

CRAIG PAEPRER  
*Chairman*

ANTHONY GIANNICO  
*Vice Chairman*

**BOARD MEMBERS**  
KIM KUGLER  
RAYMOND COTE  
ROBERT FRENKEL  
VICTORIA CAUSA  
JOHN NUCULOVIC

**TOWN OF CARMEL**  
**PLANNING BOARD**



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

MICHAEL CARNAZZA  
*Director of Code  
Enforcement*

RICHARD FRANZETTI, P.E.  
*Town Engineer*

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

**PLANNING BOARD AGENDA**  
**APRIL 27, 2022 – 7:00 P.M.**

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

**PUBLIC HEARING**

1. Western Bluff Subdivision – 350 West Shore Drive    66.14-1-20    4/27/22    4 /12/22    Open Public Hearing

**RESOLUTION**

2. Shallow Stream Properties Inc -  
145 & 153 Shindagen Hill Road    87.8-1-4,5 & 6    3/11/22    Lot Line Adjustment

**SITE PLAN**

3. Demag & Ademi – 552 Route 6    75.12-1-1 & 2    4/15/22    Amended Site Plan

4. Mahoven LLC (Kineti) – 737 South Lake Blvd    75.42-1-13    4/13/22    Special Site Plan

**MISCELLANEOUS**

5. Minutes – 03/10/22 & 03/23/22

**VIA FEDERAL EXPRESS**

April 13, 2022

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

Attn: Craig Paeprer, Chairman

RE: Western Bluff Subdivision  
Section 66.14, Block 1, Lot 20  
350 West Shore Drive

Dear Chairman Paeprer:

Please find enclosed five (5) copies of the following documents in support of our client's application for Subdivision Approval:

- "Plan Addressing Public Hearing Comments – Western Bluff Subdivision" (Sheet 10/10), prepared by Kellard Sessions Consulting, dated (last revised) April 12, 2022

The plan has been prepared to address comments provided by the public at the January 26, 2022 Public Hearing for the project. Items addressed include parking for workers at the project site, a construction sequence of the order improvements will be constructed and additional screening between the proposed residence on Lot #3 and neighboring home to the north.

It is projected that the applicant will initially construct the curb cut and driveway entrance at West Shore Drive. The entrance is expected to take approximately one (1) week to construct and will require a backhoe, dump truck, small grader/dozer, one (1) operator and three (3) laborers to construct. The three (3) laborers will travel to the project site within the company rack body truck while the operator will drive separately within his car. Two (2) parking spaces will be required, one for the truck and a second for the operator's car. The vehicles will park within a parking area which presently exists along the side of the existing driveway on Lot #1. The parking area on Lot #1 is shown on the above noted plan.

The second phase of work will include the construction of the common driveway between the entrance drive and driveway to the proposed Lot #1 residence. The identical crew will be required to construct the common driveway and its utilities. Parking will be provided along the Lot #3 driveway adjacent to the

Craig Paeprer, Chairman  
April 13, 2022  
Page 2

entrance drive, which will be graded and have the sub-base installed, during construction of the entrance drive. This parking area is also shown and labeled on the enclosed plan.

Work would then progress to the construction of the individual driveways and residences on each lot. It is anticipated that work would commence on Lot #1 and follow to Lot #2, then Lot #3. We plan to construct one home at a time. Parking will be available on each lot within the driveway and fire truck turnaround area located on the lots. Parking locations on each lot are illustrated on the enclosed plan.

The location for the residence on Lot #3 was originally located after discussions between Mr. Santucci and the former owner of the neighboring home to the north. The neighbor requested that the home not be located further to the rear, within the sight line from the rear of the home/deck/pool area. The home was therefore located to the side of the neighboring residence as depicted in the subdivision plan.

The proposed residence is 190± feet from the neighboring residence. Approximately 80 feet of woods will be left which provides a significant buffer between the neighboring property line and the proposed residence. The owner also agrees to add seven (7) evergreens 6-feet to 9-feet in height to the north of the proposed residence to provide additional screening between the neighbors. The screening has been shown on the enclosed plan.

I expect this additional documentation will adequately address the public hearing comments. Mr. Santucci, the representative for the property owner, will be present at the next meeting whereby he will be able to address any additional questions with regard to the tenant within the existing residence or other specific concerns.

We look forward to resuming the Public Hearing on April 27, 2022.

Sincerely,



John Kellard, P.E.  
Kellard Sessions Consulting

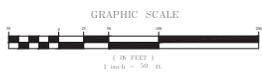
JK/dc

Enclosure

cc: Dominick Santucci

- LEGEND**
- EXISTING PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - LIMITS OF DISTURBANCE (3.88 ACRES ±)
  - EXISTING 10' CONTOURS
  - EXISTING 2' CONTOURS
  - PROPOSED 10' CONTOUR
  - PROPOSED 2' CONTOUR
  - █ EXISTING WETLAND
  - █ WETLAND BUFFER
  - █ RESERVOIR BUFFER
  - EXISTING STREAM
  - EXISTING TREE
  - EXISTING TREE TO BE REMOVED
  - ⊕ EXISTING TREE TO BE PROTECTED
  - ▭ EXISTING STRUCTURES
  - ▭ PROPOSED PARKING DURING CONSTRUCTION

- CONSTRUCTION SEQUENCING**
1. CONSTRUCTION OF CURB CUT AND DRIVEWAY ENTRANCE.
  2. CONSTRUCTION OF COMMON DRIVEWAY AND UTILITIES.
  3. CONSTRUCTION OF HOMES AND DRIVEWAYS IN ORDER BELOW:  
 LOT #1  
 LOT #2  
 LOT #3



<b>KELLARD</b> <small>SESSIONS</small> CONSULTING	<b>PLAN ADDRESSING PUBLIC HEARING COMMENTS</b> <b>WESTERN BLUFF SUBDIVISION</b>	
	<small>TOWN OF CARMEL</small>  <small>PROFESSIONAL ENGINEER</small>	<small>POTSDAM COUNTY, NEW YORK</small> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">             NO. _____              DATE: _____           </div> <div style="border: 1px solid black; padding: 2px;"> <b>10</b>  <b>10</b> </div> </div> <small>PROJECT NO.</small> <small>DATE:</small> <small>REVISIONS</small>
ENGINEERING, LANDSCAPE ARCHITECTURE & PLANNING, P.C. 80 MAIN STREET ARMONK, N.Y. 10504 P: (914) 275-2323 F: (914) 275-2329 WWW.KS104.COM		



April 15, 2022

Craig Paepre, Chairman and Members of the Carmel Planning Board  
60 McAlpin Ave  
Mahopac, NY 10541

RE: Site Plan for Demag & Ademi  
552 Route 6  
TM#: 75.12-2-1 & 2

Dear Mr. Paepre and the Members of the Carmel Planning Board,

The following is my response to the Building Inspector's memo dated 4/12/22

1. The rear wall of the building is shown on the Site Plan.
2. All the required variances were approved by the Zoning Board on 9/2/08.
3. The storage units were used by the previous tenant and will be removed from the Site Plan.
4. The outdoor dining was addressed on the Site Plan submitted. It states that the total number of seats will be 39 i.e. during the summer months any outdoor dining tables will be subtracted from the indoor tables so that the total number of seats will never exceed 39.
5. The existing and proposed bathrooms are handicap accessible
6. The sign details have been added to the Site Plan.
7. The existing trash enclosure/dumpster is shown on the Site Plan.
8. Deliveries will be made from the existing driveway where the trash enclosure/dumpster are located.
9. No new variances are required.

The following is my response to the Town Planner's memo dated 4/14/22

1. As per the Floor Plan, the market is affiliated with the restaurant and will sell goods made in the restaurant.
2. Permanent outdoor seating is not proposed for the patio. See explanation in comment number 4 above.
3. The number of tables and seats in the restaurant is correct.
4. Variances indicated on the zoning chart were approved by the Zoning Board 9/2/08.
5. The storage containers behind the building were used by the previous tenant and will be removed.
6. See number 8 above regarding deliveries.
7. The building façade signage and lighting will not change. The only modification is to add a second sign on the building matching the size and

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



materials of the existing sign and will indicate, "Stone House Market." See elevations on Site Plan.

8. The existing planting on the site will remain as is. No modifications are proposed.
9. No irrigation is proposed.
10. The outdoor lighting for the patio is shown on the Site Plan. No changes are proposed.
11. No modifications to the existing curbing are proposed. Therefore, no NYSDOT approval is required.
12. Since no modification to the curb cuts are proposed, no changes to the onsite parking are necessary.

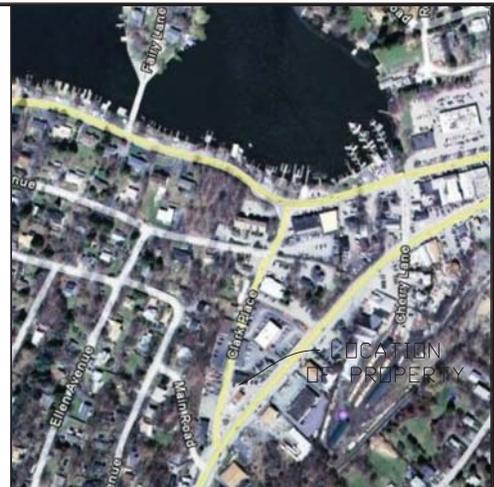
The following is my response to the Town Engineers memo dated 4/6/22

1. Since no changes are proposed in the NYSDOT ROW, their approval is not required.
2. If required, PCDOH approval will be obtained.
3. The Site Plan indicates all the existing conditions. No site work is proposed.
4. No new storm water lines are proposed.
5. The monitoring wells were terminated many years ago.
6. Graphic representation of vehicle movements are shown on the Site Plan.
7. The site distance at the curb cuts was approved by the Planning Board in 2008.
8. No clearing along the edge of the roadway is necessary since no obstructions regarding site distance exists.
9. The slope of the entire site is approximately two percent.
10. No work is proposed in the NYSDOT ROW.
11. Pavement markings and directional arrows are shown on the site plan.
12. A construction sequence is not required since no work is proposed.
13. All the existing trees and landscape are to remain. Tree protection is not required since there is no site work proposed.
14. All utilities are shown.
15. A water/wastewater report will be submitted.

Very truly yours,

A handwritten signature in cursive script that reads "Joel Greenberg". The signature is written in black ink and is positioned above the typed name.

Joel Greenberg, AIA, NACRB



**SITE DATA NOTES:**

- OWNER: LUPINACCI MAZZOLA HOLDING CORP  
552 ROUTE 6  
MAHOPAC NY 10541
- ZONE: C
- PROPOSED PROJECT USE: STONEHOUSE GRILL AND STONEHOUSE MARKET
- TAX MAP NO. SECTION 75.12, BLOCK 2, LOT 1 & 2
- WATER/SEWER: PUBLIC WATER/SEWER
- ZONING REQUIREMENTS

**OWNER ADDRESS:** LUPINACCI MAZZOLA HOLDING CORP  
278 ROUTE 202  
SOMERS NY, 10589

**STRUCTURAL DESIGN LOADS:**  
FLOOR LIVE LOAD: 40 psf  
SNOW LOADING: 50 psf  
WIND LOADING: BASIC WIND SPEED: 110 mph, WIND EXPOSURE CATEGORY: C

**SEISMIC DESIGN:**  
SEISMIC DESIGN CATEGORY: D1  
SITE CLASS: D  
SEISMIC USE GROUP: I

TOWN OF CARMEL PLANNING BOARD APPROVAL:  
 APPROVAL HEREBY GRANTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY: \_\_\_\_\_  
 CHAIRMAN \_\_\_\_\_  
 VICE CHAIRMAN \_\_\_\_\_  
 IF BUILDING PERMIT IS NOT ISSUED WITHIN 12 MONTHS FROM THE ABOVE DATE, THIS APPROVAL BECOMES NULL AND VOID.

**NOTES:**

- TERRACE TO BE USED DURING THE SUMMER MONTHS FOR SEATING AND WAITING AREA, THE TOTAL NUMBER OF SERVING SEATS INSIDE AND OUTSIDE WILL NOT EXCEED 39.
- EXISTING PLANTINGS TO REMAIN, NO NEW PLANTINGS PROPOSED.
- EXISTING EXTERIOR LIGHTING TO REMAIN, NO PROPOSED EXTERIOR LIGHTING.
- NO EXTERIOR SITEWORK OR SITE DISTURBANCES PROPOSED.
- NO EXTERIOR CHANGES PROPOSED TO BUILDING EXCEPT CHANGING LETTERING ON EXISTING SIGN & ADD IDENTICAL SIGN FOR MARKET ON BLDG FRONT ROOF.
- MONITORING WELLS WERE TERMINATED.

ITEM	REQUIRED	PROVIDED OR EXISTING	VARIANCES GRANTED
GROSS SITE AREA (MIN)	40,000 SQFT	15,010 SQFT	24,990 SQFT VARIANCE
LOT DEPTH (MIN)	200 FT.	219.0 FT.	
LOT WIDTH (MIN)	200 FT.	69.0 FT.	131.0 FT VARIANCE
FRONT YARD EAST (MIN)	40 FT.	31.7 FT.	8.3 FT VARIANCE
FRONT YARD WEST (MIN)	40 FT.	8.0 FT.	32.0 FT VARIANCE
FRONT YARD NORTH (MIN)	40 FT.	165.4 FT.	
REAR YARD SOUTH (MIN)	30 FT.	10.7 FT.	19.3 FT VARIANCE
SIDE YARD (MIN)	25 FT.	NONE	
HEIGHT (MAX)	35 FT.	21.5 FT.	
FREE STANDING SIGN	BLDG MUST BE 20 FT FROM PROPERTY LINE	1874.80 SQFT	12.0 FT VARIANCE
FLOOR AREA OF BLDG	5,000 SQFT	3,125.20 FT	1,874.80 SQFT VARIANCE
LOT COVERAGE	30%	12.75%	
PARKING	GRILLE: 1 P.S. PER 3 SEATS MARKET: 1 P.S. / 200 S.F.	39 SEATS / 3 = 13 2 HC PARKING SPACES PROVIDED 15 TOTAL PARKING SPACES PROVIDED	+16 PARKING SPACES NEEDED -2 HC PARKING SPACES PROVIDED +15 TOTAL PARKING SPACES PROVIDED

ALL VARIANCES GRANTED BY THE ZBA ON 9 / 2 / 2008

**ARCHITECTURAL Visions**  
 2 MILS COTT ROAD NORTH, MAHOPAC NY, 10541  
 PROJECT ADDRESS: 552 ROUTE 6, MAHOPAC NY, 10541

**COMMERCIAL RENOVATION FOR: DEMAG & ADEMI**

**EXISTING SITE PLAN**

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THESE PLANS AND DOCUMENTS IN ANY WAY, PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DENIES ANY AND ALL RESPONSIBILITY FOR ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.

**SCALE: AS SHOWN**

**PROJECT NO. 2008020**

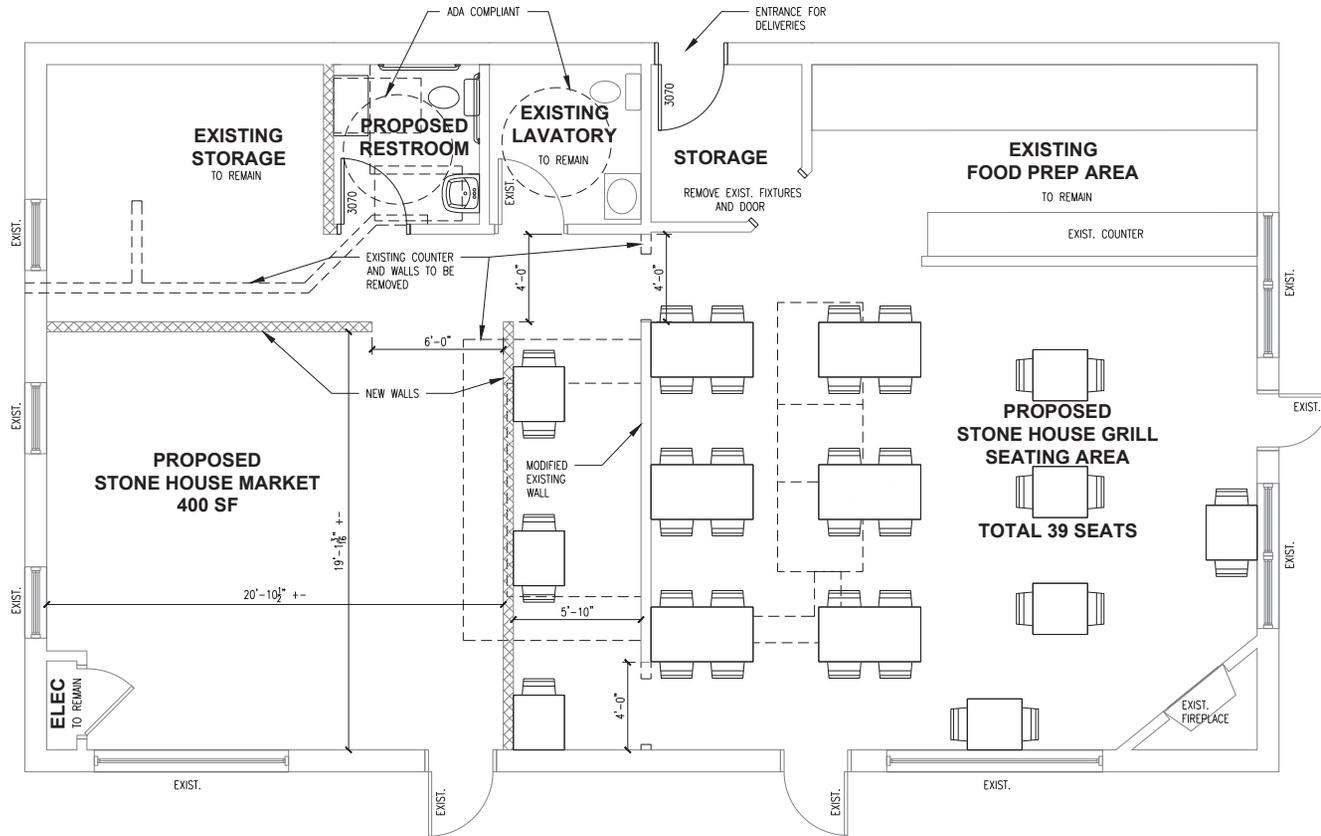
**S-1**

BASED ON SURVEY BY:  
 DAVID ODELL P.L.S.  
 LAND SURVEYING COMPANY  
 12 COLLIER DRIVE EAST  
 CARMEL NY, 10512

DATED MARCH 13, 2008  
 N.Y. STATE TILING REGISTER  
 10 L20, Pg 881



THIS PLAN AND ALL DOCUMENTS HEREON ARE THE PROPERTY OF ARCHITECTURAL VISIONS, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR ALTERATION OF THIS PLAN OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL VISIONS, INC. IS STRICTLY PROHIBITED. ARCHITECTURAL VISIONS, INC. ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR ANY PART THEREOF. THE USER OF THIS PLAN AND ALL DOCUMENTS HEREON SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR THE PROTECTION OF THE PUBLIC. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR THE PROTECTION OF THE PUBLIC.



**NOTE: NO EXTERIOR ARCHITECTURAL CHANGES TO THE EXISTING BUILDING**

1 PROPOSED FLOOR PLAN  
1/4"=1'-0"



2 MUSCOOT ROAD NORTH P: 845-628-6613  
MAHOPAC, NY, 10541 F: 845-628-2807  
JOEL.GREINBERG@ARCHVISIONS.COM

**PROJECT: DEMAJ, KRESHNIK & ADEMI, SKENDER**

PROJECT ADDRESS: 552 RT. 6 MAHOPAC, NY 10541  
MAILING ADDRESS: 3 WEEKS CT, BALDWIN PLACE NY 10505  
TAX MAP NO. 75.12-2-1 & 2

**FLOOR PLAN**

ISSUANCE	DATE
FOR REVIEW	03/31/2022
FOR REVIEW	04/18/2022

SCALE AS NOTED  
DRAWN BY/CHKD BY: RICKY VITP / JLG  
PROJECT NO. 03-22-030

**A-100**



April 15, 2022

Craig Paeprer, Chairman and Members of the Carmel Planning Board  
60 McAlpin Ave  
Mahopac, NY 10541

RE: Site Plan for Mahoven PLLC (Lubomir Kaneti)  
737 South Lake Blvd  
TM#: 75.42-1-13

Dear Mr. Paeprer and the Members of the Carmel Planning Board,

As you will recall, this project was ready for a public hearing last year. The only remaining item was approval of NYSDOT for the curb cut. Numerous attempts were made to prove to the DOT that there was adequate site distance. However the DOT still refused to issue a permit.

Therefore, our only alternative is to apply to the Zoning Board of Appeals for a variance to have no on-site parking, as has been the case with other lake front properties.

Therefore, I would appreciate it if you would deny the site plan so that we may apply to the Zoning Board of Appeals.

Thanking you in advance for your interest in cooperation on this matter.

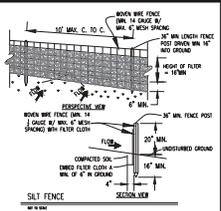
Very truly yours,

Joel Greenberg, AIA, NACRB

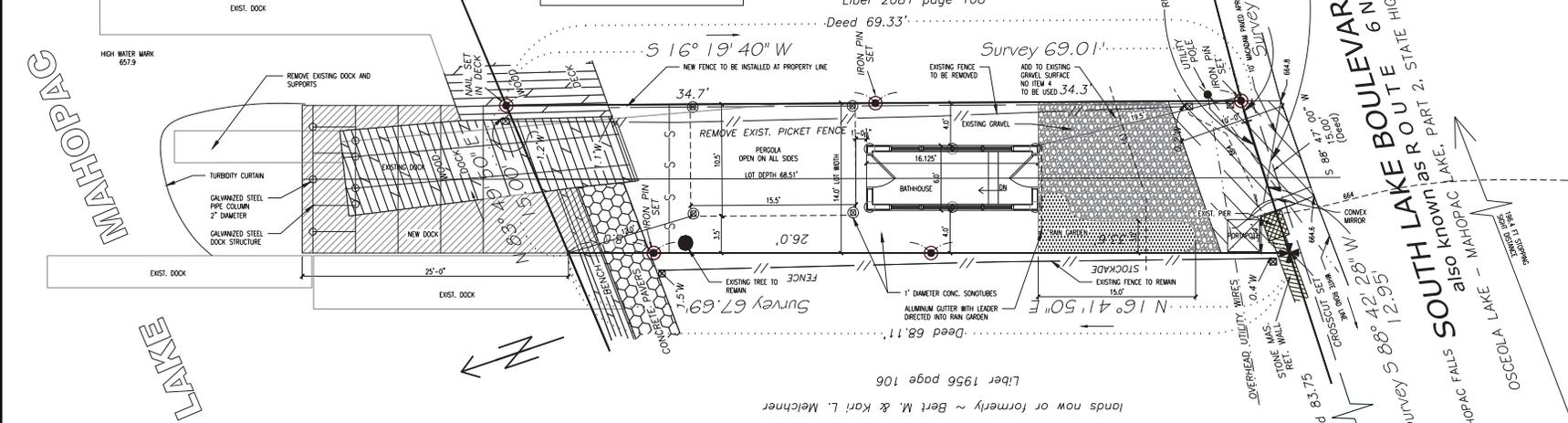


General Notes:  
 Re: 156-27 Private Water Related Facilities  
 A private beach, wharf, dock, boathouse or  
 bathhouse shall be permitted, provided that:

1. The use of the site shall be limited to the owner or lessee and the immediate family or bona fide guests of such owner or lessee of the parcel.
2. No bathhouse, wharf or dock may extend into or over the surface of any lake for a distance of more than 25 feet from the high-water mark.
3. No bathhouse shall be designed and/or used for cooking, sleeping or other functions generally occurring in a dwelling and is erected at least 15 feet from any property line. Such bathhouse shall be no more than 10 feet in height. Pergola setbacks are 20 feet.
4. One off street parking space shall be provided for each 750 square feet of lot area or major portion thereof.
5. Fencing or Screening of any such parcel shall not exceed four feet in height.
6. Area of disturbance is 182 square feet.
7. No equipment to be used.
8. All work done by hand.
9. Install turbidity curtain.

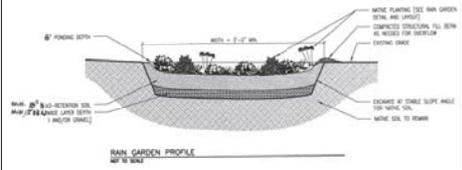
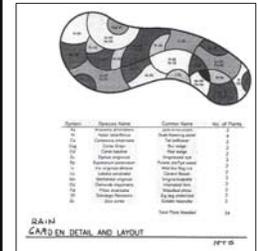


- CONSTRUCTION SPECIFICATIONS:**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 1" OR 1 1/2" TYPE OR HARDWOOD.
  2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 8" MAXIMUM MESH OPENING.
  3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAIRI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
  4. PREFABRICATED UNITS SHALL BE GEOTAB, ENVIRONMENT, OR APPROVED EQUIVALENT.
  5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



**Stopping Sight Distance**  
 $S = \text{Stopping Distance (FT)}$   
 $V = \text{Design Speed (MPH)}$   
 $G = \text{Grade (\%)}$   
 $S = 1.47(30)(2.5) + \frac{30^2}{30(0.347826) + (0.03)}$   
 $S = 110.25 + \frac{900}{10.44378}$   
 $S = 110.25 + 86.175695$   
 $S = 196.427$

MAHOPAC LAKE



**RAIN GARDEN CALCULATIONS**

RAIN GARDEN AREA: 120 SF  
 DISTANCE TO GARDEN: LESS THAN 30 FT  
 SOIL TYPE: FAXTON COMPLEX P1B  
 GARDEN DEPTH: 6 IN.  
 CALCULATION:  
 $V = 1.1 \times (\text{RAINFALL} \times \text{AREA})$   
 $V = 0.05 \times 0.009(120) \times 0.95$   
 $A = 120 \text{ SQFT [AREA OF DRAINAGE]}$   
 $WQV = \text{WATER QUALITY VOLUME}$

$$WQV = \frac{(P)(A)(C) + (P)(A)(C)}{12} = \frac{(1.1)(120)(0.009) + (1.1)(120)(0.009)}{12} = 29.45 \text{ FT}^3$$

ARG = 45 SQFT [RAIN GARDEN AREA]  
 DOM = 2.5 FT [SOIL MEDIA DEPTH]  
 FSM = 0.20 [SOIL MEDIA POROSITY]  
 VSM = SOIL MEDIA VOLUME

$$VSM = (ARG)(DOM)(FSM) = (45 \text{ SQFT})(2.5 \text{ FT})(0.20) = 22.5 \text{ FT}^3$$

DOE = 1.0 FT [DRAINAGE LAYER DEPTH]  
 PDL = 0.40 [DRAINAGE LAYER POROSITY]  
 VDL = DRAINAGE LAYER VOLUME

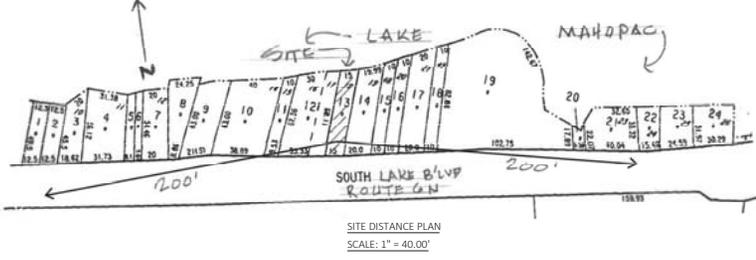
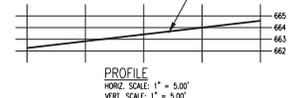
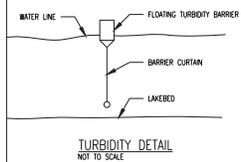
$$VDL = (ARG)(DOE)(PDL) = (45 \text{ SQFT})(1.0 \text{ FT}) = 45 \text{ FT}^3$$

PD = 0.5 FT [DRAINING DEPTH]

$$WQV < VSM + VDL + (VSM + VDL) \times (ARG) = 22.5 \text{ FT}^3 + 45 \text{ FT}^3 + (22.5 \text{ FT}^3 + 45 \text{ FT}^3) \times 0.40 = 67.5 \text{ FT}^3$$

29.45 FT<sup>3</sup> < 67.5 FT<sup>3</sup>

THEREFORE, THE RAIN GARDEN AREA OF 45.0 SQFT IS SUFFICIENT.  
 ALL UNDERGROUND PIPING WILL BE 6" PVC.



- SEQUENCE OF CONSTRUCTION**
1. INSTALL SILT FENCING & TURBIDITY CURTAINS AS SHOWN ON SITE PLAN. VERIFY METERS INSPECTOR APPROVAL INSTALLATION COMPLETE.
  2. CLEAR AREA WHERE CONSTRUCTION IS PROPOSED.
  3. CONSTRUCT RAIN GARDEN AND DRIVE.
  4. CONSTRUCT BATHHOUSE, PERGOLA & DOCK.
  5. INSTALL RAIN GARDEN PLANTING.
  6. CONNECT FLOOR DRAINS TO RAIN GARDEN.
  7. CLEAN UP SITE OF ALL MATERIALS AND REED LAMINATE NECESSARY.
  8. REMOVE SILT FENCE.
  9. REMOVE TURBIDITY CURTAIN.
- NOTES:**
1. WETLAND PROTECTION TO BE NOTIFIED UPON COMPLETION OF RAIN GARDEN AND SILT FENCE INSTALLATION IN ORDER TO PERFORM INSPECTION.
  2. THE MAINTENANCE OF CONSTRUCTION FEATURES SHALL CONFORM TO THE DEP SIGNED MAINTENANCE AGREEMENT.
  3. ALL EQUIPMENT FUELING IS TO BE DONE OFF SITE.

- Legend**
1. Shed
  2. Rain Garden
  3. Dock
  4. Pergola
  5. Silt Fence

**Town of Carmel Zoning Requirements**

**Basic Data:** Owner: Mahoven PLLC (Lubomir Kaneti)  
 Address: 737 South Lake Blvd., Mahopac, N.Y. 10541  
 T.M. #: 75-42-1-13  
 Zoning District: R-12D  
 Proposed Use: Construct a Bathhouse, Pergola, Rain Garden, & remove portion of existing dock & add to existing stock as shown

Bulk Regulations:	Required/Allowable:		Existing/Proposed:		Variance Required:
	Required/Allowable:	Existing/Proposed:	Required/Allowable:	Existing/Proposed:	
Lot Area:	3,000 SF	961 SF	961 SF	2,039 SF	
Lake Frontage:	50 LF	15 LF	15 LF	35 LF	
Lot Depth:	30 FT	68.51 FT	68.51 FT	NONE	
Parking: 1 PS/750 SF	961/750 = 1.3 = 2 PS	1 PS	1 PS	1 PS*	
Front Yard: Bathhouse	15 FT	19.5 FT	19.5 FT	NONE	
Side Yard: Bathhouse	15 FT	4 FT. East - 4 FT. West	11 FT. East - 11 FT. West		
Side Yard: Pergola	20 FT	0 FT. East - 4 FT West	20 FT. East - 18 FT West		
Rear Yard: Pergola	20 FT	12 FT	12 FT	8 FT	
Revised Parking	2 PS	0 PS	1 PS*		

All Variances Granted by Zoning Board of Appeals on January 28 2021.  
 \*1PS Variance Granted by Zoning Board of Appeals on January 28 2021

**ARCHITECTURAL VISIONS**

2 MUSCOOT ROAD NORTH  
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**PROJECT: PERGOLA & BATH HOUSE FOR LUBOMIR KANETI**

PROJECT ADDRESS: 737 SOUTH LAKE BLVD. MAHOPAC, NY 10541  
 MAILING ADDRESS: LUBOMIR KANETI, 410 GRANT TERRACE, MAHAROCKEY NY 10543

**SITE PLAN**

SCALE: AS NOTED  
 DRAWN BY: JORDAN MCGEE, JAG  
 PROJECT NO.: 2020-002

**S-100**

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