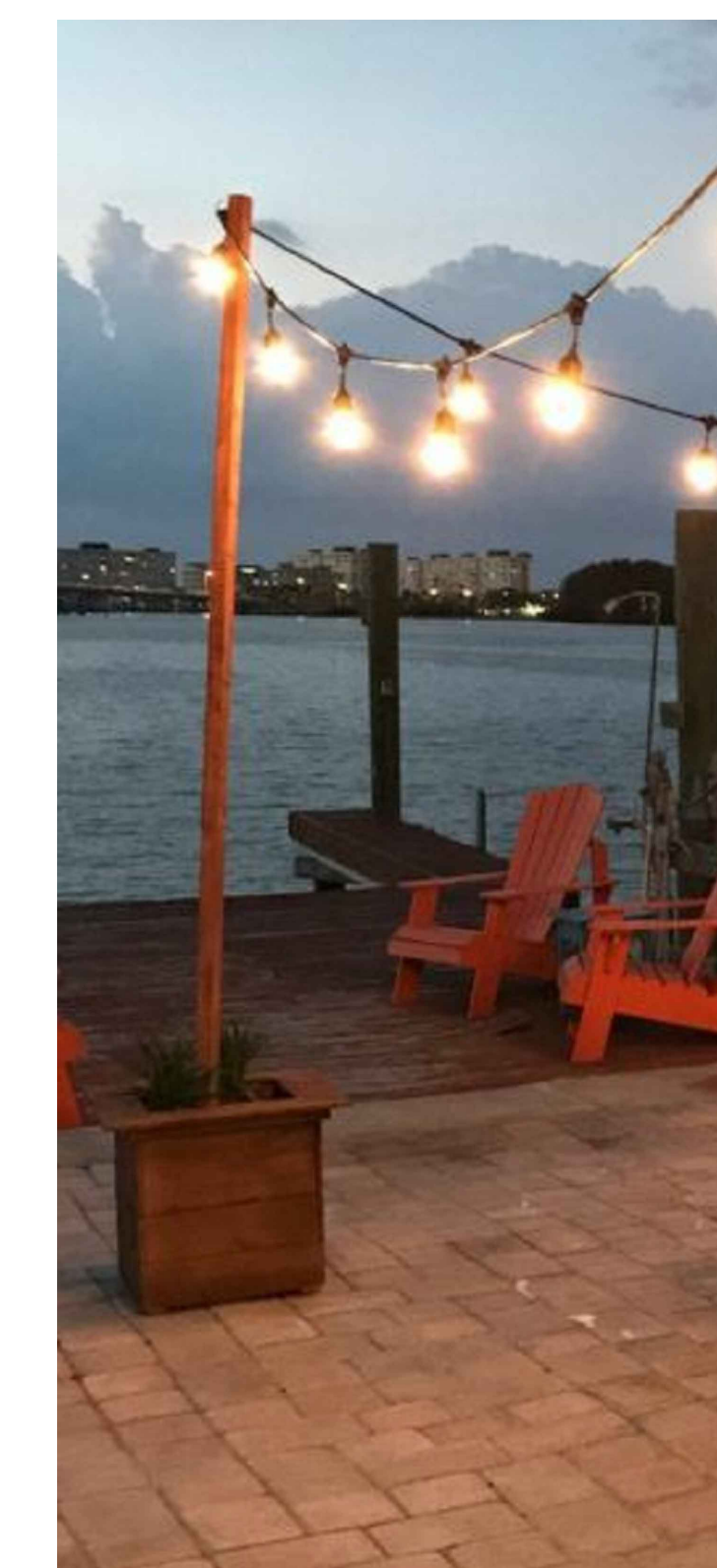
Not to Scale



Proposed Netting



Proposed String Lighting



Proposed String Lighting Pole/Planter



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

Owner/Applicant:
DP 53, LLC

333 N. Bedford Road
Mount Kisco, NY 10549
914-773-6249

Architect:
Aryeh Siegel, Architect

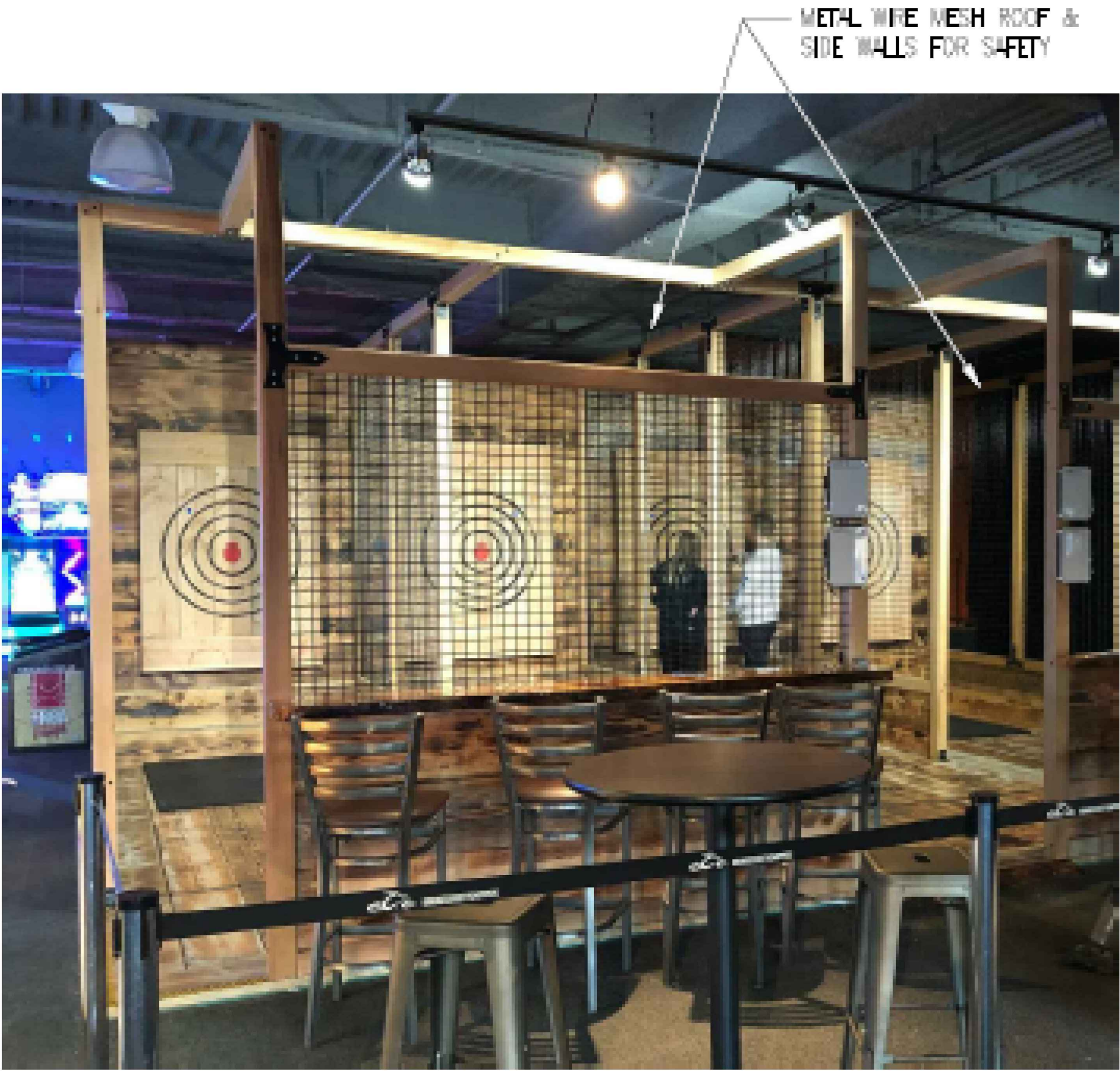
84 Mason Circle
Beacon, New York 12508

Site Plan Application

Sheet 4 of 5 - Proposed Outdoor Entertainment Area Plan

23 Old Route 6

Carmel, New York
Scale: 1/8" = 1'
October 1, 2020



Axe Throwing Enclosure



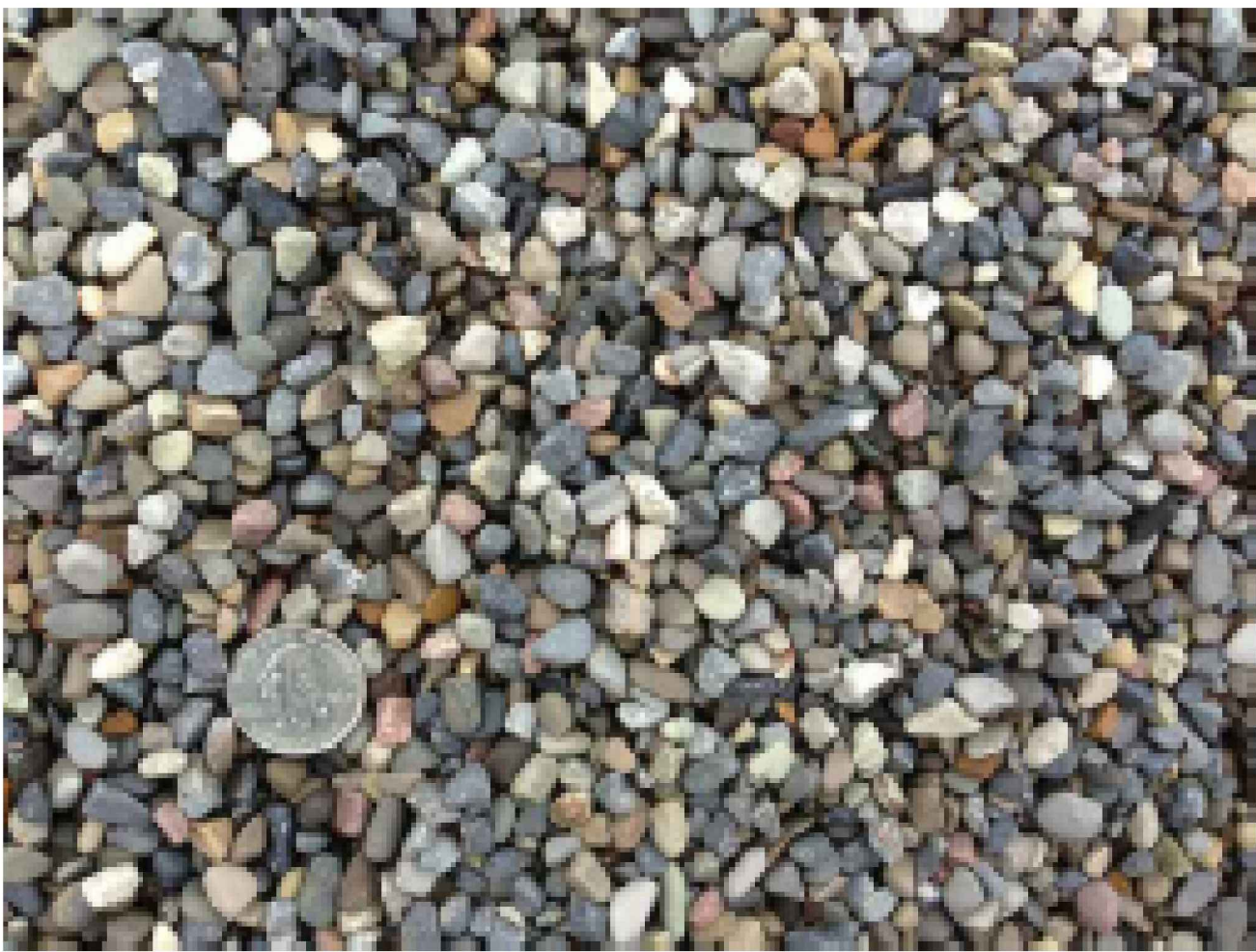
Cornhole Game



Air Stream Trailer Refreshments



Privacy Dumpster Enclosure



Pea Gravel Walking Surface



Wood Picnic Table

Site Plan Application
Sheet 5 of 5 - Proposed Photos



November 10, 2020

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

RE: Hillcrest Commons Phase 2 (Lot E-2.2)
Amended Site Plan
Clapboard Ridge
Tax Map No. 44.10-2-4.2

Dear Chairman Paepre and Members of the Board:

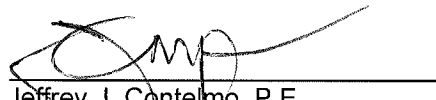
Enclosed please find four (4) copies of the construction as-built survey entitled "*As-Built Survey Prepared for WB Hillcrest 2, LLC*", dated August 18, 2020. All disturbed areas have been stabilized in accordance with the approved plans. It is our understanding the Engineering Department has already reviewed the as-built survey and found it to be acceptable. By way of this letter, we respectfully request this item be placed on the next available Planning Board agenda for recommendation of a bond return.

Should you have any questions or comments regarding this information, please do not hesitate to contact our office.

Very truly yours,

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

By:



Jeffrey J. Contelmo, P.E.
Senior Principal Engineer

JJC/jll

Enclosure(s)

cc: John Bainlardi, WBP, with enclosures

Insite File No. 12175.400

