

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice-Chair

BOARD MEMBERS
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER

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
JANUARY 13, 2016 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

- | | | | |
|--|-----------|----------|--------------------|
| 1. PCSB/Mahopac Branch – Lot 1 - 150 Route 6 | 86.11-1-1 | 01/13/16 | 12/30/15 Site Plan |
| 2. Route 6 Retail – Lot 2 - 150 Route 6 | 86.11-1-1 | 01/13/16 | 12/30/15 Site Plan |

SITE PLAN

- | | | | |
|---|-----------------|--|----------------------------|
| 3. Lake Plaza Shopping Center, LLC
(Proposed Stop & Shop) – 983-1005 Route 6 | 65.10-1-45 & 46 | | 12/31/15 Amended Site Plan |
| 4. New York SMSA Limited Partnership -
d/b/a Verizon Wireless – 361 Route 6 | 75.19-1-12 | | 12/10/15 Amended Site Plan |

SUBDIVISION

- | | | | |
|---|---------------|--|------------------------------|
| 5. Thomas Fisher, Inc & Joseph Simone -
418 Route 6 & 7 Veschi Lane N. | 75.15-1-6 & 8 | | 01/04/16 Lot Line Adjustment |
|---|---------------|--|------------------------------|

MISC.

- | | | | |
|--|-------------|--|--|
| 6. Hillcrest Commons – Lot E-2.2 – Route 52 | 44.10-2-4.2 | | 12/3/12 Extension of Final Amended
Site Plan Approval |
| 7. The Hamlet at Carmel (Formerly Putnam
Community Foundation) – Stoneleigh Ave | 66.-2-58 | | 9/17/15 Re-Approval of Final Site Plan
Approval |
| 8. Minutes – 12/09/15 | | | |



December 30, 2015

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

RE: **PCSB Site Plan**
Route 6
Tax Map No. 86.11-1-1 – Proposed Lot 1

Dear Chairman Gary and Members of the Board:

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

- Eight (8) sheet Site Plan Set, last revised December 30, 2015.
- Three (3) sheet Architectural Floor Plan and Elevations, prepared by RSL Commercial Architecture, last revised December 21, 2015.
- Figure VM-1 "Vehicle Maneuvering Plan" dated December 30, 2015.
- Maser Consulting Response to Comments from Town, dated December 18, 2015.
- Stormwater Pollution Prevention Plan (SWPPP) for Route 6 Retail and PCSB Mahopac Branch, last revised December 30, 2015. (2 copies)
- Three (3) sheet Wetland Map, validated by Brian Drumm of NYSDEC. (1 copy)
- CD containing pdfs of submitted plans and documents. (1 copy)

Memorandum from Richard J. Franzetti, P.E., Town Engineer for the Town of Carmel, dated December 7, 2015:

General Comments:

1. & 2. Per our previous response letters, it is respectfully acknowledged that the following agency referral/permitting/review would be required (as noted):
 - a. NYSDEC – coverage under GP-0-15-002 for stormwater.
 - Wetland Permit not required. The site plans have been revised to eliminate disturbance to the NYSDEC 100' adjacent area, therefore a wetland permit from NYSDEC is no longer necessary.
 - b. NYSDOT for work permit and traffic study – traffic study has been submitted for review relative to the warrant for a traffic signal at the entrance to the site. Per correspondence with NYSDOT included as part of this submission, NYSDOT has approved the installation of a signal at the project entrance on Route 6.
 - c. NYCDEP for stormwater – The SWPPP has been submitted the NYCDEP for review and comment. Please note that the NYCDEP will not deem the application complete and begin their technical review until a SEQR determination has been made for the project. NYCDEP will provide concurrent/coordinated review of the sub-surface sewage treatment system (SSTS) with the Putnam County Department of Health (PCDOH).
 - d. PCDOH for well and SSTS – Testing has been completed, and plans will be submitted shortly.

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

- e. Town of Carmel ECB wetlands permit is not required. The site plans have been revised to eliminate disturbance to the 100' wetland buffer, therefore a wetland permit from the Town of Carmel ECB is no longer necessary
- f. Mahopac Fire Department – plans have been submitted and we are waiting for comments.
- 3. As per prior discussions with the Town Engineer, the site plan for Lot 1 has been revised to identify all site improvements which are to be constructed as a part of the PCSB project. Including all site improvements located on Lot 2 which will serve the PCSB building, such as the proposed common site access drive and stormwater collection system components which will convey runoff from a portion of the Lot 2 parking area to the subsurface infiltration systems located on Lot 1. In addition the sanitary sewer piping serving the Route 6 Retail building which is located on Lot 1 is also shown on the enclosed site plans.
- 4. A copy of the validated NYSDEC wetland delineation map for the site has been included as part of this submission.
- 5. A revised SWPPP is enclosed for the Town Engineer's review. Revisions were made to the SWPPP in accordance with comments received by this office from the NYCDEP. A copy of the SWPPP has been resubmitted to the NYCDEP for continued review.
- 6. Response provided in enclosed memorandum prepared by Maser Consulting P.A. dated December 18, 2015.
- 7. A draft Stormwater Control Facility Maintenance Agreement is included in appendix G of the enclosed SWPPP as requested.
- 8. It is understood that should any public improvements be deemed necessary as part of the development of the project, a performance bond and associated engineering inspection fee must be established for the work. A quantity takeoff and Engineer's Estimate of Probable Costs will be prepared and included in a later submission for the purpose of establishing the bond amount.

Detailed Comments:

- 1. Overall Plan – OP-1
 - a. Response provided in enclosed memorandum prepared by Maser Consulting P.A. dated December 18, 2015.
 - b. A graphic representation of vehicle movements through the site for a passenger vehicle and a single unit truck have been provided on Drawing D-1.
 - c. See response 1.c. above.
- 2. Layout and Landscape Plan – SP-1
 - a. The easements for site access, SMPs and utilities are shown on the plan. Agreements/easements will be provided in a later submission.
 - b. It is understood that all plantings should be verified by the Town of Carmel Wetlands Inspector. Plantings have been labelled and quantified on Drawing SP-4 "Landscape Plan".
 - c. The traffic signal has been updated on the site plan per the latest design by Maser Consulting. It has been labelled on the site plan as proposed.
 - d. Top and bottom of wall elevations have been added for the retailing wall.
 - e. Wind load calculations would be provided as part of the building permit review.
- 3. Grading and Drainage Plan – SP-2

- a. As per prior discussions with the Town Engineer, the site plan for Lot 1 has been revised to identify all site improvements which are to be constructed as a part of the PCSB project. Including all site improvements located on Lot 2 which will serve the PCSB building, such as the proposed common site access drive and stormwater collection system components which will convey runoff from a portion of the Lot 2 parking area to the subsurface infiltration systems located on Lot 1. In addition the sanitary sewer piping serving the Route 6 Retail building which is located on Lot 1 is also shown on the enclosed site plans as well as the approximate location of the future underground electric, telephone, and data lines.
 - b. This office is currently preparing SSTS construction drawings for submission to the PCDOH and NYCDEP, the location of the proposed absorption trenches, septic tanks, and sewer service line locations are identified on the enclosed site plans. Technical review of the SSTS construction drawings and design details will be completed by the PCDOH and a copy of the approved SSTS construction drawings will be provided to the Town upon receipt.
 - c. See previous response provided above to comment 3.a.
 - d. As requested the proposed subsurface infiltration system identified as 1.3P on the enclosed drawings has been clearly labeled and identified.
4. Erosion and Sediment Control Plan – SP-3
- a. A revised SWPPP is enclosed for the Town Engineer's review. Revisions were made to the SWPPP in accordance with comments received by this office from the NYCDEP. A copy of the SWPPP has been resubmitted to the NYCDEP for continued review..
 - b. Documentation as outlined in Part I.F.8 of the NYSDEC SPDES General Permit (GP-0-15-002) will be added to the SWPPP in a later submission. Based on comprehensive studies done on the subject parcel and surrounding parcels, it is not anticipated that construction activities will affect an historic property. Updated correspondence from NYS Department of Parks, Recreation and Historic Preservation has been requested.

Memorandum from Patrick Cleary, AICP, Cleary Consulting, dated December 9, 2015:

Site Plan Review Comments:

1. – 13. All comments have been addressed. Should the Planner have additional comments, they will be addressed as requested.

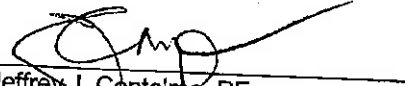
We trust the enclosed information will be found adequate. The project on the agenda for the January 13, 2016 Planning Board meeting for the Public Hearing and continued discussion with the Board.

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:

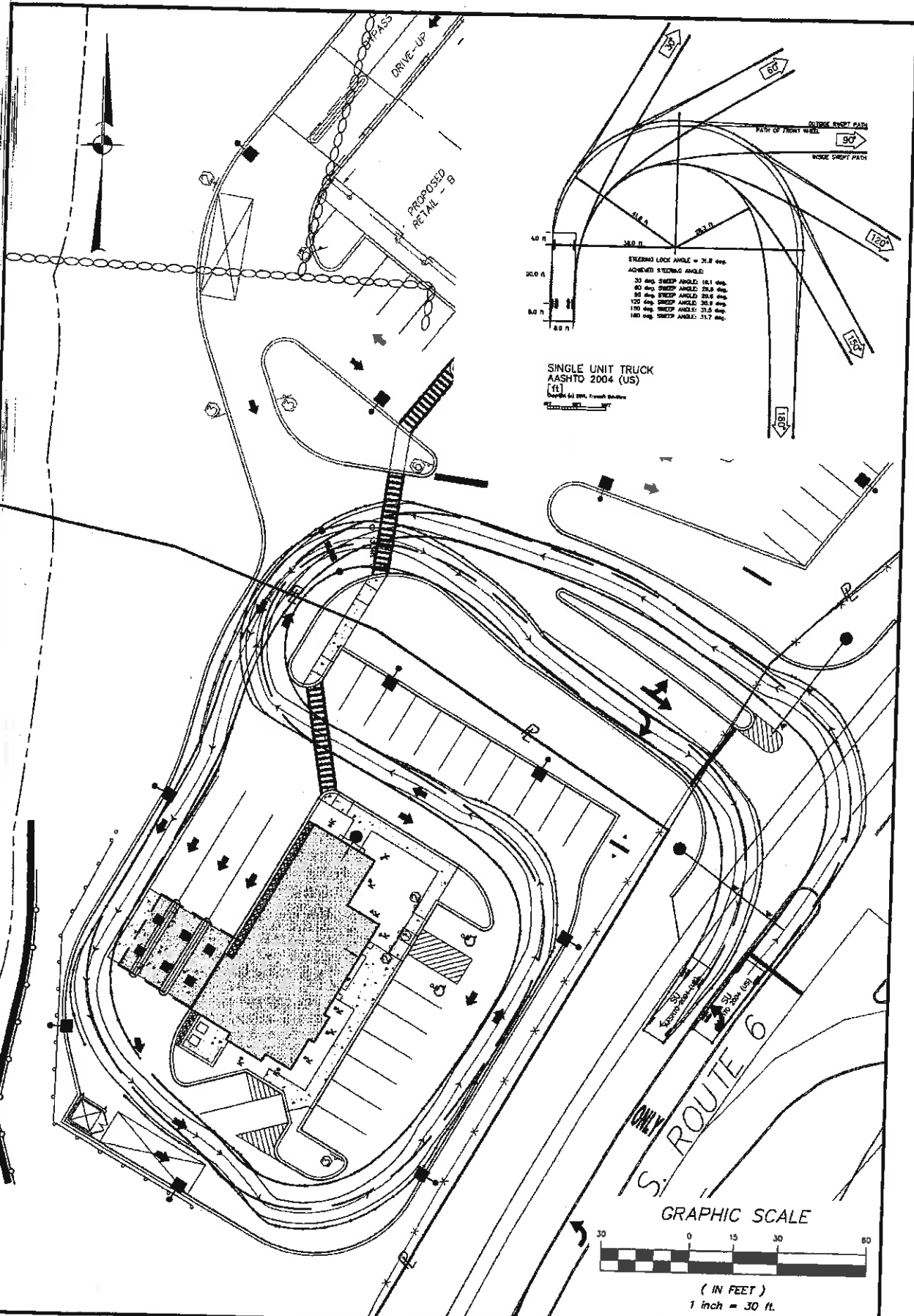

Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/dlm/amh

Enclosures

cc: Robert Farrier, w/enclosures
Fred Koelsch, w/enclosures

Insite File No. 15130.100



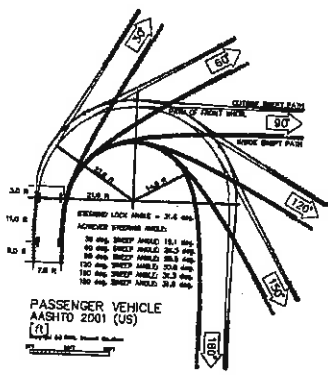
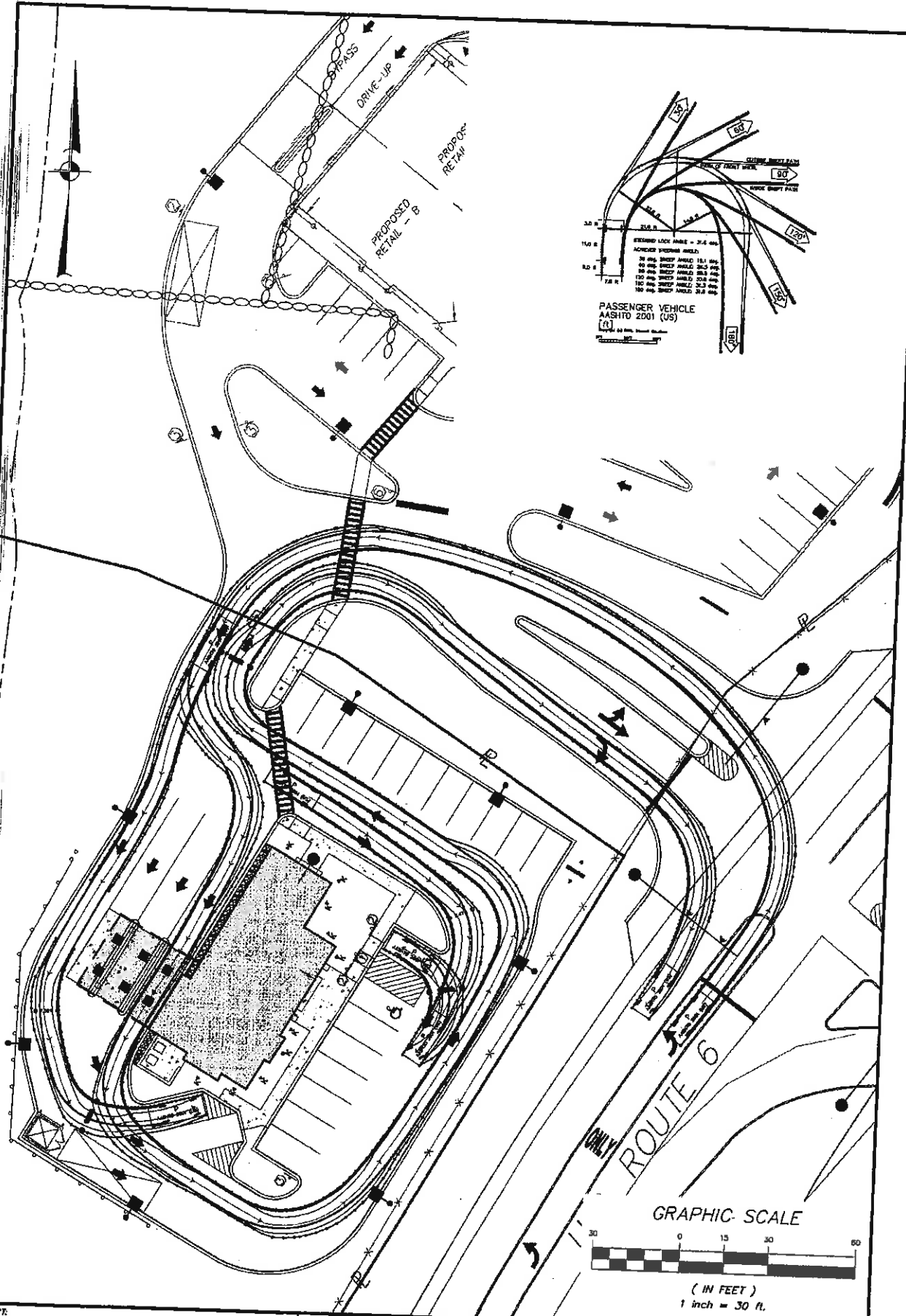
PROJECT: **PCSB/MAHOPAC BRANCH**
150 ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **VEHICLE MANUEVERING PLAN -
SINGLE UNIT TRUCK**

PREPARED BY:

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place • Carmel, New York 10612
Phone (845) 225-9690 • Fax (845) 225-9717
www.insite-eng.com

DATE: 12-30-15
SCALE: 1" = 30'
PROJECT NO: 15130.100
FIGURE: VM-1



PROJECT: **PCSB/MAHOPAC BRANCH**
100 ROUTE 6, TOWN OF CARMEI, PUTNAM COUNTY, NEW YORK

DRAWING: **VEHICLE MANEUVERING PLAN - PASSENGER VEHICLE**

PREPARED BY: **INSITE**
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place • Carmel, New York 10512
Phone (845) 225-9890 • Fax (845) 225-9717
www.insite-eng.com

DATE: 12-30-15
SCALE: 1" = 30'
PROJECT NO: 15130.100
FIGURE: VM-2



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

11 Bradhurst Avenue
Hawthorne, NY 10532
T: 914.347.7500
F: 914.347.7266
www.maserconsulting.com

MEMORANDUM

To: Mr. Harold Gary, Chairman and
Town of Carmel Planning Board Members

From: Philip J. Grealy, Ph.D., P.E.
Richard G. D'Andrea, P.E., PTOE

Date: December 18, 2015

Re: Putnam County Savings Bank/Route 6-Retail
150 U.S. Route 6
Town of Carmel, Putnam County, New York
MC Project No. 1210005A

We have received the memorandums from Richard J. Franzetti, P.E. – Town of Carmel Engineer dated December 7, 2015 containing comments related to the Putnam County Savings Bank (PCSB) and Route 6-Retail Projects. We are writing to provide additional information in response to these comments. The two memorandums are very similar and the responses provided below address Items I.6 and II.1.a from each memorandum respectively. The comments are repeated below for ease of review.

PCSB Mahopac – Lot 1 – 150 Route 6 TM86.11-1-1 Comment I.6

An amended traffic study was not provided as part of this submission. The traffic study will need to be reviewed and approved by the NYSDOT. Based on the prior submission the comment “*significantly lower traffic volume than analyzed on previous traffic studies*” in the traffic study should be supported with information from the prior traffic studies. It is unclear if similar projects are being compared.

Route 6 Retail Space – Lot 2 – 150 Route 6 TM 86.11-1-1 Comment I.6

The traffic study provided will need to be reviewed and approved by the NYSDOT. The comment “*significantly lower traffic volume than analyzed on previous traffic studies*” in the traffic study should be supported with information from the prior traffic studies. It is unclear if similar projects are being compared.

Response: *An updated Traffic Study and Traffic Signal Warrant Analysis was prepared for submission to NYSDOT. This Traffic Study dated August 18, 2015 is attached for your review. This study has been reviewed and approved by NYSDOT as indicated in the October 26, 2015 letter from Nicolas A. Choubah, P.E. (attached), which indicates the Department's*



approval of the proposed traffic signal installation at the U.S. Route 6/Mahopac Village Center/Site Access intersection in response to the August 18, 2015 Traffic Study submission and subsequent email submission of the Synchro analysis files. Note that one complete traffic study has been completed for both Lots 1 & 2.

The statement that "significantly lower traffic volume than analyzed on previous traffic studies" contained in the previously completed preliminary traffic evaluation dated July 17, 2015 was comparing the proposed PCSB/Route -6 Retail development to the formerly proposed Union Place Development which was proposed to be access at this location and include significant commercial development on the parcels of the currently proposed project. The reference was eliminated from the August 18, 2015 Traffic Study.

PCSB Mahopac – Lot 1 – 150 Route 6 TM86.11-1-1 Comment II.1.a

Available sight distances and calculations must be specified on plan. Any clearing along the dge of the roadway right of way (R.O.W.) that may be necessary to assure appropriate sight distances are provided should be identified.

Route 6 Retail Space – Lot 2 – 150 Route 6 TM 86.11-1-1 Comment II.1.a

Available sight distances and calculations must be specified on plan. Any clearing along the dge of the roadway right of way (R.O.W.) that may be necessary to assure appropriate sight distances are provided should be identified.

Response: *A traffic signal is proposed to be installed at the U.S. Route 6/Mahopac Village Center/Site Access intersection as previously indicated, therefore the sight distance from the driveway location would only apply in the event that the traffic signal malfunctioned and was on flashing operation. It is also important to ensure that the traffic signal can be seen by approaching vehicles. Therefore, we have analyzed both of these conditions.*

The Posted Speed Limit in the vicinity of the site is 40 MPH while speed data collected by our office indicates that the 85th percentile speeds along the roadway are approximately 45 MPH in each direction. Based on this AASHTO requires a Stopping Sight Distance of 360 ft. and an Intersection Sight Distance of 500 ft. Sight distances measured by our office at the proposed site access location indicate that approximately 550 ft. of sight distance is provided looking left (east) from the site access location while in excess of 700 ft. of sight distance is provided looking right (west) for the site access location which are in excess of the AASHTO Intersection Sight Distance in both directions. It is not anticipated that any additional clearing beyond the clearing proposed for the site development will be required to



Mr. Harold Gary and Planning Board
MC Project No. 12100005A
December 18, 2015
Page 3 of 3

achieve these sight distances. Furthermore, sufficient sight distance is shown provided for vehicles approaching the traffic signal along U.S. Route 6, however due to the horizontal and vertical curve east of the site access a "Traffic Signal Ahead" sign (MUTCD Sign No. W3-3) will be provided in the westbound direction to notify drivers of the upcoming traffic signal. This will be included with the final traffic signal design plan submission to NYSDOT as part of the Highway Work Permit process.

500' ADJOINERS:

1. n/f Bernad Creations Ltd
2. n/f 102 Bards & LLC
3. n/f Bernad Creations Ltd
4. n/f Baldwin Hills Realty LLC
5. n/f Similar Property of Mahopac MA
6. n/f County of Putnam
7. n/f Mahopac Improvements LLC
8. n/f Bards & Bernad
9. n/f Dring Holding Corp.
10. n/f Mahopac
11. n/f Dring
12. n/f Baldwin Hills Realty LLC
13. n/f Baldwin Hills Realty LLC
14. n/f Mahopac Co. LLC
15. n/f Mahopac Co. LLC
16. n/f Baldwin Hills Realty LLC
17. n/f Mahopac
18. n/f Mahopac
19. n/f Mahopac
20. n/f Mahopac
21. n/f Baldwin Hills Realty LLC



LOCATION MAP SCALE: 1" = 1,000'

OWNER:
Baldwin Hills Realty LLC
1889 Route 6 Suite 1
Cornwall NY 12512

SITE DATA:
Date: 6/20/15
Scale: 1" = 1,000'
Project: 15130.100

APPLICANT:
A/COR
P.O. Box 417
Barnesville, New York 12508

- GENERAL NOTES:**
1. Property lines are shown based on boundary survey prepared by J. J. Carroll, Surveyor, dated 10/15/14.
 2. Topography shown herein is based on aerial photography dated December 10, 2014 and is not to be used for engineering purposes.
 3. The existing building is shown herein as taken from a "Map of Mahopac" by the "Map of Mahopac" as prepared by Terry Brandt, dated April 7, 2008.
 4. Estimated number of employees to be employed at any time shall be nine (9).
 5. All utilities are shown to be in place underground. The Developer is required to coordinate with the utility companies on the location and depths of all utilities.

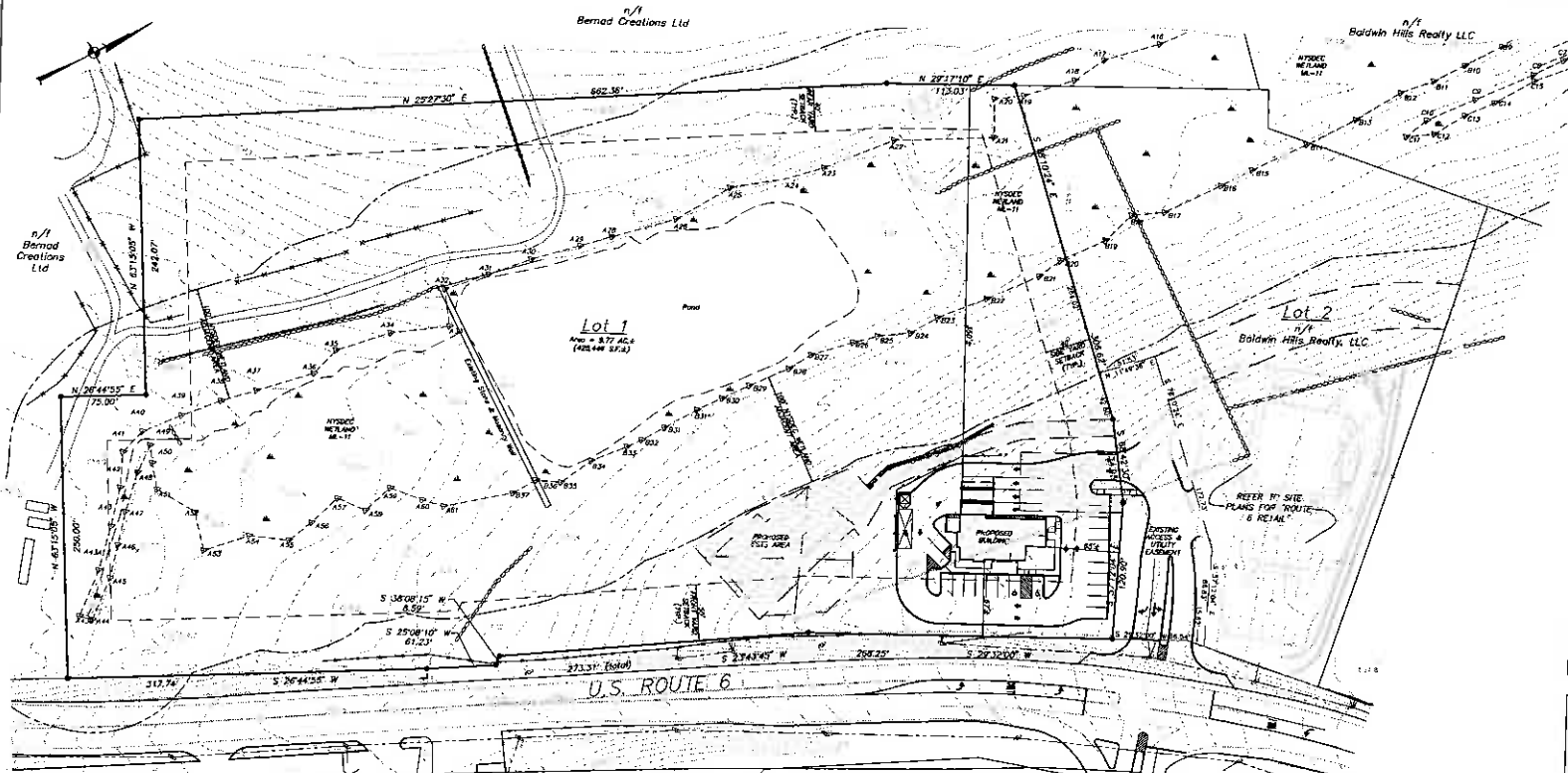
C/S/P ZONE REQUIREMENTS	
REQUIREMENT	REQUIREMENT
Minimum Lot Area	3.00 AC.
Minimum Lot Width	200'
Minimum Lot Depth	200'
Minimum Building Footprint	200'
Minimum Building Height	10'
Minimum Building Floor Area	5,000 sq. ft.
Minimum Building Coverage	0.25

PARKING & LOADING REQUIREMENTS	
PARKING - 1 Space per 200 sq. ft.	14 Spaces Required
LOADING - 1 Space per 1,000 sq. ft.	1 Space Required

12-20-15	REVISED PER TOWN COMMENTS	S.C.
11-25-15	REVISED PER TOWN COMMENTS	MEU
11-10-15	REVISED PER TOWN COMMENTS	S.C.
10-15-15	REVISED PER TOWN COMMENTS	MEU
10-15-15	REVISED PER TOWN COMMENTS	MEU

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
J. J. Carroll, P.E.
1889 Route 6 Suite 1
Cornwall NY 12512
(845) 235-8880
www.insite-ny.com

PROJECT:	ECOR/MAHOPAC BRANCH
DRAWING:	OVERALL PLAN
PROJECT NUMBER:	15130.100
DATE:	6-24-15
SCALE:	1" = 50'
PROJECT MANAGER:	J.J.C.
DRAWN BY:	M.E.U.
CHECKED BY:	D.L.M.
DRAWING NO.:	OP-1
SHEET:	1/8



LEGEND	
Existing Property Line	---
Existing 10' Easement	---
Existing 2' Easement	---
Existing Spot Drive	---
Existing Watercourse	---
Existing Wetland	---
Existing Utility Pole With Clearance	---
Existing Edge of Pavement	---
Existing White Line	---
Existing Out	---
Existing Stems	---
Existing Stems to be Removed	---
Existing Fence	---
Existing Fence to be Removed	---
Proposed Out	---
Proposed Retaining Wall	---

Site Plan

Approved hereby printed this _____ day of _____, 2015.

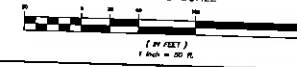
If building permit is not issued within 12 months from the date of this approval, this approval becomes null and void.

Town of Cornwall Planning Board

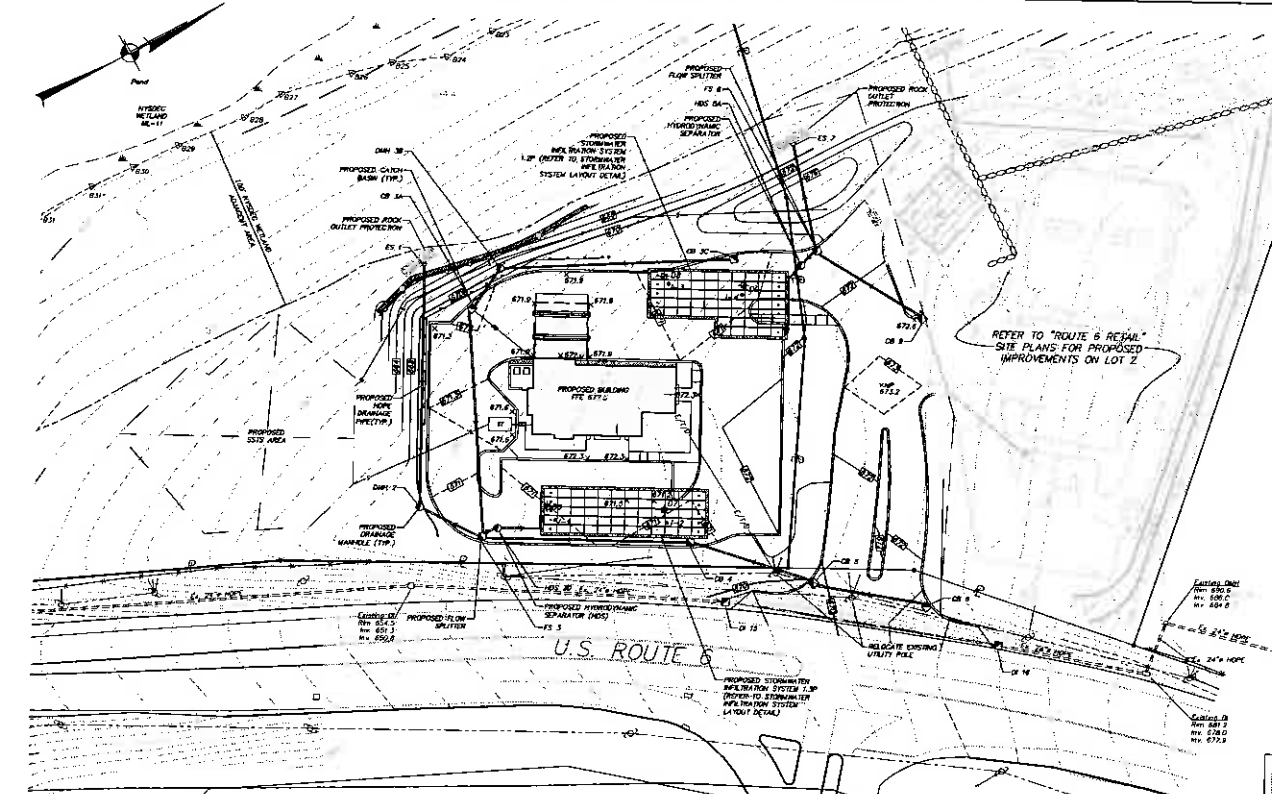
Signed this _____ day of _____, 2015.

Chairman: _____

Secretary: _____



ALLEGATIONS OF THIS DOCUMENT, UNLESS UNDER THE SIGNATURE OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 1700 OF THE VEHICLE AND TRAFFIC LAWS.



MAINTENANCE FACILITY	MONTHLY	QUARTERLY	ANNUALLY	EVERY 3 TO 5 YEARS
INFLTRATION UNITS	Check for obstructions (inspect within 10 days)	Inspect & clean	Inspect & clean	Check for obstructions & replace (inspect within 10 days)
SURFACE STORMWATER COLLECTION SYSTEMS		Inspect & clean		Inspect, clean, repair & replace (inspect within 10 days)
CATCH BASINS		Inspect for damage to pipe and/or structure (inspect within 10 days)		Inspect, clean, repair & replace (inspect within 10 days)

NOTE: The party responsible for implementation of the maintenance schedule during and after construction is:

Robert M. Roney, LLC
 1000 Route 6, Suite 1
 Corvallis, OR 97331

STRUCTURE	IN	OUT	PIPE SIZE	LOADING	SLUG
CS 1	670.0	668.0	12" HOPE	125	1.125
CS 2	670.0	668.0	12" HOPE	33	1.625
CS 3	670.0	668.0	12" HOPE	109	0.575
CS 4	670.0	668.0	12" HOPE	63	0.825
CS 5	670.0	668.0	12" HOPE	50	2.750
CS 6	670.0	668.0	12" HOPE	117	0.515
CS 7	670.0	668.0	12" HOPE	22	0.915
CS 8	670.0	668.0	12" HOPE	170	0.505
CS 9	670.0	668.0	12" HOPE	6	1.675
CS 10	670.0	668.0	12" HOPE	22	0.425
CS 11	670.0	668.0	12" HOPE	59	0.805
CS 12	670.0	668.0	12" HOPE	52	1.815
CS 13	670.0	668.0	12" HOPE	7	1.425
CS 14	670.0	668.0	12" HOPE	7	1.425
CS 15	670.0	668.0	12" HOPE	8	1.425
CS 16	670.0	668.0	12" HOPE	8	1.425

CONSTRUCTION SEQUENCE:

1. Initial off force and orange construction lines by the general location shown herein.

2. Strip earthwork activities associated with site entrance, and initial stabilization construction activities, including grading and in location shown herein.

3. Initial stabilization activities associated with site entrance, and initial stabilization construction activities, including grading and in location shown herein.

4. Strip earthwork activities associated with site entrance, and initial stabilization construction activities, including grading and in location shown herein.

5. Strip earthwork activities associated with site entrance, and initial stabilization construction activities, including grading and in location shown herein.

6. Strip earthwork activities associated with site entrance, and initial stabilization construction activities, including grading and in location shown herein.

7. Strip earthwork activities associated with site entrance, and initial stabilization construction activities, including grading and in location shown herein.

8. Strip earthwork activities associated with site entrance, and initial stabilization construction activities, including grading and in location shown herein.

9. Strip earthwork activities associated with site entrance, and initial stabilization construction activities, including grading and in location shown herein.

10. Strip earthwork activities associated with site entrance, and initial stabilization construction activities, including grading and in location shown herein.

11. Strip earthwork activities associated with site entrance, and initial stabilization construction activities, including grading and in location shown herein.

12. Strip earthwork activities associated with site entrance, and initial stabilization construction activities, including grading and in location shown herein.

13. Strip earthwork activities associated with site entrance, and initial stabilization construction activities, including grading and in location shown herein.

14. Strip earthwork activities associated with site entrance, and initial stabilization construction activities, including grading and in location shown herein.

15. Strip earthwork activities associated with site entrance, and initial stabilization construction activities, including grading and in location shown herein.

16. Strip earthwork activities associated with site entrance, and initial stabilization construction activities, including grading and in location shown herein.

17. Strip earthwork activities associated with site entrance, and initial stabilization construction activities, including grading and in location shown herein.

18. Strip earthwork activities associated with site entrance, and initial stabilization construction activities, including grading and in location shown herein.

DEEP TEST RESULTS

NO LEAKAGE: ROCK, COARSE GRAVEL OR MEDIUM GRAVEL OTHERWISE NOTED.	1-1	16.5 IN/HR
HOLE NO. 01-01	1-2	22.0 IN/HR
01-02	1-3	16.5 IN/HR
01-03	1-4	24.0 IN/HR
01-04	1-5	24.0 IN/HR
01-05	1-6	24.0 IN/HR
01-06	1-7	24.0 IN/HR
01-07	1-8	24.0 IN/HR
01-08	1-9	24.0 IN/HR
01-09	1-10	24.0 IN/HR
01-10	1-11	24.0 IN/HR
01-11	1-12	24.0 IN/HR
01-12	1-13	24.0 IN/HR
01-13	1-14	24.0 IN/HR
01-14	1-15	24.0 IN/HR
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01-17	1-18	24.0 IN/HR
01-18	1-19	24.0 IN/HR
01-19	1-20	24.0 IN/HR
01-20	1-21	24.0 IN/HR
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01-51	1-52	24.0 IN/HR
01-52	1-53	24.0 IN/HR
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01-54	1-55	24.0 IN/HR
01-55	1-56	24.0 IN/HR
01-56	1-57	24.0 IN/HR
01-57	1-58	24.0 IN/HR
01-58	1-59	24.0 IN/HR
01-59	1-60	24.0 IN/HR
01-60	1-61	24.0 IN/HR
01-61	1-62	24.0 IN/HR
01-62	1-63	24.0 IN/HR
01-63	1-64	24.0 IN/HR
01-64	1-65	24.0 IN/HR
01-65	1-66	24.0 IN/HR
01-66	1-67	24.0 IN/HR
01-67	1-68	24.0 IN/HR
01-68	1-69	24.0 IN/HR
01-69	1-70	24.0 IN/HR
01-70	1-71	24.0 IN/HR
01-71	1-72	24.0 IN/HR
01-72	1-73	24.0 IN/HR
01-73	1-74	24.0 IN/HR
01-74	1-75	24.0 IN/HR
01-75	1-76	24.0 IN/HR
01-76	1-77	24.0 IN/HR
01-77	1-78	24.0 IN/HR
01-78	1-79	24.0 IN/HR
01-79	1-80	24.0 IN/HR
01-80	1-81	24.0 IN/HR
01-81	1-82	24.0 IN/HR
01-82	1-83	24.0 IN/HR
01-83	1-84	24.0 IN/HR
01-84	1-85	24.0 IN/HR
01-85	1-86	24.0 IN/HR
01-86	1-87	24.0 IN/HR
01-87	1-88	24.0 IN/HR
01-88	1-89	24.0 IN/HR
01-89	1-90	24.0 IN/HR
01-90	1-91	24.0 IN/HR
01-91	1-92	24.0 IN/HR
01-92	1-93	24.0 IN/HR
01-93	1-94	24.0 IN/HR
01-94	1-95	24.0 IN/HR
01-95	1-96	24.0 IN/HR
01-96	1-97	24.0 IN/HR
01-97	1-98	24.0 IN/HR
01-98	1-99	24.0 IN/HR
01-99	1-100	24.0 IN/HR

INFILTRATION TEST RESULTS

1-1	16.5 IN/HR
1-2	22.0 IN/HR
1-3	16.5 IN/HR
1-4	24.0 IN/HR
1-5	24.0 IN/HR

Site Plan

Approved hereby granted this _____ day of _____, 20____.

If building permit is not issued within 15 months from the above date, this approval becomes null and void.

 Title of General Planning Board

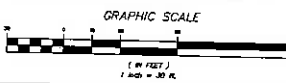
Signed this _____ day of _____, 20____.

 Character

Signed this _____ day of _____, 20____.

 Secretary

LEGEND	
	Existing Property Line
	Existing 10' Centerline
	Existing 3' Centerline
	Existing Spot Grade
	Existing Maintenance
	Existing Boundary
	Existing Utility Pole with Overhead Lines
	Existing Edge of Pavement
	Existing Utility Line
	Existing Curb
	Proposed Retaining Wall
	Proposed Concrete Slab
	Proposed 10' Centerline
	Proposed 3' Centerline
	Proposed Spot Grade
	Proposed Drainage Inlet
	Proposed Drainage Pipe
	Proposed End Section with No Flow
	Proposed Electric/Telephone/Other Line
	Proposed Sewer Service Line
	Proposed Driveway
	Proposed Deck/Tank
	Proposed Display Tank
	Other Test Location
	Infiltration Test Location



INSITE
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 LANDSCAPE ARCHITECTURE, P.C.

3 Corvallis, OR 97331
 (503) 335-1000
 (503) 225-9777
 www.insite-eng.com

PROJECT: **PCSB/MAHOPAC BRANCH**

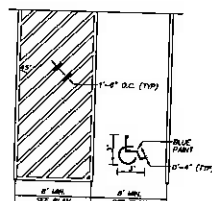
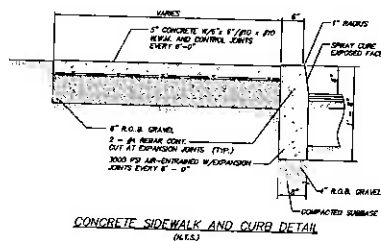
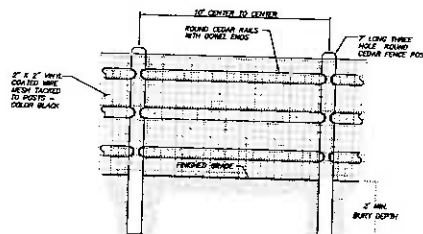
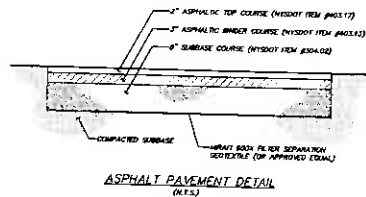
DRAWING: **GRADING & DRAINAGE PLAN**

PROJECT NUMBER: 15130100 PROJECT MANAGER: J.L.C. DRAWING NO.: SP-2 SHEET: 3 OF 3

DATE: 6-24-15 CHECKED: M.E.U. DESIGNED: D.L.M.

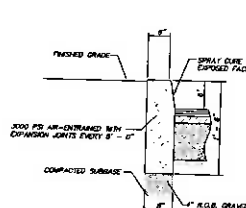
SCALE: 1" = 30'

AS PREPARED BY THE ENGINEER, UNLESS OTHERWISE NOTED, THE DESIGN OF A LANDSCAPE PROFESSIONAL, CORVALLIS, IS A VIOLATION OF WASHINGTON STATE LAW.

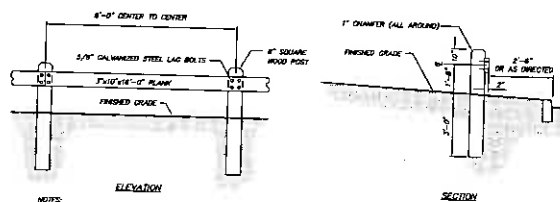


NOTE:
1. ALL HANDICAP STRIPING SHALL BE 4\"/>

PAINTED HANDICAP PARKING DETAIL
(N.T.S.)

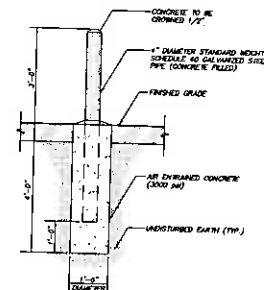


CONCRETE CURB DETAIL
(N.T.S.)



- NOTE:
1. ALL WOOD TO BE SEASONED M.L.Y. DOUGLAS FIR, SOUTHERN PINE OR OTHER APPROVED STRUCTURAL LUMBER.
2. ALL WOOD TO BE TREATED WITH AN APPROVED WOOD PRESERVATIVE SUITABLE FOR INSTALLATION IN AND ADJACENT TO GROUND SURFACES.

WOOD GUIDE RAIL DETAIL
(N.T.S.)



NOTE:
WHEN PROTECTION POSTS ARE TO BE USED FOR PROTECTION OF HANDICAP PARKING SIGNS OR OTHER TRAFFIC SIGNS, SUCH SUPPORTING POST SHALL BE EMBEDDED A MINIMUM OF THREE (3) FEET INTO THE CONCRETE.

STEEL BOLLARD DETAIL
(N.T.S.)

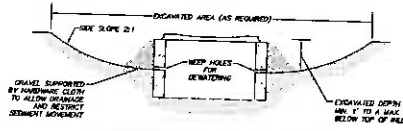
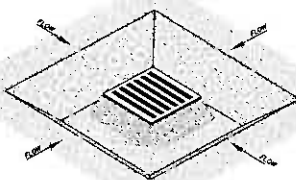
Site Plan	
Approved hereby granted this _____ day of _____	by _____
If building period is not issued within 12 months from the above date, this approval becomes null and void.	
Town of Central Planning Board	
Signed this _____ day of _____ by _____	
Chairman: _____	
Secretary: _____	

2	12-30-13	REVISED FOR TOWN COMMENTS	S.C.
1	11-28-13	REVISED FOR TOWN COMMENTS	M.E.U.
2	11-18-13	HYDRO SUBMISSION	S.C.
2	8-15-13	REVISED FOR TOWN SUBMISSION	D.C.A.
1	2-28-13	REVISED FOR TOWN COMMENTS	M.E.U.
N.O.	DATE	REVISION	BY

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. 180 ROUTE 6, NORTH OF GARDEN, PUTNAM COUNTY, NEW YORK 3 Central Place Central, NY 10512 (845) 325-8880 (845) 325-8917 fax www.insite-nyc.com	
PROJECT:	PCSB/MAHOPAC BRANCH
DRAWING:	SITE DETAILS
PROJECT NUMBER:	15130.100
DATE:	6-24-15
SCALE:	AS SHOWN
PROJECT MANAGER:	J.J.C.
DRAWN BY:	M.E.U.
CHECKED BY:	D.L.M.
DRAWING NO.:	D-1
SHEET:	6
	8

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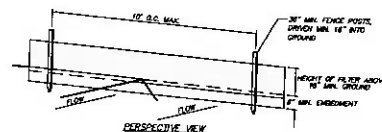
ALL RIGHTS OF THIS DOCUMENT, UNLESS UNDER THE WRITING OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2080 OF ARTICLE 166 OF THE EDUCATION LAW.



EXCAVATED DROP INLET PROTECTION 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 STOCKPILE, EACH PILE SHALL BE IMMEDIATELY COVERED WITH RED PERSIAN ROLL FENCE.
 4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNWIND SIDE.

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

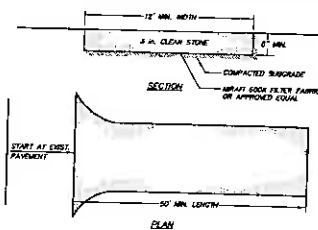


PERSPECTIVE VIEW



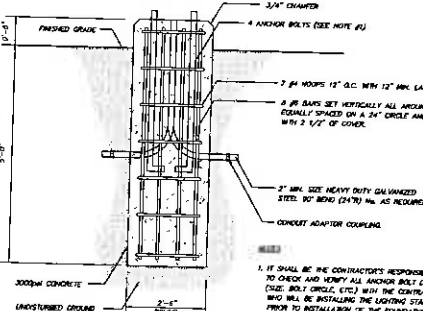
SILT FENCE DETAIL (N.T.S.)

- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE:
1. REINFORCING CLOTH TO BE FASTENED TO ALL POSTS.
 2. WHEN TWO SECTIONS OF REINFORCING CLOTH ARE JOINED, EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND TIED.
 3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL ADJUSTED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

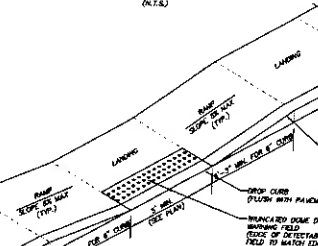


STABILIZED CONSTRUCTION ENTRANCE DETAIL (N.T.S.)

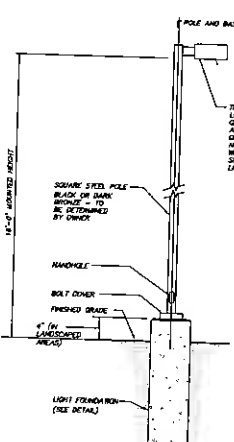
- INSTALLATION NOTES:
1. STONE SIZE - USE 5" STONE.
 2. LENGTH - AS REQUIRED BUT NOT LESS THAN 30 FEET (EXCEPT ON A SMALL RESURFACING LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - 12 FEET MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE BARRIERS OR FENCES CROSS.
 5. DRIVE CURB - WILL BE PLACED OVER THE DRIVE AND PRIOR TO PLACING THE STONE FILLER CURB WILL NOT BE REQUIRED ON A DRIVE PAVEMENT.
 6. SURFACE FINISH - ALL SURFACES WITHIN (100) FEET OF DRIVE ENTRANCE ENTRANCES SHALL BE FINISHED TO THE DRIVE. IF DRIVE IS IMPROVED, A MINIMUM 12" MIN. SLOPE SHALL BE MAINTAINED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT FLOODING OF FLOODING ONTO PUBLIC RIGHT OF WAY. ANY FLOODING OF FLOODING ONTO PUBLIC RIGHT OF WAY SHALL BE IMMEDIATELY REPORTED TO THE CITY ENGINEER. ANY FLOODING OF FLOODING ONTO PUBLIC RIGHT OF WAY SHALL BE IMMEDIATELY REPORTED TO THE CITY ENGINEER.
 8. WARNING - SIGNS SHALL BE PLACED TO ADVISE TRAVELERS PRIOR TO ENTERING THE DRIVE. WHEN WARNING IS REQUIRED, IT SHALL BE DONE ON THE ROAD. WHEN WARNING IS REQUIRED, IT SHALL BE DONE ON THE ROAD.
 9. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



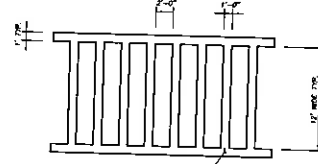
LIGHTING FOUNDATION DETAIL (N.T.S.)



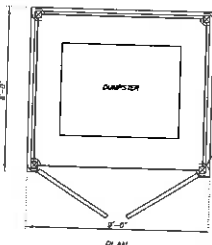
SIDEWALK CURB RAMP (TYPE 1) (N.T.S.)



POLE-MOUNTED LIGHTING DETAIL (N.T.S.)

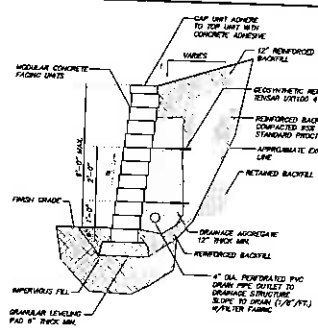


CROSSWALK MARKING DETAIL (N.T.S.)



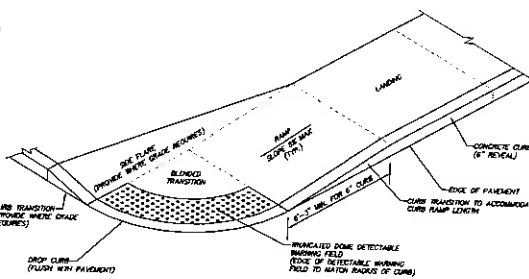
DUMPSTER ENCLOSURE DETAIL (N.T.S.)

- NOTES:
1. CHECK WITH RETIRED MAINT PRIOR TO INSTALLATION OF NOTICE EXCEPT FOR DUMPSTERS.



MODULAR BLOCK RETAINING WALL DETAIL (N.T.S.)

- NOTES:
1. STRIP VEGETATION AND ORGANIC SOIL FROM WALL AREA.
 2. MINOR SOIL ALL EXCAVATED SLOPES.
 3. DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE ENGINEER TO REMOVE UNDESIRABLE SOIL.
 4. SITE ENGINEER SHALL VERIFY FOUNDATION SHALL BE AS REQUIRED PER THE DESIGN STANDARDS AND PARAMETERS.
 5. LEAVING PAD SHALL EXIST OF COMPACTED COARSE SAND OR GRAVEL, 8" THICK MIN.
 6. CONSTRUCTION SHALL NOT BE FOR A LEAN CONCRETE PAD. CONCRETE PAD SHALL BE UNREINFORCED, 3" THICK MIN.
 7. MINIMUM EMBANKMENT OF WALL BEHIND FINISH GRADE SHALL BE 6".
 8. FOR LANDS TO BE EMBANKED, CONTACT FILL IN FRONT OF UNITS AT THE SAME TIME FILL BEHIND UNITS IS COMPLETED.
 9. DRAINAGE AGGREGATE SHALL BE INSTALLED DIRECTLY BEHIND THE WALL WITHIN 12" OF THE TOP OF THE WALL. DRAINAGE AGGREGATE SHALL NOT EXCEED BELOW FINISH GRADE IN FRONT OF WALL.
 10. COMPACTION TESTS SHALL BE DONE AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER.
 11. COMPACTION WITHIN 3 FT. OF WALL SHALL BE LIMITED TO HAND OPERATED EQUIPMENT.
 12. CONSTRUCTION SHALL DIRECT SURFACE RUNOFF TO AVOID DAMAGING WALL WHILE UNDER CONSTRUCTION.
 13. ANY SURFACE DRAINAGE FEATURES (DRAIN, GUTTER, PAVEMENT, OR TURT) SHALL BE INSTALLED IMMEDIATELY AFTER WALL IS COMPLETED.
 14. FOLLOW ANY APPLICABLE PRECAUTIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.



SIDEWALK CURB RAMP (TYPE 2) (N.T.S.)

3	12-30-15	REVISED PER TOWN COMMENTS	SUC
4	11-25-15	REVISED PER TOWN COMMENTS	MEU
5	11-25-15	REVISED PER TOWN COMMENTS	SUC
6	11-25-15	REVISED PER TOWN COMMENTS	MEU
7	11-25-15	REVISED PER TOWN COMMENTS	MEU
8	11-25-15	REVISED PER TOWN COMMENTS	MEU
9	11-25-15	REVISED PER TOWN COMMENTS	MEU
10	11-25-15	REVISED PER TOWN COMMENTS	MEU

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LANDSCAPE ARCHITECTURE, P.C.

PROJECT: **ECSP/MAHOPAC BRANCH**

DRAWING: **SITE DETAILS**

PROJECT NUMBER: 10130.100

DATE: 8-24-15

SCALE: AS SHOWN

PROJECT MANAGER: J.C.C.

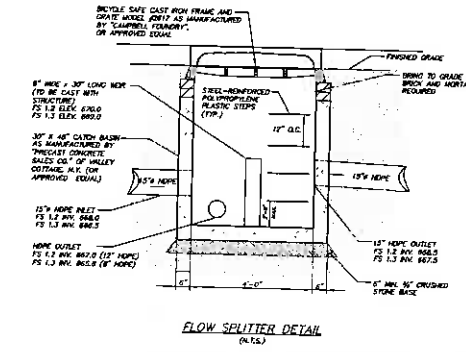
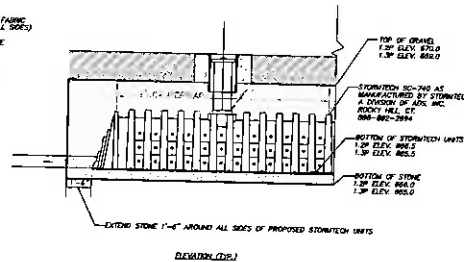
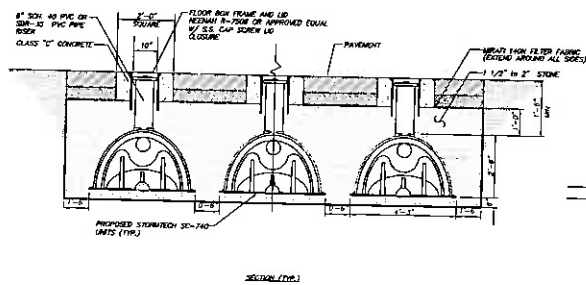
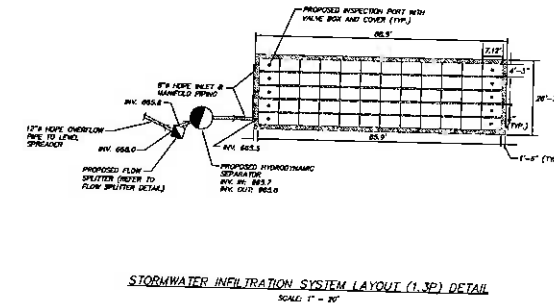
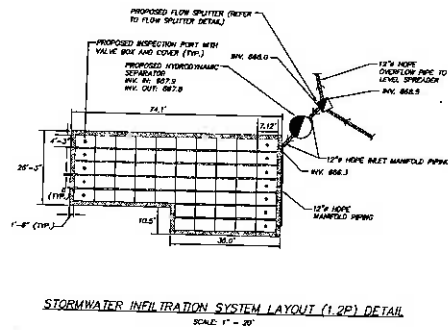
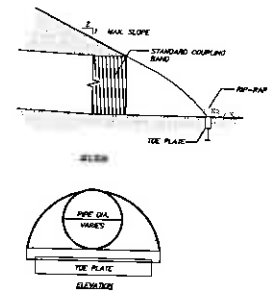
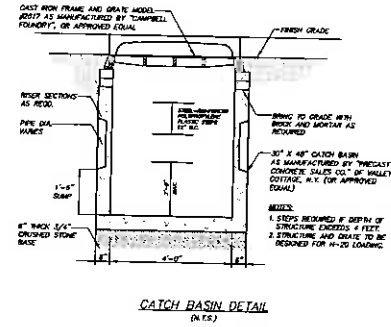
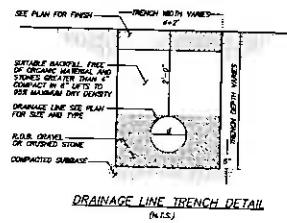
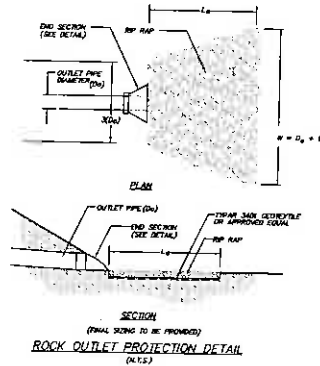
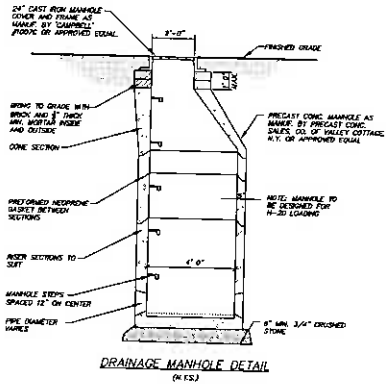
DATE: 8-24-15

SCALE: AS SHOWN

PROJECT MANAGER: J.C.C.

DATE: 8-24-15

SCALE: AS SHOWN



Site Plan

Approved hereby granted this _____ day of _____
If building parcel is not located within 12 miles from the above
date, this approval becomes null and void.

Chairman

Secretary

Date of Council Planning Board

NO.	DATE	REVISION	REVISION FOR TOWN COMMENTS	BY
1	11-25-15			
2	12-30-15			

INSITE
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LANDSCAPE ARCHITECTURE, P.C.

PROJECT:
PCSB/MAHOPAC BRANCH

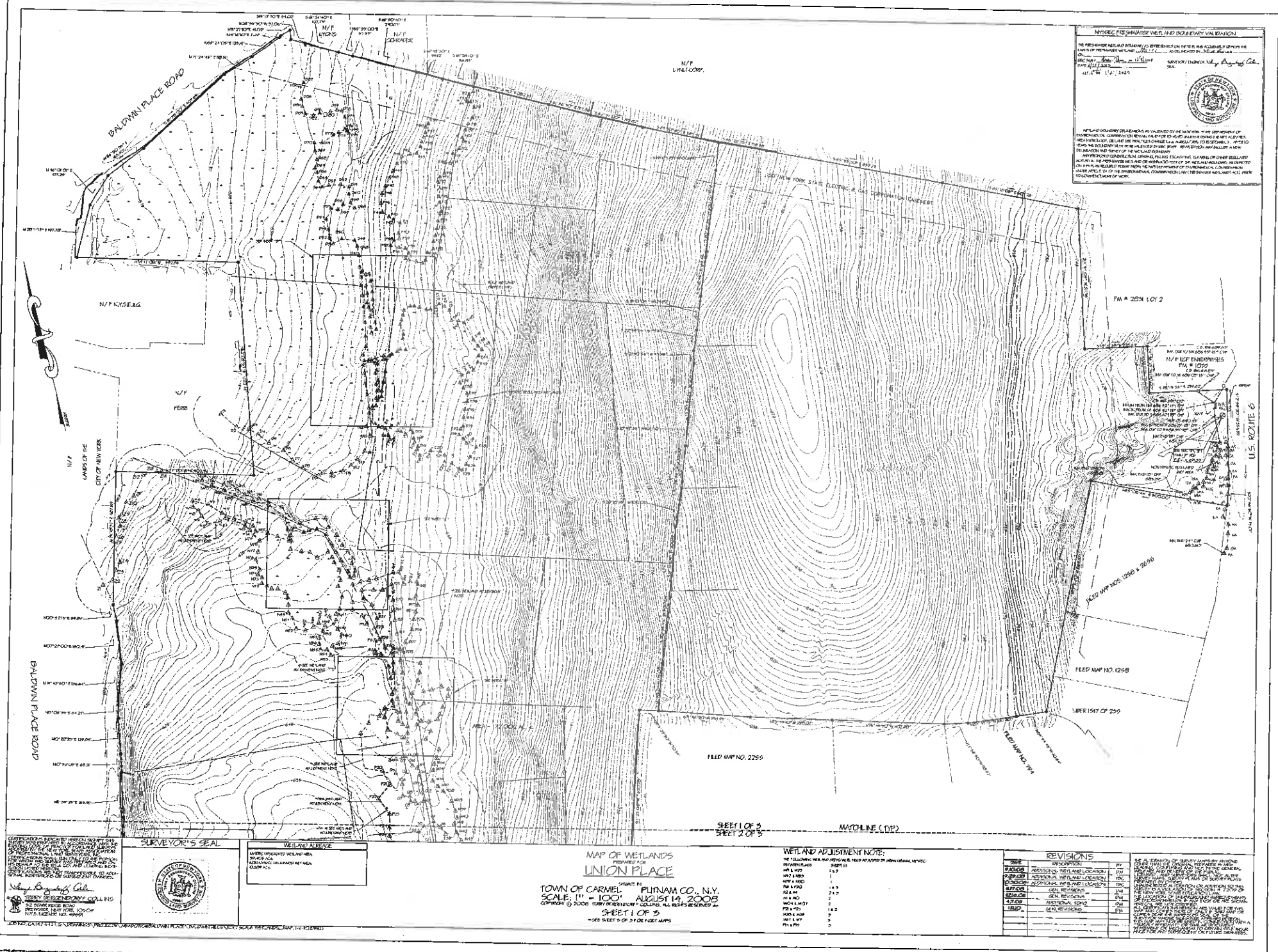
DRAWING:
SITE DETAILS

PROJECT NUMBER: 15130.100
DATE: 11-6-15
SCALE: AS SHOWN

PROJECT MANAGER: J.C.C.
DRAWN BY: M.E.U.
CHECKED BY: D.L.M.

DRAWING NO.: D-3
SHEET: 8

ALL INFORMATION OF THIS DOCUMENT IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY A LATER PROFESSIONAL JUDGMENT. IT IS A VIOLATION OF SECTION 106 OF ARTICLE 106 OF THE EDUCATION LAW.



NOTICE FRESHWATER WETLAND BOUNDARY VALIDATION

THE FRESHWATER WETLAND BOUNDARY VALIDATION IS A REQUIRED STEP IN THE PROCESS OF OBTAINING A PERMIT TO DISCHARGE INTO A FRESHWATER WETLAND. THE VALIDATION IS REQUIRED FOR ALL PERMITS TO DISCHARGE INTO A FRESHWATER WETLAND, REGARDLESS OF THE TYPE OF DISCHARGE OR THE SIZE OF THE WETLAND. THE VALIDATION IS REQUIRED FOR ALL PERMITS TO DISCHARGE INTO A FRESHWATER WETLAND, REGARDLESS OF THE TYPE OF DISCHARGE OR THE SIZE OF THE WETLAND.

DATE: 10/15/2008

BY: [Signature]

FOR: [Signature]

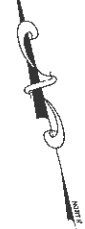
PROJECT: [Signature]

DATE: 10/15/2008

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]



THIS MAP WAS PREPARED FOR THE TOWN OF CARMEL, NEW YORK, BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF FIELD OFFICES, ALBANY, NEW YORK. THE MAP WAS PREPARED FOR THE TOWN OF CARMEL, NEW YORK, BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF FIELD OFFICES, ALBANY, NEW YORK.

DATE: 10/15/2008

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]



RELAY ADDRESS

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF FIELD OFFICES
ALBANY, NEW YORK 12242-1100

MAP OF WETLANDS
UNION PLACE
TOWN OF CARMEL, PUTNAM CO., N.Y.
SCALE: 1" = 100'
AUGUST 14, 2008
SHEET 2 OF 3

WETLAND ADJUSTMENT NOTE:

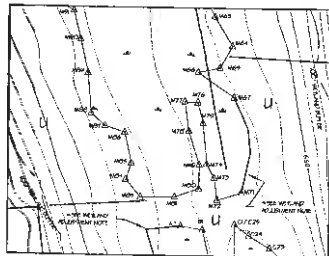
THE FOLLOWING WETLAND ADJUSTMENTS WERE MADE TO THE ORIGINAL WETLAND BOUNDARY:

ADJUSTMENT	DATE
ADJUSTMENT 1	10/15/2008
ADJUSTMENT 2	10/15/2008
ADJUSTMENT 3	10/15/2008
ADJUSTMENT 4	10/15/2008
ADJUSTMENT 5	10/15/2008
ADJUSTMENT 6	10/15/2008
ADJUSTMENT 7	10/15/2008
ADJUSTMENT 8	10/15/2008
ADJUSTMENT 9	10/15/2008
ADJUSTMENT 10	10/15/2008

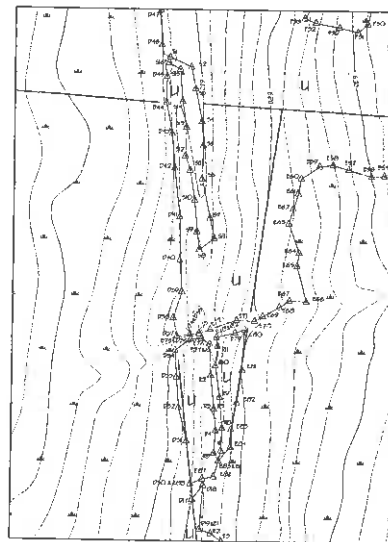
DATE	REVISIONS	BY
10/15/2008	ADJUSTMENT 1	DM
10/15/2008	ADJUSTMENT 2	DM
10/15/2008	ADJUSTMENT 3	DM
10/15/2008	ADJUSTMENT 4	DM
10/15/2008	ADJUSTMENT 5	DM
10/15/2008	ADJUSTMENT 6	DM
10/15/2008	ADJUSTMENT 7	DM
10/15/2008	ADJUSTMENT 8	DM
10/15/2008	ADJUSTMENT 9	DM
10/15/2008	ADJUSTMENT 10	DM

[illegible]

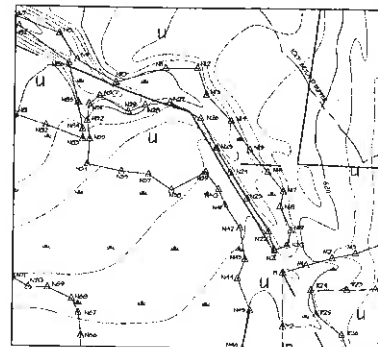
INSET "A"
SCALE: 1"=50'



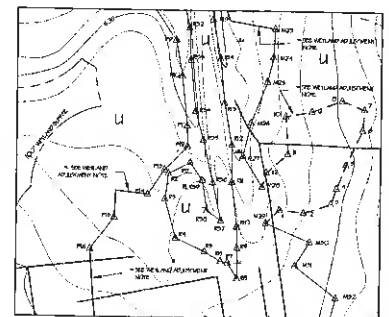
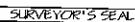
INSET "B"
SCALE: 1" = 50'



INSET "C"
SCALE: 1"=50'



INSET "D"
SCALE: 1"=50'

[illegible]

WETLAND ACREAGE

WETLAND PERMANENT WETLAND AREA	39.00 AC.
WETLAND TEMPORARY WETLAND AREA	0.00 AC.
TOTAL WETLAND ACREAGE	39.00 AC.

MAP OF WETLANDS
PREPARED FOR
UNION PLACE

TOWN OF CARMEL PLUTNAM CO., N.Y.
SCALE: 1" = 100' AUGUST 14, 2008
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SHEET 3 OF 3

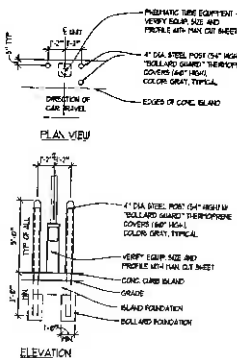
WETLAND ADJUSTMENT NOTE:

THE FOLLOWING WEAPONS WERE FIELD NO. 1 TYPE OF OTHER WEAPONS, VARIOUS

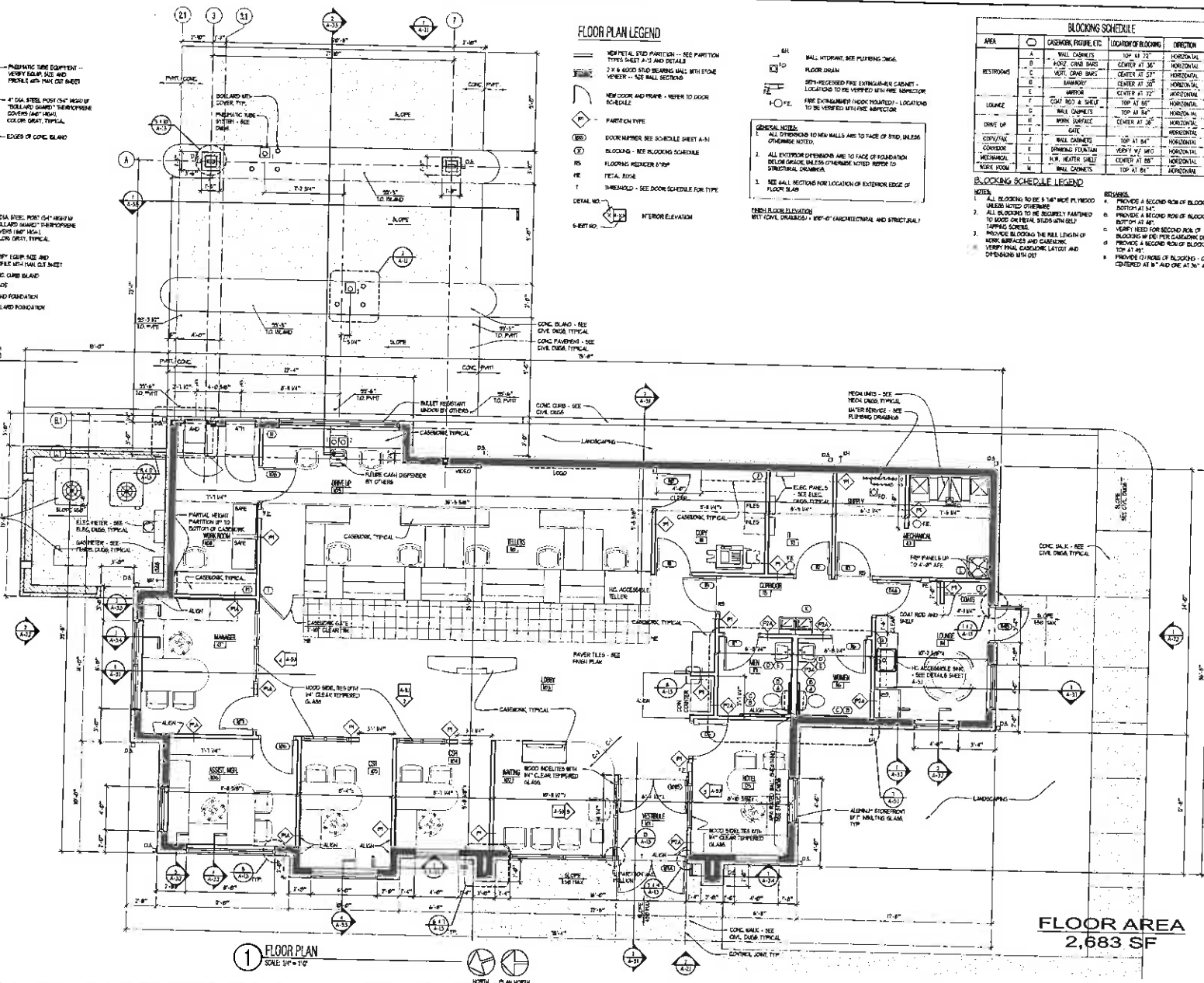
THE FOLLOWING RETURN RATES ARE IN PERCENT	DATE
MS & MS	18.5
MS & MS	1
MS & MS	4
MS & MS	16.5
MS & MS	24.5
MS & MS	2
MS & MS	2
MS & MS	16.2
MS & MS	8
MS & MS	8
MS & MS	3

REVISIONS

[illegible]



2 DETAIL of PNEUMATIC TUBES
SCALE 1/4" = 1'-0"



FLOOR AREA
2,683 SF

FLOOR PLAN LEGEND

- VERTICAL STUD PARTITION - SEE PARTITION TYPES SHEET A-1 AND DETAILS
- 2 X 6 GROSS STUD BEARING WALL WITH STONE VENEER - SEE WALL SECTIONS
- NEW DOOR AND FRAME - REFER TO DOOR SCHEDULE
- PARTITION TYPE
- DOOR NUMBER SEE SCHEDULE SHEET A-1
- BLOCKING - SEE BLOCKING SCHEDULE
- FLOORING REFINER 5/8" TYP
- CEILING, ROOF
- THRESHOLD - SEE DOOR SCHEDULE FOR TYPE
- DETAIL NO.
- SHEET NO.
- INTERIOR ELEVATION

BLOCKING SCHEDULE

AREA	CASEWORK, PROFILE, ETC.	LOCATION OF BLOCKING	DIRECTION	BLDG.
RESTROOMS	A WALL CARNETS	TOP AT 22"	HORIZONTAL	B
	B POST CROWN BARS	CENTER AT 36"	HORIZONTAL	B
	C WPC CROWN BARS	CENTER AT 36"	HORIZONTAL	B
	D LAMINATE	CENTER AT 36"	HORIZONTAL	B
	E WOOD	CENTER AT 72"	HORIZONTAL	B
LOBBY	F COAT HOOK & SHELF	TOP AT 84"	HORIZONTAL	B
	G WALL CARNETS	TOP AT 84"	HORIZONTAL	B
	H WPC SURFACE	CENTER AT 36"	HORIZONTAL	B
DRIVE UP	I GATE	TOP AT 84"	HORIZONTAL	B
COPY/FILE	J WALL CARNETS	TOP AT 84"	HORIZONTAL	B
CONVOC.	K SPINNING FOUNDATION	VERY W/ 180	HORIZONTAL	B
MECHANICAL	L WPC HEAT SPLIT	CENTER AT 84"	HORIZONTAL	B
WORK ROOM	M WALL CARNETS	TOP AT 84"	HORIZONTAL	B

BLOCKING SCHEDULE LEGEND

- NOTES:
- ALL BLOCKING TO BE 1/4" WIDE PL. 1800
- ALL BLOCKING TO BE SECURELY FASTENED TO WOOD OR METAL STUD WITH NAILS
- PROVIDE A SECOND ROW OF BLOCKING WITH BOTTOM AT 84"
- VERIFY NEED FOR SECOND ROW OF BLOCKING W/ 180 FOR CASEWORK DRAWINGS
- PROVIDE A SECOND ROW OF BLOCKING WITH TOP AT 84"
- PROVIDE 2 ROWS OF BLOCKING - ONE CENTERED AT 84" AND ONE AT 36" - 48"

Putnam County Savings Bank

NEW BRANCH FOR:

Putnam County Savings Bank

Putnam County Savings Bank

1580 Kemper Meadows Dr.
Cupertino, CA 95014
(415) 825-5800
FAX (415) 825-1947
www.putnam.com

REVISIONS

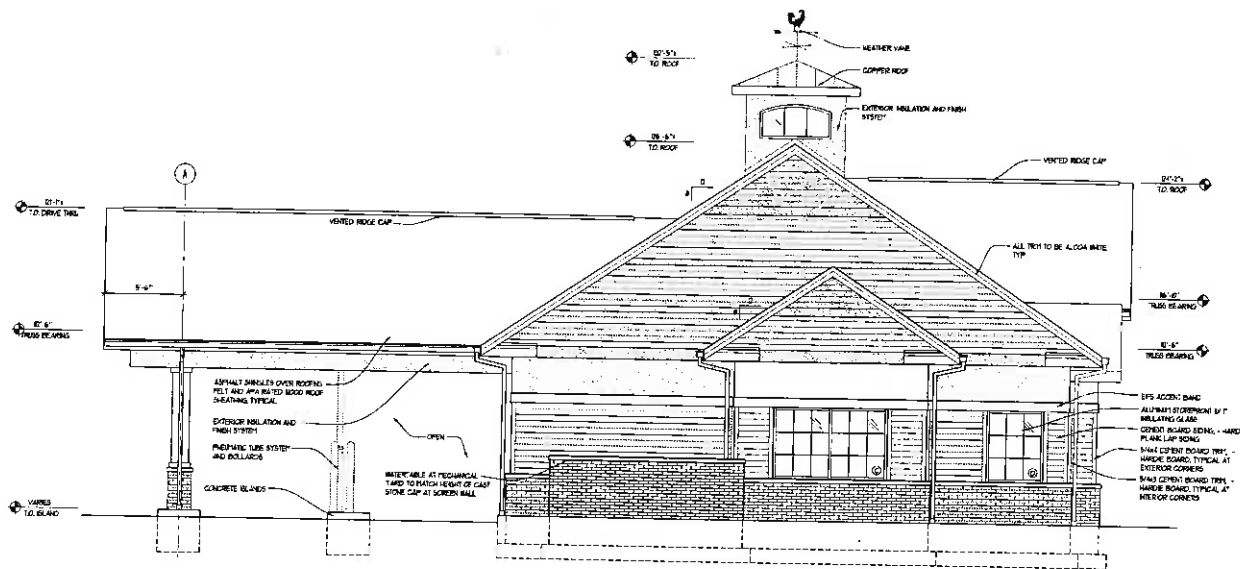
NO.	DATE	DESCRIPTION

BY: JOW

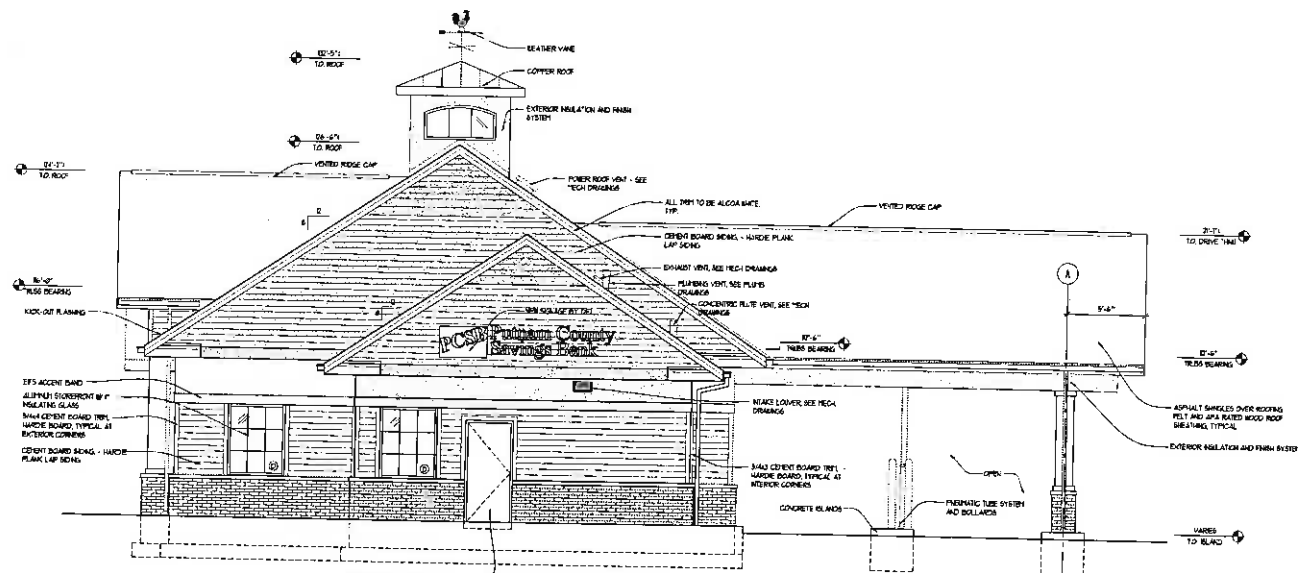
ISSUE DATE:

JOB NO: 215025

SHEET NO: A-1.1



2 NORTH ELEVATION
SCALE 1/4" = 1'-0"



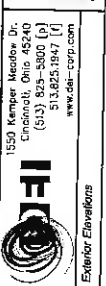
1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

MATERIAL TYPE	MANUFACTURER	COLOR	NOTES
BRICK	GLENN-DENY BRICK	ROSEBUD	
SHINGLE		STANDARD GREY	
HARDWARE PLANK LAP SIDING - COLOR A	JAMES HARDIE	MADE IN CANADA	
HARDWARE PLANK LAP SIDING - COLOR B	JAMES HARDIE	CELESTIAL STONE	
HARDWARE PLANK LAP SIDING - COLOR C	JAMES HARDIE	WHITE	
EIFS FIELD - COLOR A	BRITON SYSTEMS CANADA	TOZ WHITE WHITE	
EIFS ACCENT - COLOR B	BRITON SYSTEMS CANADA	409 BLACK/SPIN	
ASPHALT SHINGLES	OSWEGO CORNING	TEAL	
GLASS	PPG	SOLARSHIELD	
STONE/STONE FRAMING	ALCOA	OLD CASTLE	
DOOR/DOOR FRAME	ALCOA	WHITE OR EQUAL	
WINDERS	ALCOA	WHITE OR EQUAL	
METAL DOWNSPOUTS	ALCOA	WINKER	
PRE-FIN METAL SCOFFITS	ALCOA	WHITE OR EQUAL	

- NOTES:
1. ALL FLASHING, ROOF VENTS, ROOF PENETRATIONS, ETC. TO BE PRE-ANALYZED TO MATCH ROOF OR PAINTED TO MATCH ROOF.
 2. COORDINATE LOCATION OF POWER VENTILATORS WITH METAL PANEL LAYOUT.
 3. INDICATES EIFS FIELD - COLOR A
 4. INDICATES EIFS ACCENT - COLOR B
 5. INDICATES HARDWARE PLANK SIDING FIELD - COLOR A
 6. INDICATES HARDWARE PLANK SIDING ACCENT - COLOR B
 7. INDICATES HARDWARE PLANK SIDING ACCENT - COLOR C
- SEE DEL. STANDARD SPECIFICATIONS AND PROJECT SPEC. FOR ALL ITEMS RELATING TO THIS SHEET. VERIFY ALL DIMENSIONS AND FINISHES WITH DEL. BEFORE CONSTRUCTION. VERIFY ROOF DRAINAGE DIMENSIONS WITH MANUFACTURER'S REQUIREMENTS. VERIFY ALL COLORS AND FINISHES WITH DEL.



RSLL COMMERCIAL ARCHITECTURE
8177 Mainway Road
Chatham, ON N7S 2S6
519-881-9955
www.rsll.ca



NEW BRANCH FOR:
Putnam County Savings Bank
Methuen, New York

THIS DRAWING, ITS DESIGN, PRINTS, AND ALL PARTS THEREOF ARE THE PROPERTY OF DELAND AND SHALL REMAIN THE PROPERTY OF DELAND AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
REVISIONS
BY CMS
ISSUE DATE
JOB NO. 215055
SHEET NO. A-2.2



December 30, 2015

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

RE: **Route 6 Retail Site Plan**
Route 6
Tax Map No. 86.11-1-1 – Proposed Lot 2

Dear Chairman Gary and Members of the Board:

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

- Eight (8) sheet Site Plan Set, last revised December 30, 2015.
- Figure G-2 "Grading Study of Future Connector Road to Kohler Center", dated December 30, 2015.
- Figure VM-1 "Vehicle Maneuvering Plan", dated December 30, 2015.
- Maser Consulting Response Letter to Town Comments, dated December 18, 2015.
- Stormwater Pollution Prevention Plan (SWPPP) for Route 6 Retail and PCSB Mahopac Branch, last revised December 30, 2015. (2 copies)
- Three (3) sheet Wetland Map, validated by Brian Drumm of NYSDEC. (1 copy)
- CD containing pdfs of submitted plans and documents. (1 copy)

Memorandum from Richard J. Franzetti, P.E., Town Engineer for the Town of Carmel, dated December 7, 2015:

General Comments:

1. & 2. Per our previous response letters, it is respectfully acknowledged that the following agency referral/permitting/review would be required (as noted):
 - a. NYSDEC – coverage under GP-0-15-002 for stormwater.
 - Wetland Permit not required. The site plans have been revised to eliminate disturbance to the NYSDEC 100' adjacent area, therefore a wetland permit from NYSDEC is no longer necessary.
 - b. NYSDOT for work permit and traffic study – traffic study has been submitted for review relative to the warrant for a traffic signal at the entrance to the site. Per correspondence with NYSDOT included as part of this submission, NYSDOT has approved the installation of a signal at the project entrance on Route 6.
 - c. NYCDEP for stormwater – The SWPPP has been submitted the NYCDEP for review and comment. Please note that the NYCDEP will not deem the application complete and begin their technical review until a SEQR determination has been made for the project.

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

- NYCDEP will provide concurrent/coordinated review of the sub-surface sewage treatment system (SSTS) with the Putnam County Department of Health (PCDOH).
- d. PCDOH for well and SSTS – Testing has been completed, and plans will be submitted shortly.
 - e. Town of Carmel ECB wetlands permit is not required. The site plans have been revised to eliminate disturbance to the 100' wetland buffer, therefore a wetland permit from the Town of Carmel ECB is no longer necessary
 - f. Mahopac Fire Department – plans have been submitted and we are waiting for comments.
- 3. As per prior discussions with the Town Engineer, the site plan for Lot 2 has been revised to identify all site improvements which are to be constructed as a part of the Route 6 Retail project. Including all site improvements located on Lot 1 which will serve the Route 6 Retail building, such as the stormwater management system components and the portion of the proposed sewer line serving the Route 6 Retail building which is located on Lot 1.
 - 4. A copy of the validated NYSDEC wetland delineation map for the site has been included as part of this submission.
 - 5. A revised SWPPP is enclosed for the Town Engineer's review. Revisions were made to the SWPPP in accordance with comments received by this office from the NYCDEP. A copy of the SWPPP has been resubmitted to the NYCDEP for continued review.
 - 6. Response provided in enclosed memorandum prepared by Maser Consulting P.A. dated December 18, 2015.
 - 7. A draft Stormwater Control Facility Maintenance Agreement is included in appendix G of the enclosed SWPPP as requested.
 - 8. It is understood that should any public improvements be deemed necessary as part of the development of the project, a performance bond and associated engineering inspection fee must be established for the work. A quantity takeoff and Engineer's Estimate of Probable Costs will be prepared and included in a later submission for the purpose of establishing the bond amount.

Detailed Comments:

- 1. Overall Plan – OP-1
 - a. Response provided in enclosed memorandum prepared by Maser Consulting P.A. dated December 18, 2015.
 - b. A graphic representation of vehicle movements through the site for a passenger vehicle and a single unit truck have been provided on Drawing D-1.
 - c. The parking spaces and driveway aisles have been designed to meet the Town code requirements. In addition, an additional study has been provided for passenger vehicle movement through the site.
- 2. Layout and Landscape Plan – SP-1
 - a. The easements for site access, SMPs and utilities are shown on the plan. Agreements/easements will be provided in a later submission.

- b. It is understood that all plantings should be verified by the Town of Carmel Wetlands Inspector. Plantings have been labelled and quantified on Drawing SP-4 "Landscape Plan".
 - c. Wind load calculations would be provided as part of the building permit review.
 - d. The sidewalk from the egress door along the west side of the building has been modified and a railing barrier has been provided so that pedestrians are unable to cross immediately in front of the drive through, while still providing direct access to the loading area.
3. Grading and Drainage Plan – SP-2
- a. As per prior discussions with the Town Engineer, the site plan for Lot 2 has been revised to identify all site improvements which are to be constructed as a part of the Route 6 Retail project. Including all site improvements located on Lot 1 which will serve the Route 6 Retail building, such as the stormwater management system components and the portion of the proposed sewer line serving the Route 6 Retail building which is located on Lot 1. In addition the approximate location of the future underground electric, telephone, and data lines are indicated on the project drawings.
 - b. This office is currently preparing SSTS construction drawings for submission to the PCDOH and NYCDEP, the location of the proposed absorption trenches, septic tanks, and sewer service line locations are identified on the enclosed site plans. Technical review of the SSTS construction drawings and design details will be completed by the PCDOH and a copy of the approved SSTS construction drawings will be provided to the Town upon receipt.
 - c. See previous response provided above to comment 3.a.
4. Erosion and Sediment Control Plan – SP-3
- a. A revised SWPPP is enclosed for the Town Engineer's review. Revisions were made to the SWPPP in accordance with comments received by this office from the NYCDEP. A copy of the SWPPP has been resubmitted to the NYCDEP for continued review.
 - b. Documentation as outlined in Part I.F.8 of the NYSDEC SPDES General Permit (GP-0-15-002) will be added to the SWPPP in a later submission. Based on comprehensive studies done on the subject parcel and surrounding parcels, it is not anticipated that construction activities will affect an historic property. Updated correspondence from NYS Department of Parks, Recreation and Historic Preservation has been requested.
 - c. As requested, the drawings have been revised to include construction fencing around the perimeter of the proposed infiltration system.
 - d. As per prior discussion with the Town Engineer, the future access road from the adjacent property is not intended to be constructed at this time, and is something that was discussed between the applicant and representatives of Putnam County to possibly be constructed in the future to alleviate existing traffic turning movements at the existing Kohler Center entrance. If the potential potential access road is constructed in the future the required stormwater management practices associated with the road construction will be designed at that time and amended site plan approval will be required.

Memorandum from Patrick Cleary, AICP, Cleary Consulting, dated December 9, 2015:

Site Plan Review Comments:

- 1. – 13. All comments have been addressed. Should the Planner have additional comments, they will be addressed.

8. Figure G-2 has been included in this submission to show the overall concept grading for the possible future driveway connection to the Kohler Center. As shown in the grading study, the connector driveway would tie into an existing paved driveway at the Kohler Center.

We trust the enclosed information will be found adequate. The project on the agenda for the January 13, 2016 Planning Board meeting for the Public Hearing and continued 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:



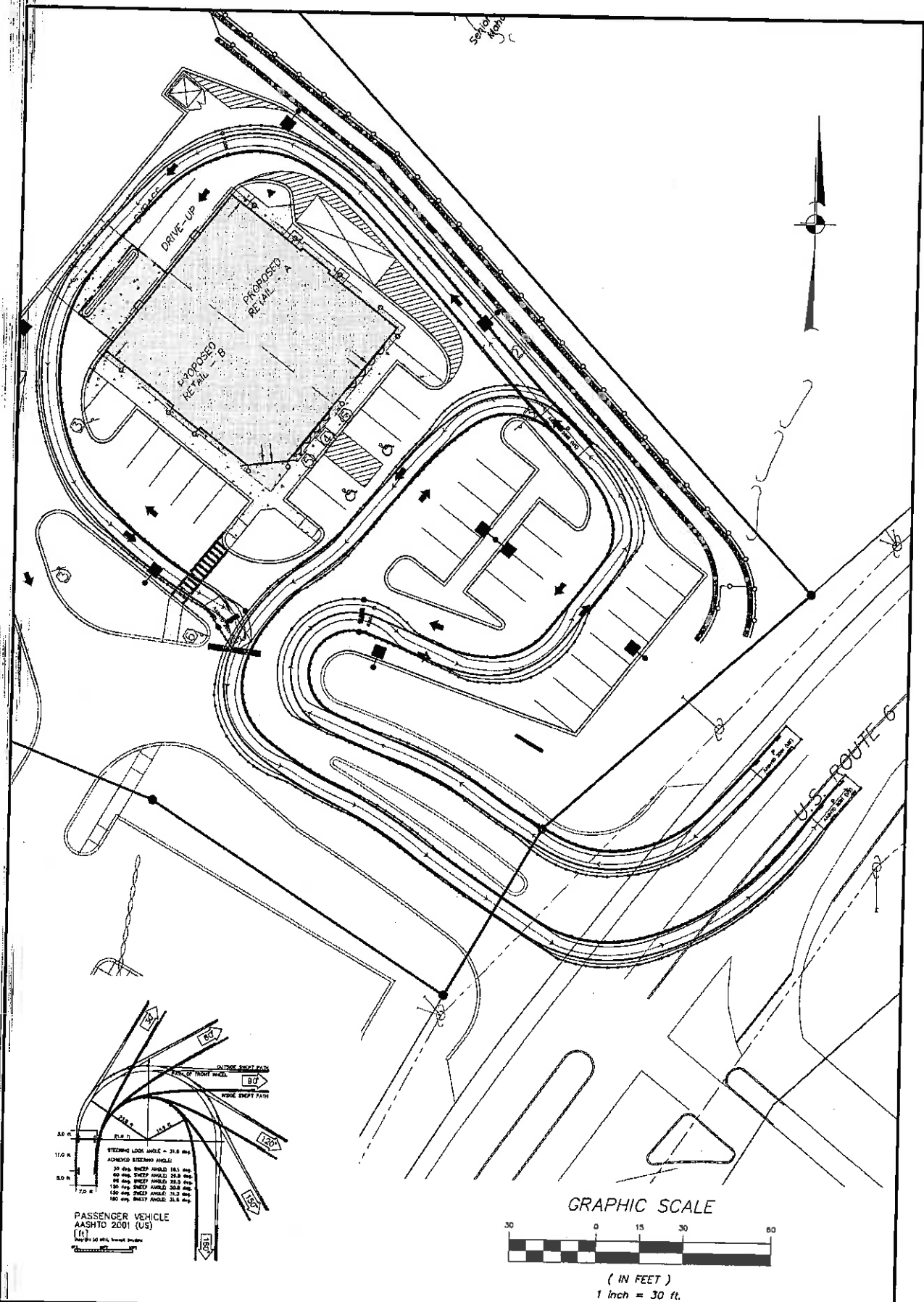
Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/dlm/amh

Enclosures

cc: Fred Koelsch, w/enclosures

Insite File No. 02119.100



PROJECT: **ROUTE 6 RETAIL**
130 ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **VEHICLE MANEUVERING PLAN -
PASSENGER VEHICLE**

PREPARED BY:

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place • Carmel, New York 10512
Phone (845) 225-9690 • Fax (845) 225-9717
www.insite-eng.com

DATE: 12-30-15
SCALE: 1" = 30'
PROJECT NO: 02119.100
FIGURE: VM-2



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

11 Bradhurst Avenue
Hawthorne, NY 10532
T: 914.347.7500
F: 914.347.7266
www.maserconsulting.com

MEMORANDUM

To: Mr. Harold Gary, Chairman and
Town of Carmel Planning Board Members

From: Philip J. Grealy, Ph.D., P.E.
Richard G. D'Andrea, P.E., PTOE

Date: December 18, 2015

Re: Putnam County Savings Bank/Route 6-Retail
150 U.S. Route 6
Town of Carmel, Putnam County, New York
MC Project No. 12100005A

We have received the memorandums from Richard J. Franzetti, P.E. – Town of Carmel Engineer dated December 7, 2015 containing comments related to the Putnam County Savings Bank (PCSB) and Route 6-Retail Projects. We are writing to provide additional information in response to these comments. The two memorandums are very similar and the responses provided below address Items I.6 and II.1.a from each memorandum respectively. The comments are repeated below for ease of review.

PCSB Mahopac – Lot 1 – 150 Route 6 TM86.11-1-1 Comment I.6

An amended traffic study was not provided as part of this submission. The traffic study will need to be reviewed and approved by the NYSDOT. Based on the prior submission the comment “*significantly lower traffic volume than analyzed on previous traffic studies*” in the traffic study should be supported with information from the prior traffic studies. It is unclear if similar projects are being compared.

Route 6 Retail Space – Lot 2 – 150 Route 6 TM 86.11-1-1 Comment I.6

The traffic study provided will need to be reviewed and approved by the NYSDOT. The comment “*significantly lower traffic volume than analyzed on previous traffic studies*” in the traffic study should be supported with information from the prior traffic studies. It is unclear if similar projects are being compared.

Response: *An updated Traffic Study and Traffic Signal Warrant Analysis was prepared for submission to NYSDOT. This Traffic Study dated August 18, 2015 is attached for your review. This study has been reviewed and approved by NYSDOT as indicated in the October 26, 2015 letter from Nicolas A. Choubah, P.E. (attached), which indicates the Department's*



approval of the proposed traffic signal installation at the U.S. Route 6/Mahopac Village Center/Site Access intersection in response to the August 18, 2015 Traffic Study submission and subsequent email submission of the Synchro analysis files. Note that one complete traffic study has been completed for both Lots 1 & 2.

The statement that "significantly lower traffic volume than analyzed on previous traffic studies" contained in the previously completed preliminary traffic evaluation dated July 17, 2015 was comparing the proposed PCSB/Route -6 Retail development to the formerly proposed Union Place Development which was proposed to be access at this location and include significant commercial development on the parcels of the currently proposed project. The reference was eliminated from the August 18, 2015 Traffic Study.

PCSB Mahopac – Lot 1 – 150 Route 6 TM86.11-1-1 Comment II.1.a

Available sight distances and calculations must be specified on plan. Any clearing along the dge of the roadway right of way (R.O.W.) that may be necessary to assure appropriate sight distances are provided should be identified.

Route 6 Retail Space – Lot 2 – 150 Route 6 TM 86.11-1-1 Comment II.1.a

Available sight distances and calculations must be specified on plan. Any clearing along the dge of the roadway right of way (R.O.W.) that may be necessary to assure appropriate sight distances are provided should be identified.

Response: *A traffic signal is proposed to be installed at the U.S. Route 6/Mahopac Village Center/Site Access intersection as previously indicated, therefore the sight distance from the driveway location would only apply in the event that the traffic signal malfunctioned and was on flashing operation. It is also important to ensure that the traffic signal can be seen by approaching vehicles. Therefore, we have analyzed both of these conditions.*

The Posted Speed Limit in the vicinity of the site is 40 MPH while speed data collected by our office indicates that the 85th percentile speeds along the roadway are approximately 45 MPH in each direction. Based on this AASHTO requires a Stopping Sight Distance of 360 ft. and an Intersection Sight Distance of 500 ft. Sight distances measured by our office at the proposed site access location indicate that approximately 550 ft. of sight distance is provided looking left (east) from the site access location while in excess of 700 ft. of sight distance is provided looking right (west) for the site access location which are in excess of the AASHTO Intersection Sight Distance in both directions. It is not anticipated that any additional clearing beyond the clearing proposed for the site development will be required to



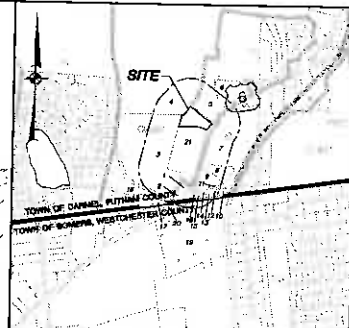
Mr. Harold Gary and Planning Board
MC Project No. 12100005A
December 18, 2015
Page 3 of 3

achieve these sight distances. Furthermore, sufficient sight distance is shown provided for vehicles approaching the traffic signal along U.S. Route 6, however due to the horizontal and vertical curve east of the site access a "Traffic Signal Ahead" sign (MUTCD Sign No. W3-3) will be provided in the westbound direction to notify drivers of the upcoming traffic signal. This will be included with the final traffic signal design plan submission to NYSDOT as part of the Highway Work Permit process.

R:\Projects\2012\12100005A - J428\1428 - Union Place\2015\Correspondence\Out\151218RGD_Memo_Gary and Planning Board.docx

500' ADJACENTS

1. N/F Baldwinsville LTD
2. N/F 102 Shady & LLC
3. N/F Baldwinsville LTD
4. N/F Baldwinsville LTD
5. N/F Baldwinsville LTD
6. N/F Baldwinsville LTD
7. N/F Baldwinsville LTD
8. N/F Baldwinsville LTD
9. N/F Baldwinsville LTD
10. N/F Baldwinsville LTD
11. N/F Baldwinsville LTD
12. N/F Baldwinsville LTD
13. N/F Baldwinsville LTD
14. N/F Baldwinsville LTD
15. N/F Baldwinsville LTD
16. N/F Baldwinsville LTD
17. N/F Baldwinsville LTD
18. N/F Baldwinsville LTD
19. N/F Baldwinsville LTD
20. N/F Baldwinsville LTD
21. N/F Baldwinsville LTD



LOCATION MAP SCALE: 1" = 1,000'

OWNER/APPLICANT: SITE DATA:
 Baldwinsville LTD, LLC
 1000 State St. Suite 100, Canaan, VT 05597
 Phone: (802) 833-1111
 Fax: (802) 833-1112
 E-mail: info@baldwinsville.com

- GENERAL NOTES:**
1. Property line as shown herein is based on a boundary survey performed by Insite Engineering, Surveying & Landscape Architecture, P.C. dated June 10, 2015.
 2. Topography as shown herein is based on aerial photography dated December 10, 2014 and is photogrammetrically completed at a scale of 1" = 50'. The contour interval is 2 feet.
 3. The proposed building as shown herein is based on a "Typ of Building" provided by the owner, as prepared by Terry Burroughs & Sons, Inc. dated April 7, 2016.
 4. Use in lot (10) impervious area is estimated to be no more than 5% of the total lot area.
 5. The Subsurface Sewage Treatment System (SSTS) for the subject property (Baldwinsville - Lot 2) will utilize the absorption area to be provided on the subject property - Lot 1.
 6. All utilities are required to be run underground. The Developer is required to coordinate with the utility companies on the location and depth of all utilities.
 7. All Lot Lines Calculations for the proposed building canopy shall be provided by the project architect for the Town Engineer's review when construction is made for a building permit.

C/DP ZONE REQUIREMENTS			
	REQUIREMENT	PROPOSED (LOT 2)	COMMENTS
Minimum Lot Area:	2 AC	3.12 AC	
Minimum Lot Width:	100'	250'	
Minimum Lot Depth:	100'	400'	
Minimum Setbacks:			
Principal Bldg:	Front Yard: 30'	140'	
	Side Yard: 40'	40'	
	Rear Yard: 40'	204'	
Minimum Building Height:	40'	Less than 40'	
Maximum Building Floor Area:	5,000 sq ft	5,000 sq ft	
Maximum Building Coverage:	40%	38%	

PARKING & LOADING REQUIREMENTS			
PARKING - Retail	5,000 sq ft / 1 Space per 200 sq ft	25 Spaces Required	
LOADING - Retail	1 Space for each establishment + 2	2 Spaces Required	
		2 Spaces Provided	

LEGEND

Existing Property Line	Existing 10' Contour
Existing 10' Contour	Existing 50' Contour
Existing 50' Contour	Existing 100' Contour
Existing 100' Contour	Existing 200' Contour
Existing 200' Contour	Existing 400' Contour
Existing 400' Contour	Existing 600' Contour
Existing 600' Contour	Existing 800' Contour
Existing 800' Contour	Existing 1000' Contour
Existing 1000' Contour	Existing 1200' Contour
Existing 1200' Contour	Existing 1400' Contour
Existing 1400' Contour	Existing 1600' Contour
Existing 1600' Contour	Existing 1800' Contour
Existing 1800' Contour	Existing 2000' Contour
Existing 2000' Contour	Existing 2200' Contour
Existing 2200' Contour	Existing 2400' Contour
Existing 2400' Contour	Existing 2600' Contour
Existing 2600' Contour	Existing 2800' Contour
Existing 2800' Contour	Existing 3000' Contour
Existing 3000' Contour	Existing 3200' Contour
Existing 3200' Contour	Existing 3400' Contour
Existing 3400' Contour	Existing 3600' Contour
Existing 3600' Contour	Existing 3800' Contour
Existing 3800' Contour	Existing 4000' Contour
Existing 4000' Contour	Existing 4200' Contour
Existing 4200' Contour	Existing 4400' Contour
Existing 4400' Contour	Existing 4600' Contour
Existing 4600' Contour	Existing 4800' Contour
Existing 4800' Contour	Existing 5000' Contour
Existing 5000' Contour	Existing 5200' Contour
Existing 5200' Contour	Existing 5400' Contour
Existing 5400' Contour	Existing 5600' Contour
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Existing 6600' Contour	Existing 6800' Contour
Existing 6800' Contour	Existing 7000' Contour
Existing 7000' Contour	Existing 7200' Contour
Existing 7200' Contour	Existing 7400' Contour
Existing 7400' Contour	Existing 7600' Contour
Existing 7600' Contour	Existing 7800' Contour
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Existing 8200' Contour	Existing 8400' Contour
Existing 8400' Contour	Existing 8600' Contour
Existing 8600' Contour	Existing 8800' Contour
Existing 8800' Contour	Existing 9000' Contour
Existing 9000' Contour	Existing 9200' Contour
Existing 9200' Contour	Existing 9400' Contour
Existing 9400' Contour	Existing 9600' Contour
Existing 9600' Contour	Existing 9800' Contour
Existing 9800' Contour	Existing 10000' Contour

Site Plan

Approved hereby granted this _____ day of _____ by _____

of _____

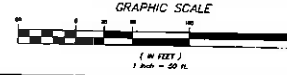
if building permit is not issued within 15 months from the above date, this approval becomes null and void.

Town of Canaan Planning Board

Signed this _____ day of _____ by _____

Chairman: _____

Secretary: _____



NO.	DATE	REVISION	BY
1	10-30-15	REVISED PER TOWN COMMENTS	SJC
2	11-25-15	REVISED PER TOWN COMMENTS	MTU
3	11-25-15	HYDROLOGICAL SUBMISSION	SJC
4	11-25-15	REVISION	BT

INSITE
 ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
 2000 State St. Suite 100, Canaan, VT 05597
 Phone: (802) 833-1111
 Fax: (802) 833-1112
 E-mail: info@insite-emp.com

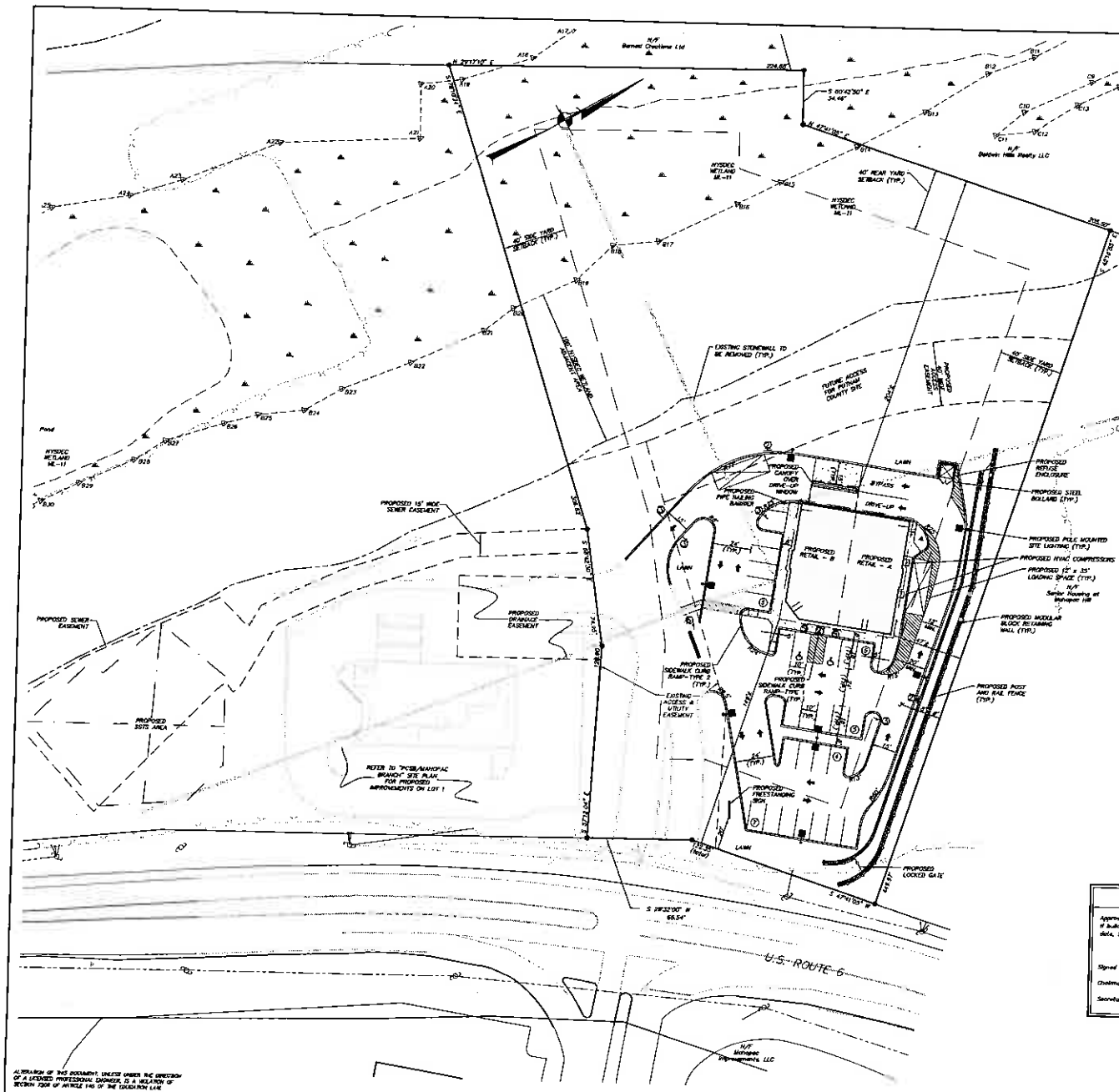
PROJECT: ROUTE 6 RETAIL

DRAWING: OVERALL PLAN

PROPOSED NUMBER: 02119.100
DATE: 7-29-15
SCALE: 1" = 50'

PROJECT MANAGER: J.L.C.
DRAWN BY: M.E.V.
CHECKED BY: D.L.M.

DRAWING NO.: OP-1
SHEET: 1/1



LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING INTERCHANGE
---	EXISTING HYDROLOGIC WETLAND LIMIT LINE WITH PLANT SHADING
---	EXISTING WETLAND SYMBOL
---	EXISTING HYDROLOGIC 100' WETLAND CONVEYANCE AREA
---	EXISTING UTILITY POLES WITH OVERHEAD WIRES
---	EXISTING EDGE OF PAVEMENT
---	EXISTING WHITE LINE
---	EXISTING CURB
---	EXISTING STONE WALL TO BE REMOVED
---	EXISTING TREE LINE
---	EXISTING TREE LINE TO BE REMOVED
---	PROPOSED CURB
---	PROPOSED RETAINING WALL
---	PROPOSED CONCRETE WALK
---	PROPOSED TREE LINE
---	PROPOSED LANDSCAPING
---	PROPOSED SIGN
---	PROPOSED POLE MOUNTED LIGHT

SIGN DATA TABLE

LOCATION NO.	TEXT	TEXT	TEXT	TEXT	TEXT
1	12" x 36"	12" x 36"	12" x 36"	12" x 36"	12" x 36"
2	12" x 36"	12" x 36"	12" x 36"	12" x 36"	12" x 36"
3	12" x 36"	12" x 36"	12" x 36"	12" x 36"	12" x 36"
4	12" x 36"	12" x 36"	12" x 36"	12" x 36"	12" x 36"
5	12" x 36"	12" x 36"	12" x 36"	12" x 36"	12" x 36"
6	12" x 36"	12" x 36"	12" x 36"	12" x 36"	12" x 36"

SITE PLAN

Approved hereby granted this _____ day of _____, 2015, if building permit is not issued within 12 months from the above date, this approval shall be null and void.

Signed this _____ day of _____, 2015.

City/County: _____

Secretary: _____



1	12-30-15	REVISED PER TOWN COMMENTS	S.C.
2	11-25-15	REVISED PER TOWN COMMENTS	MEU
3	11-25-15	HYDRO SUBMISSION	S.C.
4	7-22-15	REVISED PER TOWN COMMENTS	MEU
5	7-22-15	REVISION	BT

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

300 West 10th Street
Cortlandt, NY 10817
(914) 225-1111
www.insite-ny.com

PROJECT:
ROUTE 6 RETAIL

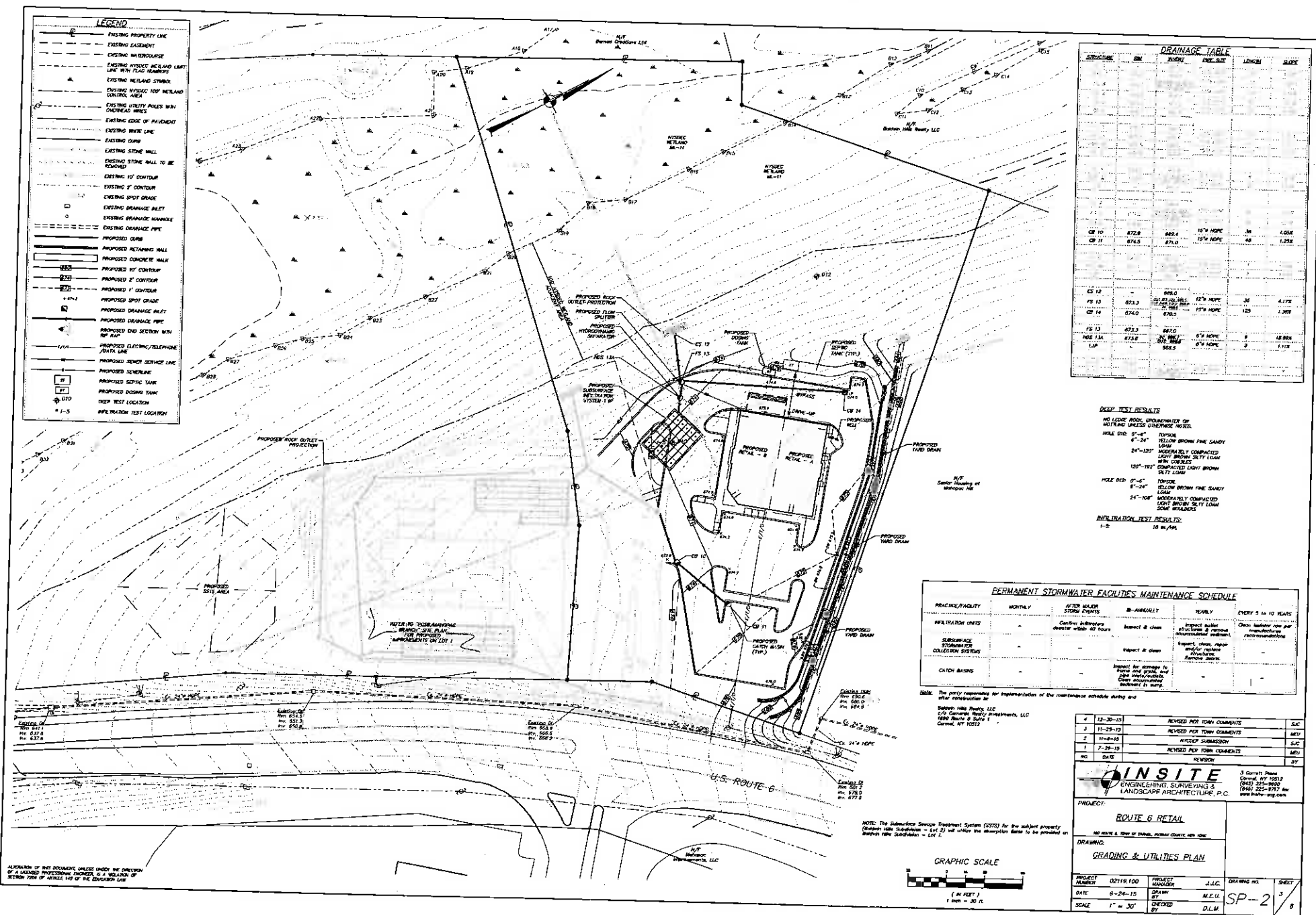
DRAWING:
LAYOUT PLAN

PROJECT NUMBER: 02118.100
DATE: 6-24-15
SCALE: 1" = 30'

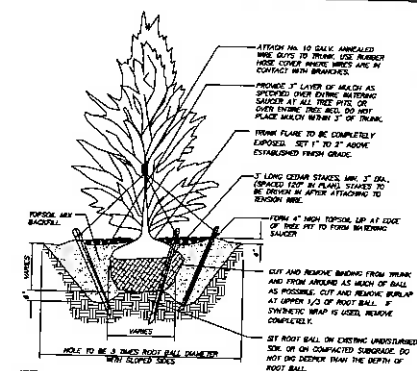
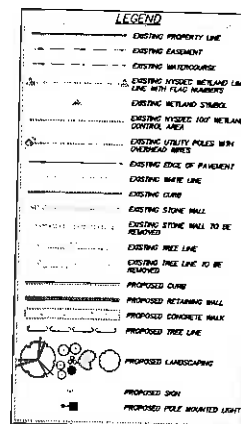
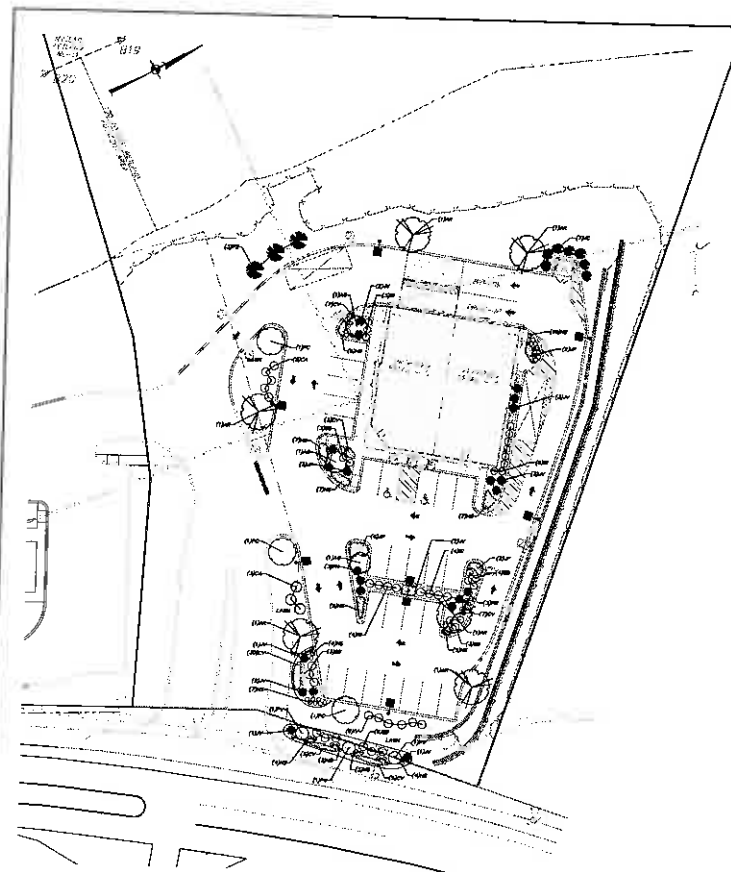
PROJECT MANAGER: J.J.C.
DRAWN BY: M.E.H.
CHECKED BY: D.L.M.

DRAWING NO.: SP-1
SHEET: 2 OF 8

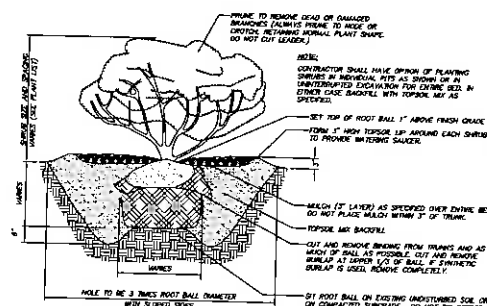
ALTHOUGH OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR A LICENSED SURVEYOR, NO PART OF THIS DOCUMENT SHALL BE USED FOR ANY OTHER PURPOSE.



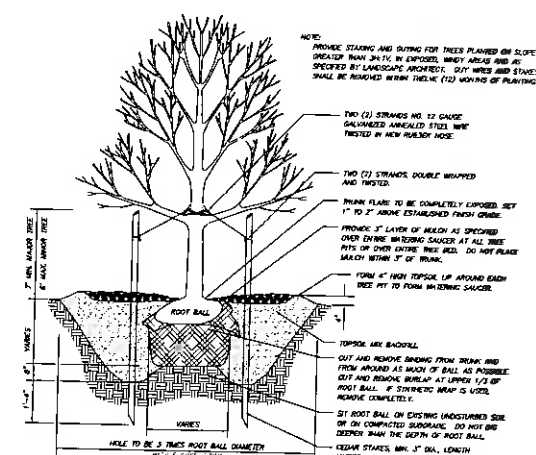
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7206 OF ARTICLE 149 OF THE EDUCATION LAW



EVERGREEN TREE PLANTING DETAIL
(N.T.S.)



SHRUB PLANTING DETAIL
(N.T.S.)



TREE PLANTING DETAIL
(N.T.S.)

SCHEMATIC PLANT LIST			
QTY	KEY	BOTANICAL/COMMON NAME	SIZE
6	AR	Star Magnolia 'October Glory' / October Glory Red Maple	2.5" CAL.
3	AS	Amelanchier 'Autumn Brilliance' / Autumn Brilliance Serviceberry	8"-10" HT.
3	PC	Pyracantha 'Chantrelle' / Chantrelle Pear	2.5" CAL.
3	PS	Prunella 'White Pine' / White Pine	3'-4" HT.
3	JD	Juniperus chinensis 'Blue Point' / Blue Point Juniper	3'-4" HT.
8	DA	Geranium 'Shogakukan' / Variegated Red Tidy Daisy	18"-24" HT.
52	CV	Cornus alternifolia 'Moulin' / Moulin Cornus	18" CAL.
71	MS	Monarda 'Shogakukan' / Shogakukan	18" CAL.
16	IS	Impatiens 'Shogakukan' / Shogakukan	18" CAL.
6	IV	Impatiens 'Shogakukan' / Shogakukan	18" CAL.
11	IV	Impatiens 'Shogakukan' / Shogakukan	18" CAL.
19	IV	Impatiens 'Shogakukan' / Shogakukan	18" CAL.
3	IV	Impatiens 'Shogakukan' / Shogakukan	18" CAL.
6	IV	Impatiens 'Shogakukan' / Shogakukan	18" CAL.
18	IS	Impatiens 'Shogakukan' / Shogakukan	18" CAL.

GENERAL SITE SEEDING NOTES:

- All proposed seeding areas to receive 1" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of local material.
- Upon final grading and placement of topsoil and any required soil amendments, seeds to receive permanent vegetation cover in combination with suitable mulch as follows:
 - Seeded areas within per driveway and parking areas.
 - Further applied as the manufacturer's recommended rate using Laser 10-0-10 (no phosphorus) fertilizer as required.
 - Seeded areas may be seeded with grass seed applied at a rate of 10-15 lbs/1000 sq. ft. or 2 lbs/1000 sq. ft. to be applied and maintained according to the manufacturer's instructions.
 - If the seeding prevents the establishment of a permanent vegetation cover, the seeded areas will be mulched with straw or equivalent.
- The seed rates as specified on these drawings are as follows:
 - A. Seed rate for lawn areas and new areas along roads of 100 lbs. per acre.
 - B. Seed rate for disturbed areas including lawn areas and slopes 30-40 lbs. per acre or a rate of 35 lbs. per acre.
 - C. Seed rate for disturbed areas including lawn areas and slopes 30-40 lbs. per acre or a rate of 35 lbs. per acre.

GENERAL PLANTING NOTES:

- All plantings shall be installed per Section 142 of the Town of Cornwall 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 local material.
- All trees shall be installed with a minimum of 12" min. depth of topsoil and 12" min. depth of mulch. All trees shall be installed with a minimum of 12" min. depth of topsoil and 12" min. depth of mulch.
- The location and depth of landscape plants shown on the site plan shall take precedence in any discrepancy between the availability of plants shown on the site plan and the quantity of plants in the Plant List.
- All plants shall be installed with a minimum of 12" min. depth of topsoil and 12" min. depth of mulch.
- Plants shall conform with ANSI Z601 American Standard for Nursery Stock in all aspects including dimensions.
- Plant material shall be taken from healthy nursery stock.
- All plants shall be grown under conditions similar to those in the locality of the project.
- Plants shall be planted in all locations designed on the plan or as stipulated in the list by the Landscape Architect.
- The location and depth of landscape plants shown on the site plan shall take precedence in any discrepancy between the availability of plants shown on the site plan and the quantity of plants in the Plant List.
- Plants shall be installed with a minimum of 12" min. depth of topsoil and 12" min. depth of mulch.
- All landscape plants shall be installed in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced by the contractor (during warranty period) or project owner.

SITE PLAN

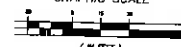
Approved hereby granted this _____ day of _____, 20____, if building permit is not issued within 12 months from the above date, this approval becomes null and void.

Signature: _____ Date: _____

Owner: _____

Secretary: _____

GRAPHIC SCALE



INSITE
LANDSCAPE ARCHITECTURE, P.C.

30001 Plaza
Cornwall, NY 12424
(845) 255-9882
(845) 255-9717 fax
www.insitearch.com

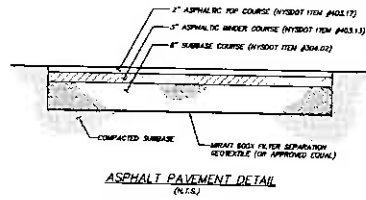
PROJECT: ROUTE 6 RETAIL

DRAWING: LANDSCAPE PLAN

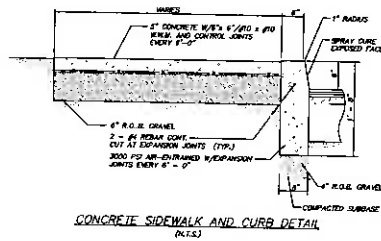
PROJECT NUMBER: 0219.100 PROJECT MANAGER: J.L.C. DRAWING NO.: SP-4

DATE: 12-30-15 DRAWN: M.E.U. SHEET: 5

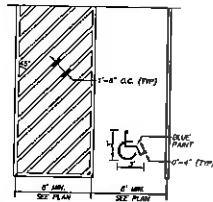
SCALE: 1" = 30' CHECKED BY: D.L.M.



ASPHALT PAVEMENT DETAIL
(N.T.S.)

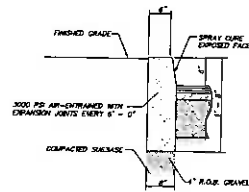


CONCRETE SIDEWALK AND CURB DETAIL
(N.T.S.)

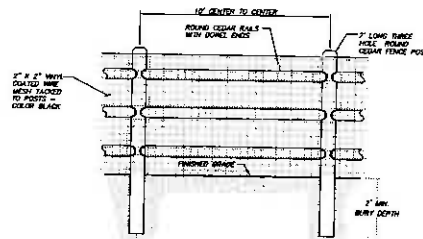


NOTE:
1. ALL HANDICAP STRIPING SHALL BE 4\"/>

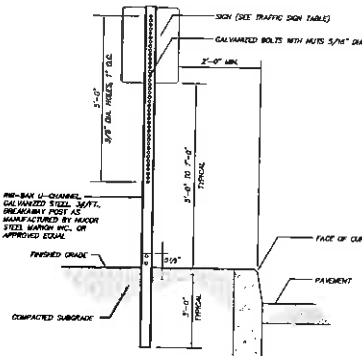
PAINTED HANDICAP PARKING DETAIL
(N.T.S.)



CONCRETE CURB DETAIL
(N.T.S.)

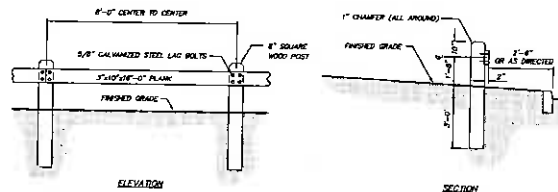


POST AND RAIL FENCE DETAIL
(N.T.S.)



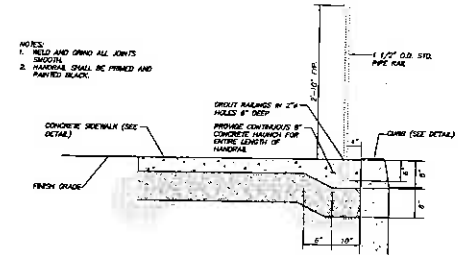
NOTE: TOP HORIZONTAL FINISHING STRIPS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 5'-0\"/>

TRAFFIC SIGN DETAIL
(N.T.S.)

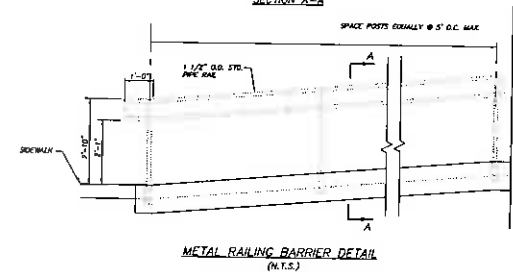


NOTES:
1. ALL WOOD TO BE SEASONED HOLT DOUGLAS FIR, SOUTHERN PINE OR OTHER APPROVED STRUCTURAL LUMBER.
2. ALL WOOD TO BE TREATED WITH AN APPROVED WOOD PRESERVATIVE SUITABLE FOR INSTALLATION IN AND ADJACENT TO GROUND SURFACES.

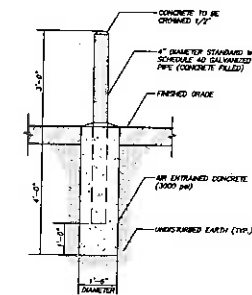
WOOD GUIDE RAIL DETAIL
(N.T.S.)



SECTION A-A



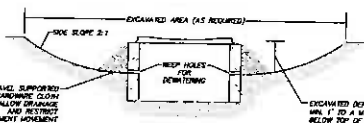
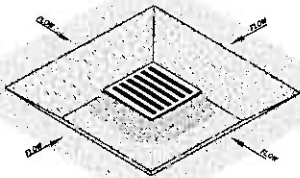
METAL RAILING BARRIER DETAIL
(N.T.S.)



NOTE:
WHEN PROTECTION POSTS ARE TO BE USED FOR PROTECTION OF HANDICAP PARKING SIGNS OR OTHER TRAFFIC SIGNS, SIGN SUPPORTING POST SHALL BE EMBEDDED A MINIMUM OF THREE (3) FEET INTO THE CONCRETE.

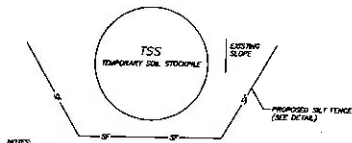
STEEL ROLLER DETAIL
(N.T.S.)

4	12-30-15	REVISED PER TOWN COMMENTS	S.C.
3	11-25-15	REVISED PER TOWN COMMENTS	WLU
2	11-4-15	HYDROD SUBMISSION	S.C.
1	7-28-15	REVISED PER TOWN COMMENTS	WLU
NO.	DATE	REVISION	BY
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. 3 Quail Drive Glen Cove, NY 11545 (516) 470-8800 (516) 225-9757 fax www.insite-ny.com			
PROJECT:		ROUTE 6 DETAIL	
DRAWING:		DETAILS	
PROJECT NUMBER	02119.100	PROJECT MANAGER	J.J.C.
DATE	6-24-15	DRAWN BY	N.E.U.
SCALE	AS SHOWN	CHECKED BY	D.L.W.
DRAWING NO.			D-1
SHEET			8



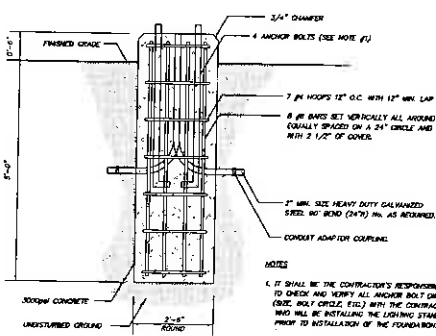
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL INTERFERE WITH EXCAVATION
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN
3. KEEP INLET SHALL BE PROTECTED BY GRADE
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL INLET WITH 12" EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY, AND STABILIZE WITH PERMANENT SEEDING
5. MAXIMUM DRAINAGE AREA = 1 ACRE

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



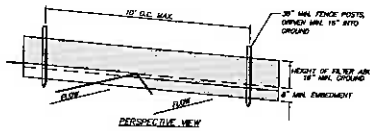
- NOTES
1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDING WITH SEED PERMANENT TALL FESCUE
 4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNWIND SIDE

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



- NOTES
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, HOLE SIZE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARDS PRIOR TO INSTALLATION OF THE FOUNDATIONS
 2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS
 3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BOWLS

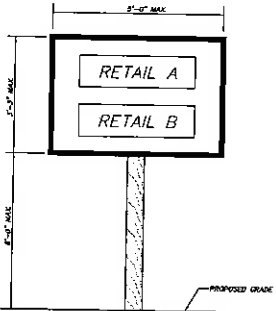
LIGHTING FOUNDATION DETAIL
(N.T.S.)



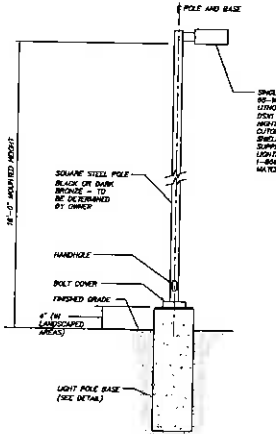
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. FILTER CLOTH TO BE INSTALLED SECURELY TO POSTS AT TOP AND MID SECTION
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN, EACH JOINT MUST BE ENCLAMPED BY SIX INCHES AND FOLDED
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REPAIRED WHEN "WALKER" DETECTS IT IN THE SILT FENCE

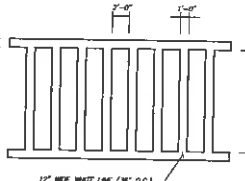
SILT FENCE DETAIL
(N.T.S.)



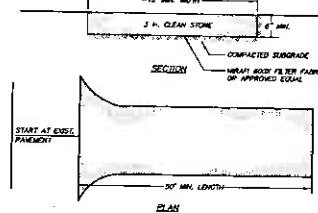
FREESTANDING SIGN DETAIL
(N.T.S.)



POLE-MOUNTED LIGHTING DETAIL
(N.T.S.)

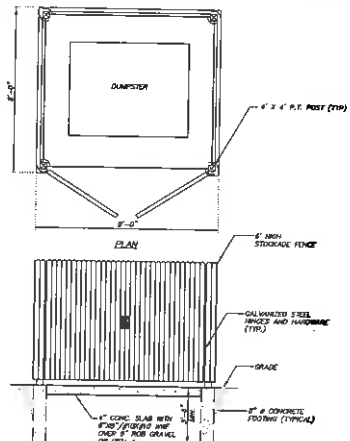


CROSSWALK MARKING DETAIL
(N.T.S.)

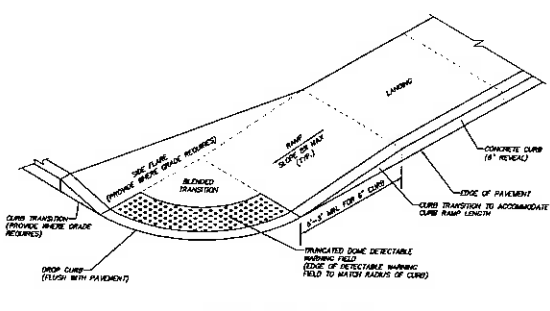


- INSTALLATION NOTES**
1. STONE SIZE - USE 3" STONE
 2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 30 FEET (EXCEPT ON A SINGLE RESIDENT LOT WHERE A 30 FOOT MINIMUM LENGTH MUST BE MAINTAINED)
 3. THICKNESS - NOT LESS THAN 50 (5) INCHES
 4. WIDTH - 12 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF THE DRIVEWAY OR SIDEWALK
 5. FILTER CLOTH - MUST BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING RESOURCES (SILT)
 6. SURFACE WATER - ALL SURFACE WATER FLOWING ON DRIVEWAY TOWARD CONSTRUCTION ENTRANCE SHALL BE DIVERTED TO THE DRIVEWAY. IF DIVERSION IS IMPRACTICAL, A MOUNTAINABLE TRENCH WITH 2:1 SLOPES MUST BE PERMITTED
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHERE NO PRESENT OBSTRUCTION OF FLOWING OF SEWAGE OR PUBLIC ROADS OF WAY MAY BE REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS NECESSARY TO MAINTAIN PROPER DRAINAGE AND TO MAINTAIN THE ENTRANCE TO THE DRIVEWAY OR SIDEWALK
 8. WALKING - WALKERS SHALL BE CLEANED TO REMOVE SEWAGE FROM THE ENTRANCE TO THE DRIVEWAY OR SIDEWALK. IF REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEWAGE TREATMENT SYSTEM
 9. PERMANENT ASPHALT AND MAINTENANCE SHALL BE PROVIDED AFTER EACH YEAR

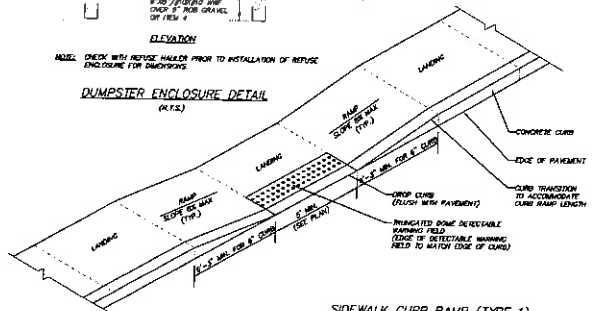
STABILIZED CONSTRUCTION ENTRANCE DETAIL
(N.T.S.)



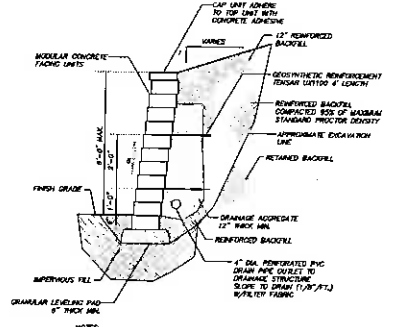
DUMPSTER ENCLOSURE DETAIL
(N.T.S.)



SIDEWALK CURB RAMP (TYPE 2)
(N.T.S.)



SIDEWALK CURB RAMP (TYPE 1)
(N.T.S.)



MODULAR BLOCK RETAINING WALL DETAIL
(N.T.S.)

1	12-30-15	REVISED PER TOWN COMMENTS	S.C.
2	11-29-15	REVISED PER TOWN COMMENTS	M.E.U.
3	11-29-15	HYDRO SUBMISSION	S.C.
4	12-29-15	REVISED PER TOWN COMMENTS	M.E.U.
5	12-29-15	REVISION	B.T.

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

3 Dorset Place
Camden, NJ 07102
(609) 522-8800
(609) 225-8777 fax
www.insite-nj.com

PROJECT: **ROUTE 6 RETAIL**

DRAWING: **DETAILS**

PROJECT NUMBER: 02119.100 PROJECT MANAGER: J.J.C. DRAWING NO.: D-2 SHEET: 1/8

DATE: 6-24-15 DRAWN BY: M.E.U.

SCALE: AS SHOWN CHECKED BY: D.E.M.

ALLEGATION OF THIS DOCUMENT, UNLESS USED BY THE DESIGNER OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 1708 OF TITLE 14B OF THE CONSUMER LAW.

CONSTRUCTION SEQUENCE:

1. Install all fence and orange construction fence in the general infiltration area shown.

2. Begin earthwork activities associated with site entrance, and install shoulder construction entrance/exit-traveling pad to facilitate access.

3. Excavation shall be removed from site entrance to provide sufficient room for the installation of a shoulder construction entrance and shoulder entrance apron for a full 10' to 12' to entrance to facilitate loading and removal of material. From site, any excavated material to be utilized for fill shall be temporarily stockpiled on-site.

4. Check with NYSDOT and relevant utility utility pole of the proposed site entrance.

5. Install proposed drain inlets in NYSDOT R.O.W. on north side and south side of proposed entrance and replace section of existing 24" HDPE drain pipe adjacent to the R.O.W.

6. Install 18" protection on drain inlets near NYSDOT R.O.W.

7. Clear and grub limits of disturbance for PCSB and Route 6 Retain.

8. Slope and stabilize hauls & location shown herein, and begin site earthwork activities. All areas disturbed shall be restored.

9. Once subgrade is established temporarily, stabilize cut/slope areas with one mesh slope in inches of 3 on 1 and be immediately installed with erosion control blankets.

10. After the construction of the proposed Route 6 Retain building and associated parking area on Lot 1 are not completed concurrently with the PCSB site improvements, the Route 6 Retain site shall be permanently stabilized after the completion of earthwork operations in accordance with the Erosion and Sediment Control Plan provided herein.

11. Install average construction fence around proposed infiltration system as soon as practicable.

12. Place 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

13. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

14. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

15. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

16. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

17. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

18. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

19. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

20. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

21. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

22. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

23. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

24. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

25. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

26. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

27. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

28. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

29. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

30. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.

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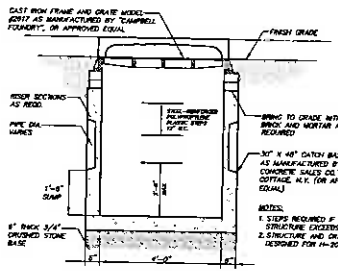
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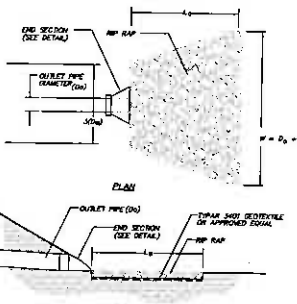
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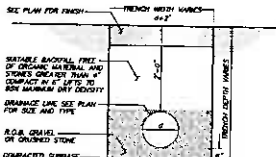
68. Install 18" over portions of both parking lots which require it and construct retaining walls under the PCSB parking lot, and along northwestern portion of the Route 6 Retain parking lot.



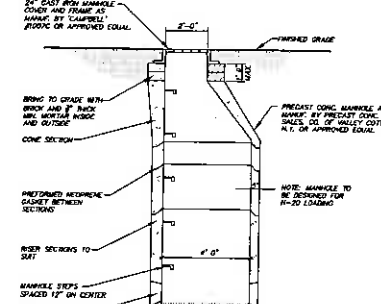
CATCH BASIN DETAIL (N.T.S.)



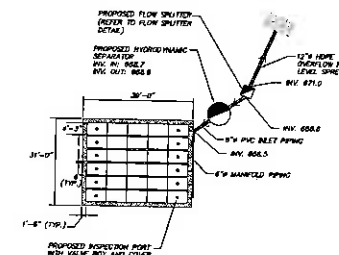
ROCK OUTLET PROJECTION DETAIL (N.T.S.)



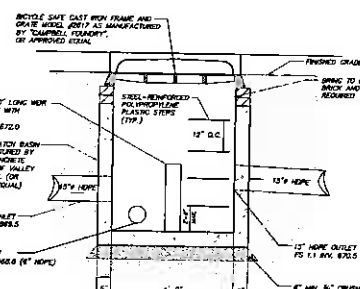
DRAINAGE LINE TRENCH DETAIL (N.T.S.)



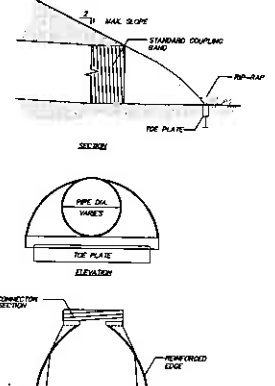
DRAINAGE MANHOLE DETAIL (N.T.S.)



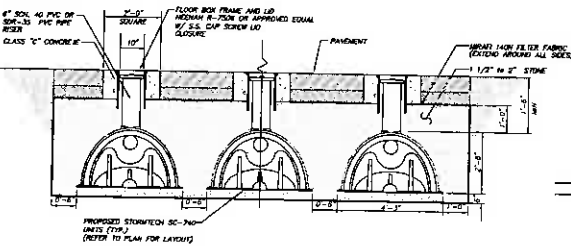
STORMWATER INFILTRATION SYSTEM LAYOUT (1:1P) DETAIL



FLOW SPLITTER DETAIL (N.T.S.)



HOPE END SECTION DETAIL (N.T.S.)



NOTES: 1. INFILTRATION PORTS TO BE INSTALLED AT THE BEGINNING AND END OF EVERY ROW OF INFILTRATORS.
2. REFER TO STORMWATER INFILTRATION SYSTEM LAYOUT DETAIL FOR NUMBER OF UNITS PER ROW AND LAYOUT DIMENSIONS.

STORMWATER INFILTRATION SYSTEM (NYSDEC DESIGN 1-1) SYSTEM DETAIL (N.T.S.)

Site Plan

Approval hereby granted this _____ day of _____
 1. If the project is not located within 12 months from the above date, this approval becomes null and void.

Signed this _____ day of _____ by _____
 Chairman: _____
 Secretary: _____

NO.	DATE	REVISIONS PER TOWN COMMENTS	BY	DATE
1	11-25-15	REVISED PER TOWN COMMENTS	MEU	
2	12-30-15	REVISED PER TOWN COMMENTS	SJC	

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

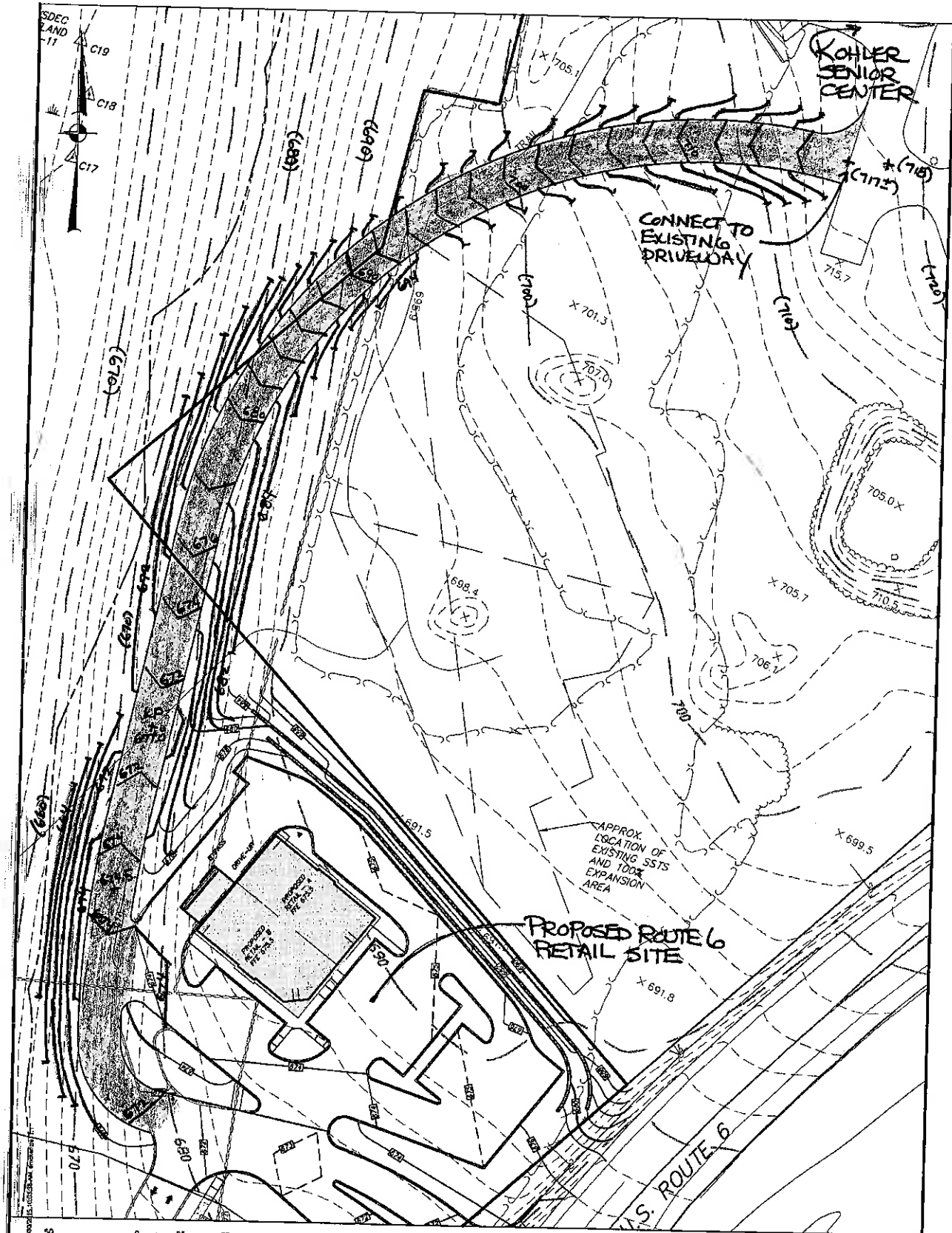
PROJECT: **ROUTE 6 RETAIL**

DRAWING: **DETAILS**

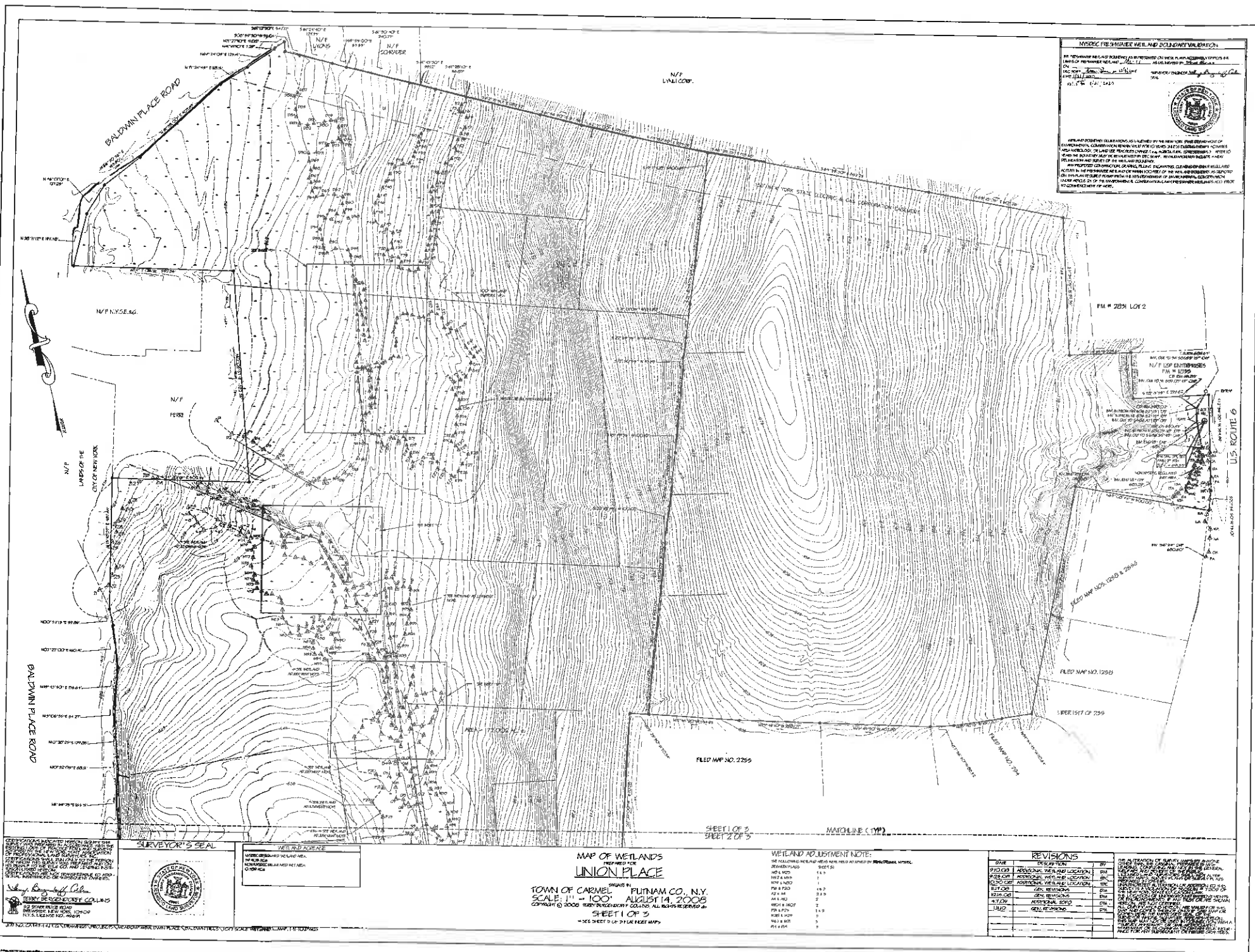
PROJECT NUMBER: 02119.100
 DATE: 11-6-15
 SCALE: AS SHOWN

PROJECT MANAGER: J.L.C.
 DRAWN BY: M.E.U.
 CHECKED BY: D.L.W.

DRAWING NO.: **D-3**
 SHEET: **8**

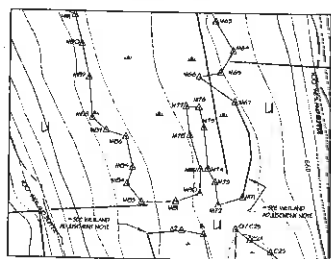


<p>PROJECT: ROUTE 6 RETAIL SITE PLAN 150 ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK</p>		<p>PREPARED BY: INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. 3 Garrett Place • Carmel, New York 10512 Phone (845) 225-9690 • Fax (845) 225-9717 www.insite-eng.com</p>		<p>DATE: 12-30-15 SCALE: 1" = 50' PROJECT NO.: 02119.100 FIGURE: G-2</p>	
<p>DRAWING: GRADING STUDY OF FUTURE CONNECTOR DRIVE TO KOHLER SENIOR CENTER</p>					

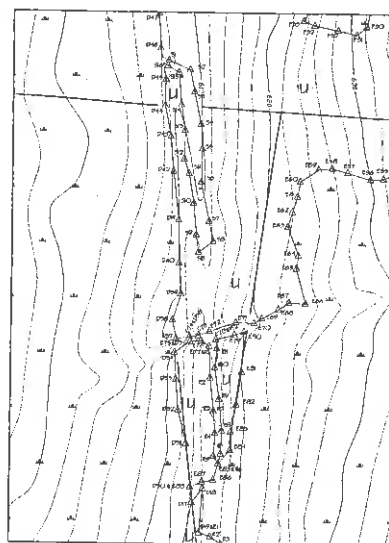


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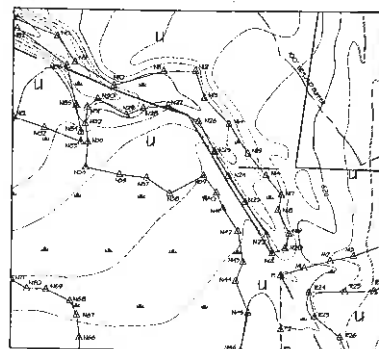
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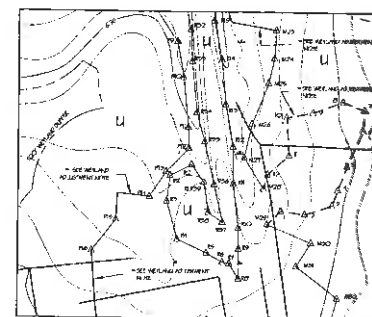
INSET "B"
SCALE: 1" = 50'



INSET "C"
SCALE: 1"=50'



INSET "D"
SCALE: 1" = 50'



IDENTIFICATIONS INDICATED HEREON SECURITY THIS
DOCUMENT IS PREPARED BY AN OFFICER WITH THE
EXPERIENCE OF THE NEW YORK STATE ASSOCIATION
OF PROFESSIONAL LAND SURVEYORS, INC.
THIS DOCUMENT IS VALID ONLY FOR THE PERIOD
FOR WHICH THE SURVEY WAS RUN. IT IS NOT
TO BE USED TO FILE CO. AND LENDING FOR
CERTIFICATED HEREON.
CERTIFICATED AND NOT TRANSCRIBABLE TO ADD
SIGNAL NOTIFICATIONS OF SURRENDERING OWNERS.

Theresa Bergoff Collins
TERRY BERGENDOERFF COLLINS
92 STANGE RIDGE ROAD
NEWARK, NEW YORK 10809
912-242-1275



WETLAND ACREAGE

MAP OF WETLANDS
PREPARED FOR
UNION PLACE

(SITING IN)
TOWN OF CARMEL PUTNAM CO., N.Y.
SCALE: 1" = 100' AUGUST 14, 2008
COPYRIGHT © 2008 TERRY DEBERARDINO COLLINS, ALL RIGHTS RESERVED
SHEET 3 OF 3

WETLAND ADJUSTMENT NOTE:

WETLAND ADJUSTMENT NOTE:

THE FOLLOWING WETLAND ADJUSTMENT FIELD ADJUSTED DEPTHS (FEET), WIDE, BETWEEN PLANO SHEET 51

MS & MS2	1.5
MS & MS2	1
MS & MS2	1
MS & MS2	1.5
MS & MS	2.5
MS & MS	2
MS & MS2	2
MS & MS2	1.5
MS & MS2	5
MS2 & MS2	9

REVISIONS

DATE	DESCRIPTION	BY
9/23/00	ADDITIONAL WELAND LOCATION	DM
9/29/00	ADDITIONAL WELAND LOCATION	SEC
10/30/00	ADDITIONAL WELAND LOCATION	SEC
11/27/00	GEN. REVISIONS	DM
12/14/00	ADDITIONAL WELAND LOCATION	DM
1/27/01	ADDITIONAL WELAND LOCATION	DM
1/30/01	GEN. REVISIONS	DM

[illegible]



January 4, 2016

Ref: 41929.00

Via Hand Delivery

Chairman Harold Gary and Members of the Town of Carmel
Planning Board
Town of Carmel
60 McAlpin Avenue
Mahopac, New York 10541

**Re: Lake Plaza Shopping Center
983-1005 Route 6,
Mahopac, NY 10541
Tax Map #65.10-1-45 & 46 – Site Plan Review**

Dear Chairman Gary and Planning Board Members,

On behalf of Lake Plaza Shopping Center, LLC ("the Applicant"), VHB Engineering, Surveying and Landscape Architecture, P.C. ("VHB") submits the revised site plan drawings and related information set forth below in further support of the Applicant's request for Site Plan and stormwater pollution prevention plan approval for the proposed Stop & Shop Supermarket and other improvements in the Lake Plaza Shopping Center.

Enclosed are the following:

- 11 copies: Proposed Stop & Shop Site Plans issued for Site Plan Approval, Sheets C-00 to C-20, prepared by VHB, last revised December 31, 2015.
- 11 copies: Comment letter from Patrick Cleary, AICP, CEP, PP, LEED AP, dated December 9, 2015.
- 11 copies: Comment letter from Michael G. Carnazza, Director of Code Enforcement, dated December 9, 2015.
- 11 copies: Comment letter from Richard Franzetti, PE, Town Engineer, dated December 9, 2015.

Engineers | Scientists | Planners | Designers

50 Main Street
Suite 360
White Plains, New York 10606
P 914.467.6600
F 914.761.3759



- 11 copies: Existing and Proposed Signage on the site, consisting of a photo exhibit of existing signs assembled by VHB and Proposed Stop & Shop Supermarket Sign Plans, prepared by Agnoli Sign Company, Inc., dated December 30, 2015 (Sheets A and A1 through A6) (the "Stop & Shop Sign Package").
- 1 copy: Easement documents (previously submitted with the initial Site Plan Application package on November 30, 2015 (the "Initial Submission").
- 11 copies: Water Facilities Report prepared by Keane Coppelman Gregory Engineers, P.C. dated December 21, 2015.
- 11 copies: Sanitary Sewer Connection Memo regarding wastewater capacity prepared by Keane Coppelman Gregory Engineers, P.C. dated December 31, 2015.
- 11 copies: Wastewater Report prepared by Keane Coppelman Gregory Engineers, P.C. dated December 31, 2015 will be provided by their office under separate cover.
- 11 copies: Architectural Plan Submission, prepared by Michels & Waldron Associates, LLC, Architects, Planners, Engineers, dated January 4, 2016, (Sheets EX-1, EX-2, and EX-3).
- 1 copy: CD (Pdf of all attached materials)

The following are responses to Patrick Cleary's comments letter dated December 9, 2015

Site Plan Review Comments

- Response #1: Comment noted.
- Response #2: Comment noted.
- Response #2A: The site plan shown is one comprehensive design showing the total concept and is not a stage or stages with undefined future expansion areas.
- Response #2B: Comment noted.
- Response #2C: On-site loading facilities are in accordance with the Schedule of Off-Street Loading contained in Article IV, §156-42. However, the existing and proposed parking spaces are not in accordance with the Schedule of Off-Street Parking set forth in Article IV, § 156-42 in terms of the proposed number of spaces/parking ratio and size of spaces. The required parking ratio in the Designed Shopping



Center is 6 spaces per 1,000 square feet of gross floor area ("s.f. of g.f.a."). Parking is proposed at a ratio of 4.2 spaces/1,000 s.f. of g.f.a.

In addition, parking spaces are required to be 10 feet by 20 feet in size. For the most part, the proposed spaces will measure 9 feet by 19 feet. Two accessible spaces in the existing parking field to the right of Stop & Shop are being relocated and restriped to meet current ADA requirements. All other existing parking spaces in this portion of the parking lot, as shown on the plans, will remain as is. Variances for the number and size of parking spaces were previously granted and continue in effect. The Applicant acknowledges that variances will be required for the number/ratio of spaces, the size (9 feet by 19 feet) of the new proposed parking spaces and the size of other existing spaces that will remain which vary in width and length. The exact variances required will be determined by the Director of Code Enforcement.

It is noted that, since the coming of age of internet retail, a retail parking requirement of 6 spaces per 1,000 square feet is obsolete, unnecessary and excessive. The proposed ratio of 4.2 spaces/1,000 s.f. of g.f.a. is in line with industry standards and, based on the survey of current parking activity at the Center, will be more than adequate. As for the size of the spaces, the minimum Industry standard for retail parking spaces is 9 feet by 18 feet with a 22-foot drive aisle. The majority of parking spaces will meet, if not exceed, this standard. Therefore, the Applicant believes the amount and design of the parking spaces will be operationally sufficient to ensure that the Shopping Center functions in an acceptable manner for tenants, customers and the surrounding community.

Response #2D: Details of existing and proposed signs are included in the Sign Summary Table on Sheet C-04, the photo exhibit of existing signs and the Stop & Shop Sign Package, submitted herewith. As noted in the variance table on Sheet C-04, certain variances have been granted for Wall Signs for businesses in the Center. The proposed Stop & Shop signs do not meet the sign regulations contained in Article IV, §156-41, at least with respect to the area of signs and, therefore, will require variances. The precise nature and scope of such variances will be determined by the Director of Code Enforcement.

Response #2E: This information, including a Traffic Study prepared by VHB, was provided in the Initial Submission.



- Response #2F:** A market assessment was included in the Initial Submission even though the Shopping Center currently exists and contains a supermarket. If a more expansive report is required, the Applicant requests guidance as to what additional information needs to be addressed and provided.
- Response #3:** The Applicant acknowledges that a Wetlands Permit will be required from the ECB.
- Response #4:** Comment noted.
- Response #5:** Comment noted. If anything further is required from the Applicant to coordinate review of the Traffic Study, please advise.
- Response #6:** The revised overall number of required parking spaces is 843 based upon the Director of Code Enforcement's clarification that restaurant parking is not to be calculated separately in the Designed Shopping Center. Variances were previously granted for the number/ratio and size of parking spaces. As acknowledged above and indicated in the Parking Summary Chart on C-04, similar, additional parking variances will be required of a nature and scope to be determined by the Director of Code Enforcement.

With respect to the location of existing parking spaces to be removed and new ones to be constructed, existing parking will be removed in the area north of the existing supermarket building where the Stop & Shop Supermarket expansion is proposed and in areas being converted to landscape islands elsewhere in the existing parking lot. Most new parking spaces are proposed in the open space between the edge of the wetland buffer in the northeast corner of the property and the Baldwin Lane driveway entrance. The area in the rear of the Shopping Center is currently used for parking but those spaces are not well marked or designated. Under the proposal, the parking spaces to the rear of the building will be striped as formal parking spaces.

Parking in the rear of the Shopping Center is intended for employee use. For this reason, there is no plan to create rear customer entrances for the stores or an open pedestrian plaza connection through the building to connect the rear Center spaces with the front entrances to stores.

- Response 7:** The Applicant agrees. In response to concerns expressed by members of the Planning Board and its consultants, the Applicant has included additional



landscape islands in the parking field south of Stop & Shop to provide better traffic circulation and landscape relief, without losing any parking spaces.

Response 8: A formalized truck turn channel is provided to serve as the loading area for K-Mart. The width of the driveway around the rear parking has been widened to 30 feet to accommodate a loading area for the smaller tenants.

Response 9: A curbed sidewalk along the proposed wall by the loading area has been provided to better protect pedestrians as the comment suggested.

A painted crosswalk has been added connecting the new northern parking lot across the access driveway to the proposed Stop & Shop.

Response 10: Comment noted.

Response 11: Comment noted. The Applicant is including in this submission revised architectural elevations and plans for the renovation of the smaller store facades, prepared by Michels & Waldron Associates, LLC. Michels & Waldron and the Applicant look forward to the opportunity to present the plans to the Planning Board and welcome the opportunity to discuss the proposed facade renovations with the Board's architectural consultant as soon as possible.

Response 12: In response to Planning Board comments, three light poles have been eliminated at the rear of the building to minimize the lighting, which will reduce potential offsite impact.

The additional lighting at the existing main entrance driveway on Route 6 was included for safe egress purposes.

Response 13: Comment noted. Additional landscaped islands have been added throughout the entire parking lot.

The paved median at the entrance on Route 6 will be replaced with a planted median as suggested.

Response 14: Comment noted.

Response 15: The length of the proposed retaining wall has been reduced by almost half. However the height of the remaining retaining wall cannot be further reduced without extending disturbance into the wetland buffer.



- Response 16:** Electric, telephone and cable services have been added to the Utility Plan (C-06). Comment noted regarding the need for Engineering Department review of the proposed sewer pump station and force main improvements.
- Response 17:** Dumping that has occurred by the circle road was done by third parties, not the Applicant. However, the Applicant agrees the debris should (and will) be cleaned up. The trailers will be removed. The proposed compactors are only for the small stores and no dumpster is proposed.

SEQR

Comment noted.

The following are responses to Michael Carnazza's comment letter dated December 9, 2015

- Response #1:** Comment noted.
- Response #2:** Parking Summary Chart has been revised from Town of Mahopac to Town of Carmel.
- Response #3:** The required parking dimension has been revised to 10 feet x 20 feet per Town of Carmel regulations. Comment noted that a variance was granted to permit 9 feet x 19 feet parking spaces.
- Response #4:** Existing size of parking spaces in front of the K-Mart will be maintained as they are under proposed conditions. The existing variance currently in effect to permit 9 foot X 19 foot parking spaces will continue to apply to certain of the existing spaces. A variance will be requested for spaces that are smaller than 9 feet x 19 feet.
- Response #5:** The proposed utility building is for the pumping facility.
- Response #6:** The total floor area for the entire building is approximately 164,350 sf.
- Response #7:** Restaurant has been eliminated and was replaced by retail on the parking calculation. The revised parking number has been updated on the Parking Summary Chart on Sheet C-04.
- Response #8:** A list of all variances granted for the site is provided on Drawing C-04.



Response #9: Details of existing and proposed signs on the site is provided in the Signage Summary Table on Drawing C-04, the photo exhibit of existing signs and the Stop & Shop Sign Package.

Response #10: Comment noted. The Applicant's Engineer will meet with Mr. Carnazza.

The following are responses to Richard Franzetti's comments letter dated December 9, 2015

I. General Comments

Response #1: The Applicant understands the reason for referrals to all agencies listed except the NYSDOT. No work is being proposed in the NYS Right of Way. Please clarify the reason for referral to the NYSDOT.

Response #2: The Applicant understands and agrees with all permit requirements noted in this comment except for NYSDOT. No work is proposed within the NYS Right of Way so no work permit should be required. The Applicant acknowledges that Town may refer the Traffic Study to NYSDOT and is seeking to confirm whether an approval requirement applies.

Response #3: The Applicant acknowledges this Comment. The wetlands delineation has been reviewed by NYSDEC in the field and confirmed. The Applicant is awaiting written confirmation from NYSDEC. It will coordinate a site inspection for delineation by the Town's wetlands inspector as soon as referral to the ECB is made.

Response #4: Comment noted.

Response #5: A meeting with the NYCDEP has been scheduled with regards to the SWPPP. The Applicant's Engineer is available to discuss the SWPPP with the Town's Engineering Department at its convenience.

Response #6: Attached is the water report prepared by Keane Coppelman Gregory Engineers, P.C. dated December 21, 2015. Attached is the sanitary sewer connection memo prepared by Keane Coppelman Gregory Engineers, P.C. dated December 31, 2015. A wastewater report is being prepared by Keane Coppelman Gregory Engineers, P.C. and will be submitted as soon as possible under separate cover by their office. However Keane Coppelman Gregory Engineers, P.C. has confirmed that there is sufficient capacity in the existing system to accommodate the project as proposed.



Response #7: An additional copy of all easement instruments is provided. (See attachment)
(Two other copies were provided in the Initial Submission. If additional copies are required, please let us know.)

Response #8: The Applicant is seeking to confirm the nature of any approval of the Traffic Study purportedly required from NYSDOT.

Response #9: Comment noted. These agreements/guarantees will be provided by the Applicant once the site plan is ready to be approved. The Applicant assumes the delivery of them will be a condition of site plan approval.

Response #10: Comment noted.

II. Detailed Comments

Response #1: Erosion Control Notes 9, 10 and 11 on Drawing C-01 have been corrected.

Response #2: General note 10 requires the contractor to notify the owner in the event that contaminated soil, groundwater, and other media are encountered during excavation/construction activities. Demolition note 5 indicates, at this present time, VHB shall have no responsibility for the presence, discovery, removal, abatement or disposal of hazardous materials, toxic wastes or pollutants at the project site. We do not believe the notes are in conflict.

Response #3: We are attempting to obtain an employee count from existing tenants and will provide it if we are able. It should be noted that the number is constantly in flux. Of course, employees are accounted for in the parking demand formula under the Zoning Ordinance.

Response #4: The number of required parking spaces has been updated to show 843 spaces required and the calculation and Parking Summary Chart are now consistent.

Response #5a: A 4-foot high chain link safety fence has been added on the top of the wall.

Response #5b: A structural engineer representing the Applicant will provide Wall calculations.

Response #6: The proposed stormwater design is independent of the existing NYCDEP-approved stormwater infrastructure and will not impact the existing stormwater system. The proposed stormwater system only provides offset to the proposed development. No credit is taken for the existing stormwater infrastructure. Therefore it is a conservative design.



- Response #7: We acknowledge that a construction sequence should be provided. A construction sequence is being worked on and we understand that a sequencing plan will be required prior to approvals.
- Response #8: Temporary construction swales are proposed to drain runoff away from the stormwater management practice (SMP) areas. The proposed drop inlets will be protected by using an excavated drop inlet protection method to prevent silt and debris from entering the SMP. Drawing C-07 and Drawing C-14 show the details of the protection.
- Response #9: Reference to Putnam County Best Management Practices on Note 10 on Drawing C07 has been removed as suggested.
- Response #10: The top layer of pavement has been revised to 2 inches and the binder course has been revised to 3 inches as directed.
- Response #11: Typical large car (19' length) maneuver plan is provided in Drawing C-9.1.
- Response #12: All turning radii for the site have been graphically provided.
- Response #13: Sight distances have been provided in Drawing C-20.
- Response #14: Notes have been added to Utility Drawing C-06.
- Responses #15 to #28: Comments noted. The Design Specifications will be complied with.
- Response #29: Soil stockpiling and drop inlet protection are provided on Drawing C-07. Detail Drawing C-14 has been updated accordingly.
- Response #30: Details of straw bales has been removed from the Drawing C-14.

Please feel free to contact me at (914) 467-6607, or mwjunghans@vhb.com if you have any questions or require further information.

Sincerely,

A handwritten signature in black ink, appearing to be "M. Junghans", written over a horizontal line.

Director of Land Engineering
VHB Engineering, Land Survey and Landscape Architecture PC

WATER FACILITIES REPORT
LAKE PLAZA SHOPPING CENTER
ROUTE 6
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK

December 21, 2015

A. INTRODUCTION

The Lake Plaza Shopping Center is a fully constructed retail facility located along the south side of Route 6 in the Town of Carmel, Putnam County, New York. The facility currently consists of 155,000 square feet of commercial space which includes a mix of predominantly “dry” use retail space with some food establishments (i.e. gym, restaurant, retail store, market, etc.). The Shopping Center is considering an expansion to the market portion of the shopping center of an additional 25,000 sf of space. The expansion plan is currently under review by the Town of Carmel Planning Board. Lake Plaza Shopping Center, LLC, the ground lessee, will be responsible for the construction and operation of a modified water treatment facility.

The Lake Plaza Shopping Center is currently served by a non-community, non-transient, public water supply system. The purpose of this report is outline the modification to the existing water system and provide an additional water source and appurtenances to the existing shopping center to accommodate the proposed addition. A single source well is the original well serving the facility. A yield test was performed on the existing well to determine if it was a sufficient source of potable water to support the proposed expansion. An additional well is being considered to supplement the existing system and improve the reliability of Lake Plaza’s water system. Activation of a new well will involve the construction of a new drilled well, installation of submersible well pump, drop pipes, a pitless unit and a 2” water line connection to a new water treatment plant located on the Shopping Center property.

B. EXISTING WATER SUPPLY AND USAGE

The Lake Plaza Shopping Center water supply and demand is presently served by a single well located on the site. The well has a yield of 18 gallons per minute and provides domestic water for the facility. Fire Protection is provided by a separate storage tank and pump. The fire protection storage tank is filled by tanker delivery as necessary.

Lake Plaza Shopping Center, LLC will secure approval for the facility from the Putnam County Department of Health as permitting agent for the New York State Dept. of Health. The permit will contain specified parameters with regard to quality of potable water that can be taken from the groundwater in New York State. The plant will be operated in conformance with the permit requirement; this would include routine testing according to a specified schedule, with monthly reporting to the requisite government agencies. With respect to the design of the water treatment facilities, the Putnam County Department of Health will play the most active roll in reviewing the design. The agency will review the water facility report and the detailed design drawings and approve same.

C. OPERATOR

The water treatment facilities must be operated by a licensed New York State Water Treatment Plant Operator. The Operator will be responsible for routine maintenance of all mechanical equipment and monitoring of the treatment plant processes. An independent laboratory will be, under contract, to provide monthly testing data to insure the plant is in compliance with the effluent parameters specified in the Water permit.

**DESIGN CONSIDERATIONS
WATER TREATMENT PLANT
LAKE PLAZA SHOPPING CENTER
ROUTE 6
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK**

DESIGN PARAMETERS
SIZING OF TREATMENT UNITS

A. DESIGN FLOW

COMMERCIAL SHOPPING CENTER

THE SHOPPING CENTER IS APPROXIMATELY 155,000 SF UTILIZING THE WATER SYSTEM AT A FLOW OF 15,000 – 20,000 GPD

AVERAGE DAILY FLOW	= 20,000 GPD	= 14 GPM
AVERAGE HOURLY FLOW	= 30,000 GPD	= 21 GPM
PEAK HOURLY FLOW	= 75,000 GPD	= 53 GPM

The above parameters have been used when designing water treatment facilities in the area. In actual plant operations, the flow demands noted above are seldom experienced. This yields a very conservative design approach

ACTUAL FLOW RECORDS INDICATE LESS THAN THE 20,000 GPD AVERAGE USAGE

B. ACTUAL METERED FACILITY FLOWS = 5,000 – 8,000 GPD

FOR THE PURPOSES OF DESIGN, ASSUME 8,000 GPD.

AVERAGE DAILY FLOW	= 8,000 GALLONS PER DAY	= 5.56 GPM
AVERAGE HOURLY FLOW	= 12,000 GALLONS PER DAY	= 8.33 GPM
PEAK HOURLY FLOW	= 30,000 GALLONS PER DAY	= 20.83 GPM

C. EXISTING PROVIDED WELL SUPPLY

WELL # 1 = 18 GPM

WELL # 2 = 2 GPM (PROPOSED)

TOTAL FLOW = 20 GPM

AS AN AIDE TO ANALYZE THE COMPLETED SYSTEM WITH THE INSTALLATION OF A SECOND WELL, WELL #2 IN SERVICE, AND ASSUMING IT IS NOT THE HIGHEST YIELD, THE FOLLOWING WOULD APPLY

The New York State Department of Health (NYSDOH) requires that the Design Maximum Day Demand is equal to two (2) times the average daily flow without considering the largest yielding well.

Required Supply = 14 gpm x 2 = 28 gpm

Provided Supply = 18 gpm

ASSUMING WELL # 1 IS THE LARGEST YIELDING WELL, THE DESIRED YIELD IS FIGURES AS 28 GPM (REQUIRED) – 2 GPM (PROVIDED) = 26 GPM

AS A RESULT, THERE IS A NEED BASED ON CAPACITY FOR AN ADDITIONAL WELL

D. SOURCE DEVELOPMENT

With respect to construction standards for the wells, applicable governing regulations dictate the methods of construction and, further, said specifications are incorporated into the design drawings.

E. STORAGE REQUIREMENTS

Subsurface constructed steel storage tank(s) will be provided sized for the quantity of 10,000 gallons, greater than the average daily demand of 8,000 gallons. Two - 5,000 gallon steel storage tanks will be constructed on reinforced concrete cradles. Well discharge lines will enter a pump house, where the water will be chlorinated and discharged to the storage tank. Access for cleaning and inspection will be made via locked steel manhole ports placed above the ground surface. To prevent surface water from entering the tanks, grading will be provided in such a manner so as to direct water away from the tank.

F. BOOSTER PUMPS

Dual alternating booster pumps will be provided in the pump house. Each pump will be designed to supply in excess of ten times the average daily demand. Therefore, in the event that one of the pumps becomes inoperable, the remaining pump will be able to supply sufficient water. Pressure gauges will be supplied on the pump discharge line so that pump efficiency can be monitored.

$$\text{Required Booster Pump Sizing} = 14 \text{ gpm} \times 10 = 140 \text{ gpm}$$

G. DISINFECTION

A chlorinator will be supplied capable of pumping 0-20 gpd vs. 100 psi. In addition, a duplicate unit will be available in the event the initial chlorinator fails. Chlorine will be injected into the well lines prior to discharge into the storage tank for proper detention time.

SIZING CALCULATIONS:

Well cycle yield = 100 GPM

Running time = $60,000 / 100 = 600$ MINUTES

ASSUME 0.5 mg/l Concentration

For 100 gpm @ 1.5 ppm = 0.00016 gal chlorine straight (max needs) 2.5% solution = 0.00128 gal/min of 12.5 % solution

with a 10 to 1 dilution = $0.00128 / 0.1 = .0128$ gpd of diluted

H. METERING

Each well will have its own 1-1/2" diameter water meter. This will allow the operator the capability to determine the output of each well. In addition, a control panel will be utilized which will give continuous read-out of the following:

1. STATIC WELL LEVEL
2. WATER PRESSURE
3. AIR PRESSURE
4. HAND, AUTOMATIC, AND OFF POSITIONS FOR ALL PUMPS
5. STORAGE TANK WATER LEVEL
6. NO FLOW CUT OUT FOR ALL PUMPS

I. EMERGENCY POWER

An emergency generator, complete with automatic transfer switch, will be housed in the water pump house. The generator will be sized to operate all submersible well pumps, booster pumps, chlorinator facilities, and lighting. Therefore, service will be insured in the event of power outage.

The exhaust from the generator will exit the building through the roof and sufficient ventilation louvers will be provided so that the propane engine can operate efficiently.

J. HEATING AND VENTILATION

Space heaters will be provided, in order to maintain a 50 degree Fahrenheit temperature, assuming 0 degrees Fahrenheit outside. In addition to the aforementioned louvers, an electrical exhaust fan will be provided adjacent to the chlorination facilities.

K. WATER PLANT LOCATION

The water treatment plant will be located at the higher elevations to the rear of the site, adjacent to the development area. The pump house equipment will be designed to give 40 psi pressure at the maximum system elevation.

L. COMPLIANCE WITH PERMIT STANDARDS

The facilities outlined above will be constructed in full compliance with all applicable governing standards and they will be operated in compliance with all operational standards including regular testing and monitoring as described in public health laws.

M. EMERGENCY POWER OPERATIONS PROVISIONS

- 1) MULTIPLE WELLS RUNNING
- 2) DUAL BOOSTER PUMPS RUNNING
- 3) DUAL STORAGE TANKS MAINTAINING PROPER LEVEL
- 4) AIR COMPRESSORS
- 6) CONTROL & ALARM PANELS
- 7) AUTOMATIC TRANSFER SWITCH



113 SMITH AVENUE
MOUNT KISCO, NY 10549
T:(914) 241-2235 F:(914) 241-6787

MEMORANDUM

Re: Lake Plaza Shopping Center Sanitary Sewer Connection
Date: December 31, 2015

With regards to the Sanitary Sewer System, the Shopping Center was originally equipped with an onsite Sewage Treatment Facility which had a SPDES permit to discharge 18,000 gallons per day. As a result of the East of Hudson, New York City DEP upgrade program, the Town Sewer District was expanded and Sanitary Sewer Service became available along this portion of Route 6. At that point the plans to upgrade the existing Treatment Plant to include Micro Filtration were changed to allow for an individual sanitary sewer service connecting the Shopping Center to the newly installed Town Sewer. The connection was designed to accommodate the 18,000 gallons per day which was taken into consideration at that time.

In the actual operation of the shopping center, the permitted discharge was seldom experienced. Actual flows experienced based upon treatment plant discharge flow metering (prior to abandonment) and water meter well consumption records, flows were observed to be less than the 18,000 gpd average design use. In this case, flows were observed between 5,000 – 8,000 gallons per day.

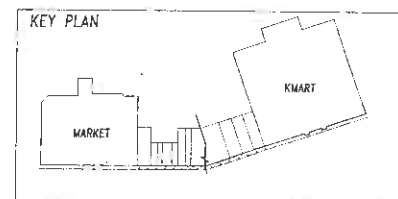
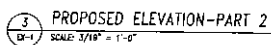
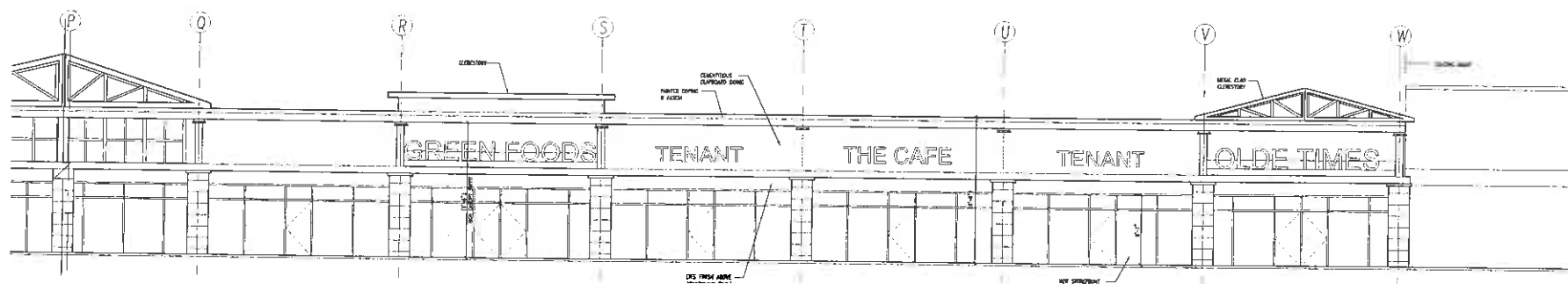
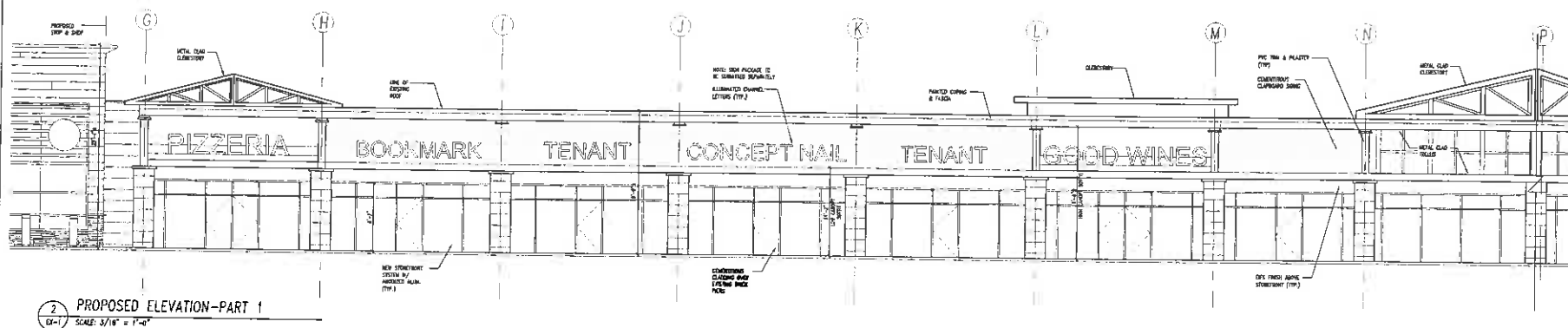
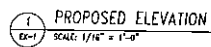
While the expansion to the Shopping Center will theoretically increase the sewage flow by 2,500 - 3,500 gallons per day bringing the total to approximately 10,000 - 12,000 gallons per day, the flow falls within the approved connection flow of 18,000 gallons per day, the original permitted discharge.

A Wastewater Report while being reviewed by the Town of Carmel, will be submitted to NYCDEP for consideration as well.

Should you have any questions or require additional information, feel free to contact me.

KEANE COPPELMAN GREGORY ENGINEERS, PC

Peter J. Gregory, P.E.
President





1 EXISTING SITE PHOTO LEGEND
 1/8"=1'-0"



11- FRONT VIEW OF MARKET



12- SHOPPING CENTER LEFT VIEW



13- SHOPPING CENTER RIGHT VIEW



14- MARKET



15- NEW OF STOREFRONT



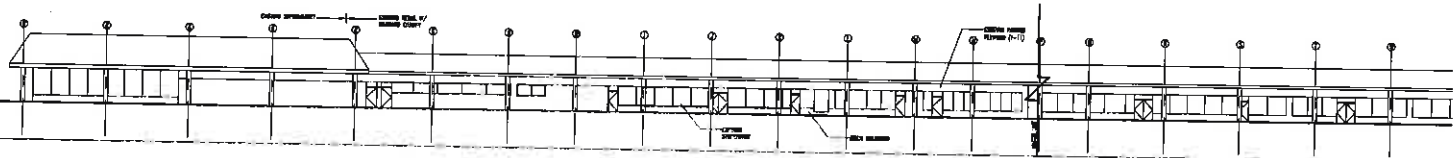
16- COVERED WALKWAY



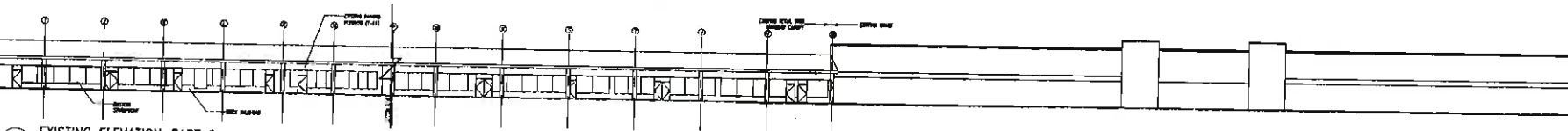
17- CANOPY RAMP DIA



18- BACK OF BUILDING



2 EXISTING ELEVATION-PART 1
 1/8"=1'-0"



3 EXISTING ELEVATION-PART 2
 1/8"=1'-0"

MICHEL & WALDRON
 ARCHITECTS LLC
 1000 ROUTE 100
 SUITE 100
 CLACKAMAS, OR 97015
 503.646.1000
 www.micel.com

PROJECT: LAKE PLAZA SHOPPING CENTER
 LOCATION: CLACKAMAS, OR
 DATE: 10/10/10

Lake Plaza Shopping Center/LLC
 234 Closter Dock Road
 Closter, NJ 07624

OWNER: LAKE PLAZA SHOPPING CENTER
 ARCHITECT: MICHEL & WALDRON
 DATE: 10/10/10
 SCALE: 1/8"=1'-0"

EXISTING CONDITIONS
 LAKE PLAZA SHOPPING CENTER
 MANORAC, NJ

DATE: 10/10/10

EX-2



AERIAL VIEW



VIEW ADJACENT PROPOSED STOP & SHOP



VIEW LOOKING SOUTH



VIEW LOOKING SOUTH



VIEW LOOKING NORTH



OVERALL PROPOSED FACADE UPGRADES



ELEVATION (UNFOLDED) PROPOSED FACADE UPGRADES

MICHELS & WALDRON
ASSOCIATES LLC
ARCHITECTS/PLANNERS
100 WEST 10TH STREET
SUITE 200
NEW YORK, NY 10011
TEL: 212-333-1100
FAX: 212-333-1101
WWW.MICHELSANDWALDRON.COM

Lake Plaza Shopping Center/LLC
234 Closter Dock Road
Closter, NJ 07624

DATE: 11/15/2018

PLANNING BOARD

REVISIONS

JOB NUMBER

PROJECT

Lake Plaza Shopping Center
MAHOPAC, NY

TITLE

BY: MICHELS

EX-3

Issued for	Site Plan Approval
Date Issued	November 30, 2015
Latest Issue	December 31, 2015

983-1005 Route 6
(Route 6 & Baldwin Lane)
Town of Carmel, Mahopac,
Putnam County, New York
10541

Lake Plaza Shopping Center, LLC
Heidenberg Properties Group
234 Closter Dock Rd
Closter, NJ 07624

65.10-1-45
65.10-1-46



No.	Drawing Title	Latest Issue
C-01	Legend And General Notes	December 31, 2015
C-02	Abutter's List and Map	December 31, 2015
C-03	Existing Conditions Plan	December 31, 2015
C-04	Layout and Materials Plan	December 31, 2015
C-05	Grading and Drainage Plan	December 31, 2015
C-06	Utility Plan	December 31, 2015
C-07	Erosion and Sediment Control Plan	December 31, 2015
C-08	Delivery Truck and Pedestrian Maneuvering Plan	December 31, 2015
C-09	Fire Truck Maneuvering Plan	December 31, 2015
C-09.1	Passenger Car Maneuvering Plan	December 31, 2015
C-10	Site Details 1	December 31, 2015
C-11	Site Details 2	December 31, 2015
C-12	Site Details 3	December 31, 2015
C-13	Site Details 4	December 31, 2015
C-14	Site Details 5	December 31, 2015
C-15	Site Lighting Photometric Plan	December 31, 2015
C-16	Site Lighting Plan Details 1	December 31, 2015
C-17	Site Lighting Plan Details 2	December 31, 2015
C-18	Planting Plan and Notes	December 31, 2015
C-19	Planting Details	December 31, 2015
C-20	Sight Line Triangle Plan	December 31, 2015



Insite Engineering, Surveying &
Landscape Architecture, P.C.
3 Garret Place
Camel, New York, 10512




Abbreviations

(mm)

Notes: _____

Existence Conditions for $\mathbf{L}(\mathbf{A})$



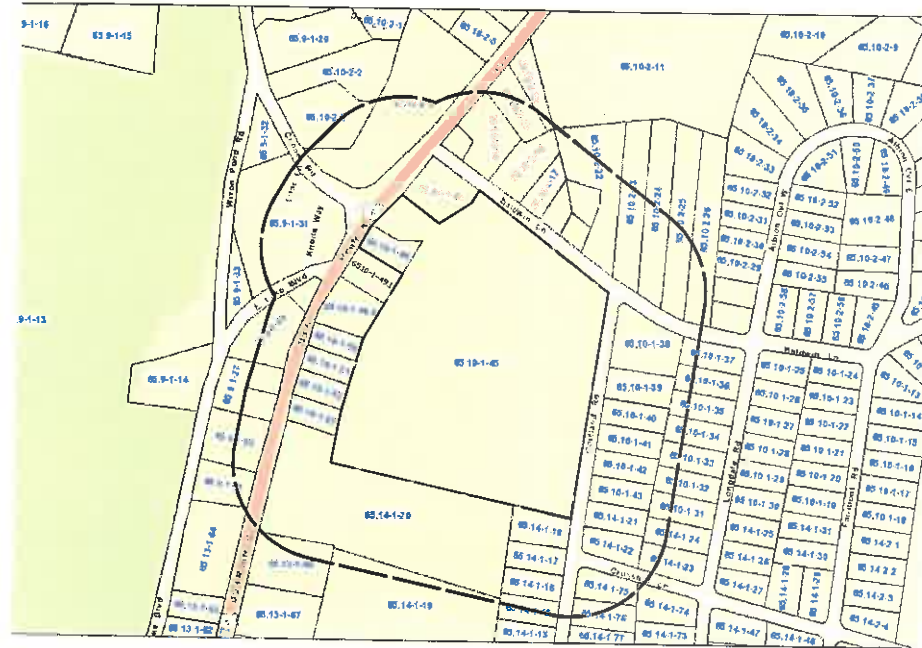
C-01

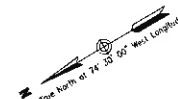
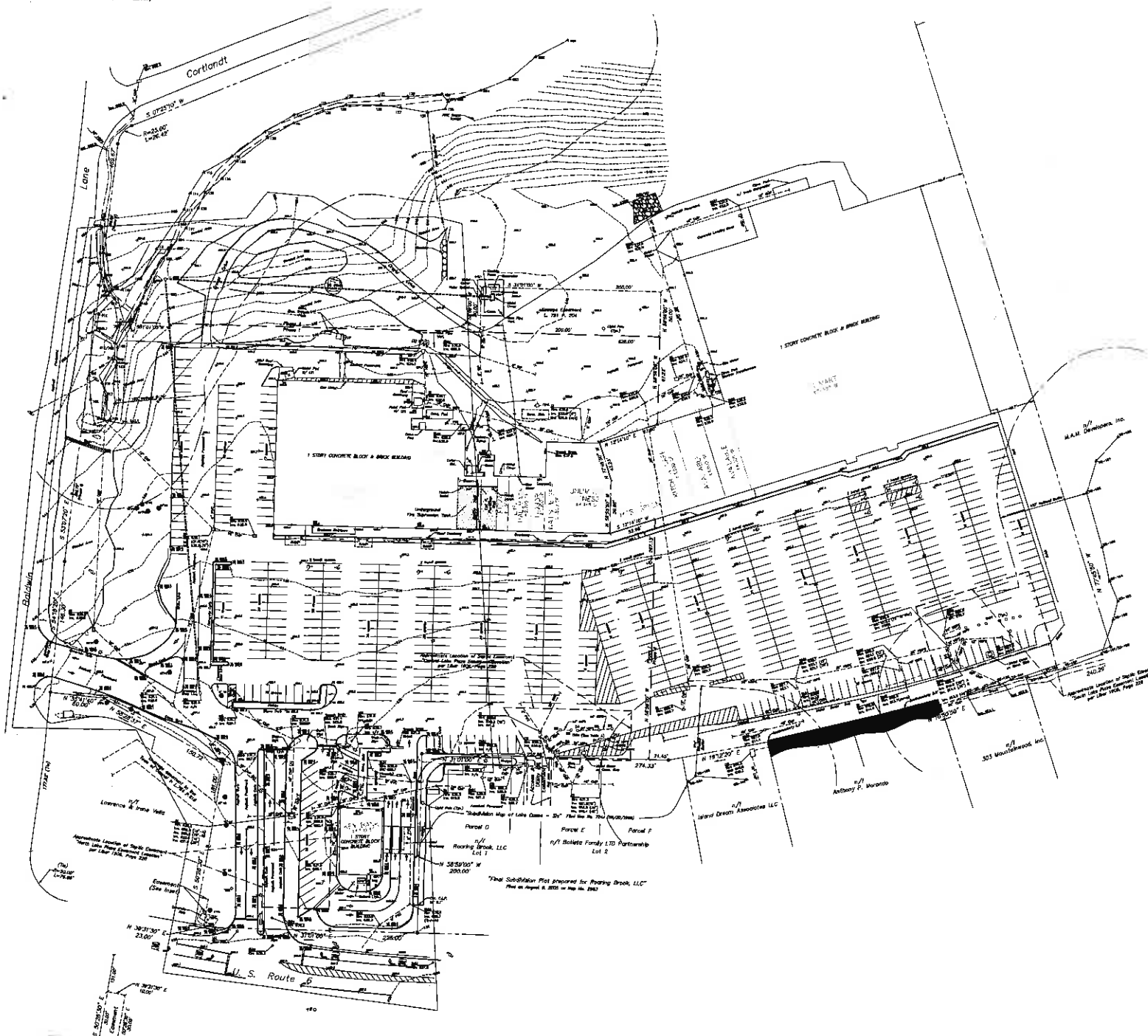
Michael W. Jurgens
NY Postmaster: Prefect
NY License No. 6220233

500-Foot Abutter's List

NAME	COMPANY	ADDRESS	CITY, STATE, ZIP	PARCEL ID
ROBERT BURGESS	MAHOPAC MOBILE PARK, LLC	PO BOX 441	MAHOPAC FALLS, NY 10542	05-9-1-11
CARL LINQUIST		RT# 118 BOX E3	BAIDWIN PLACE, NY 10505	05-10-2-4
BRUNO GALLAGHER		1007 RT 6	MAHOPAC, NY 10541	05-10-2-34
GEORGE PALMER		18 BALDWIN LN	MAHOPAC, NY 10541	05-10-3-15
ELLA RODRIGUEZ		18 COOPER RD	MAHOPAC, NY 10541	05-10-3-3
KATHLEEN EDWARDS		18 BALDWIN LN	MAHOPAC, NY 10541	05-10-2-17
ELLEN MARIE ZOTTOLI		2 BALDWIN LN	MAHOPAC, NY 10541	05-10-4-5
GEORGE PALMER		24 COONEY RD	MAHOPAC, NY 10541	05-10-3-19
REGINA GUS		13 WYDEN FORD RD	MAHOPAC, NY 10541	05-10-2-2
CARLOS YERENAGUAY		390 EAST LAKE BLVD	MAHOPAC, NY 10541	05-9-1-32
ANTHONY MORANDIO		PO BOX 962	MAHOPAC, NY 10541	05-9-1-31
NICOLE STERN		803 RT 6	MAHOPAC, NY 10541	05-9-1-32
ANTHONY MORANDIO		PO BOX 962	MAHOPAC, NY 10541	05-9-1-26
	ISLAND DREAM ASSOCIATES, LLC	110 DUNN HILL RD	CARMEL, NY 10512	05-10-1-51
	PSR EAST LAKE BOULEVARD LLC	PO BOX 307	BAIDWIN PLACE, NY 10505	05-10-1-50
	BATISTA FAMILY LTD PARTNERSHIP	28 EAGLE RD	GAUMOND, CT 06810	05-10-1-49
LAWRENCE VOLLA	NOABING BROOK LLC	25 MAIN ST FL 4TH	WATSON, CT 06110	05-10-1-48

500-Foot Abutter's Map





SCALE IN FEET
 0 40 80 120

Site Plan
 65.10-1-45
 65.10-1-46
Proposed Stop & Shop
 983-1005 Route 6
 Town of Carmel, Mahopac, New York 10541

Planning Study Recommendation
 12/2/2014
 DATE
 11/30/2014
 DATE
 11/30/2014
 DATE

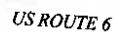
Site Plan Approval November 30, 2015

Not Approved for Construction
 Existing Conditions
 Plan



C-03

Michael W. Janczyk
 Vice President
 375 Lee Ave. 6/2012
 4/10/15



MUTCD Number	Specification Width	Specification Height	Picture
R2-3	36"	36"	
R3-1	30"	30"	
R2-1	12"	10"	
R3-4	12"	16"	
W11-2	12"	16"	

Variances Previously Granted for the Existing Site		
	Year	Description
PARKING VARIANCE	1987	PARKING RATIO/NUMBER OF SPACES - VARIANCE TO PERMIT A PARKING SPACES PER 1,000 SQUARE FEET (S.F.) OF GROSS FLOOR AREA (G.F.A.) (REQUIRED = 3 SPACES/1,000 S.F. OF G.F.A.) 8 FEET X 16 FEET (REQUIRED = 10 FEET X 30 FEET)
PARKING VARIANCE	2000	PARKING RATIO/NUMBER OF SPACES - VARIANCE TO PERMIT 4.5 PARKING SPACES PER 1,000 S.F. OF G.F.A. (REQUIRED = 3 SPACES/1,000 S.F. OF G.F.A.)
PARKING VARIANCE	2007	PARKING RATIO/NUMBER OF SPACES - VARIANCE TO PERMIT 4.5 PARKING SPACES PER 1,000 S.F. OF G.F.A. (REQUIRED = 3 SPACES/1,000 S.F. OF G.F.A.) (PERMITTED BY THE CITY UNDER NON-CONSTRUCTION)
SEMI VARIANCE - PAVING SIDE	2007 (PERMITTED LATERED FOR CONSTRUCTION BEGINS IN 2016)	PAVING RATIO/NUMBER OF SPACES - VARIANCE TO PERMIT 4.5 PARKING SPACES PER 1,000 S.F. OF G.F.A. (REQUIRED = 3 SPACES/1,000 S.F. OF G.F.A.) (PERMITTED BY THE CITY UNDER NON-CONSTRUCTION)
WALL SIGN FOR EXISTING BUSINESS STILL OWNING THE SITE, OTHER WALL SIGN VARIANCE HAS BEEN GRANTED FOR BUSINESS NO LONGER IN THE SHOPPING CENTER	1996	WALL - WALL SIGN
	2003	KEY MARK - NUMBER OF SIGNS (2 PERMITTED)

Tax Parcels
65.10 1-45
65.10 1-46

Proposed Stop & Shop
983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

Site Plan Approval! November 30, 2015

Not Applicable for Distribution.

Keywords: *gender inequality, gender discrimination, gender inequality, gender discrimination, gender inequality, gender discrimination*

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[illegible]

Library Number

 C-04

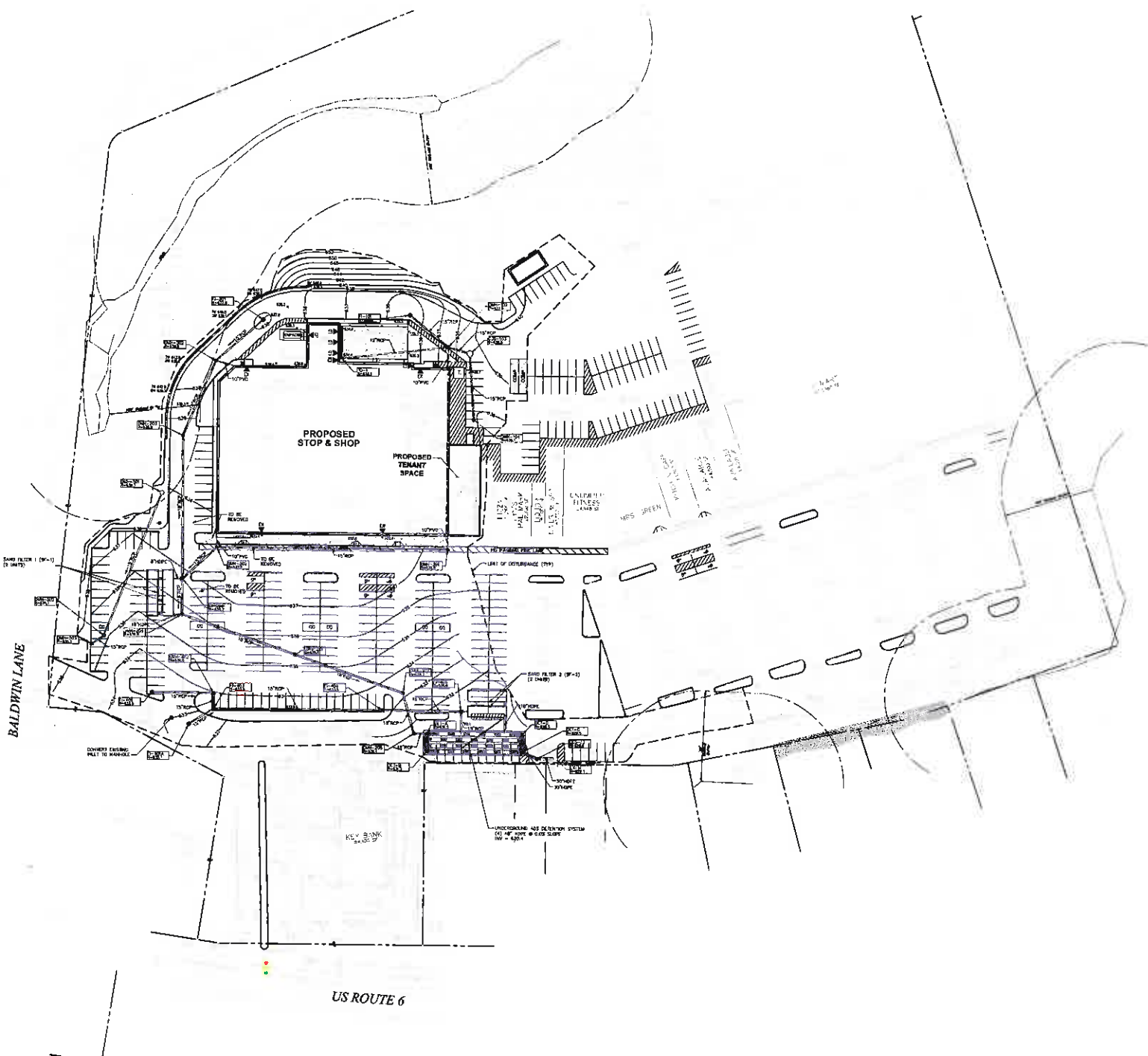
14-00000



5

Michael W. Jungblut

NY Ldc No 972073	41929.00
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Proposed Stop & Shop
083-2005 Route 6
Tunnel at Carmel, Mahopac, New York, 10541

Site Plan Approval November 30, 2015

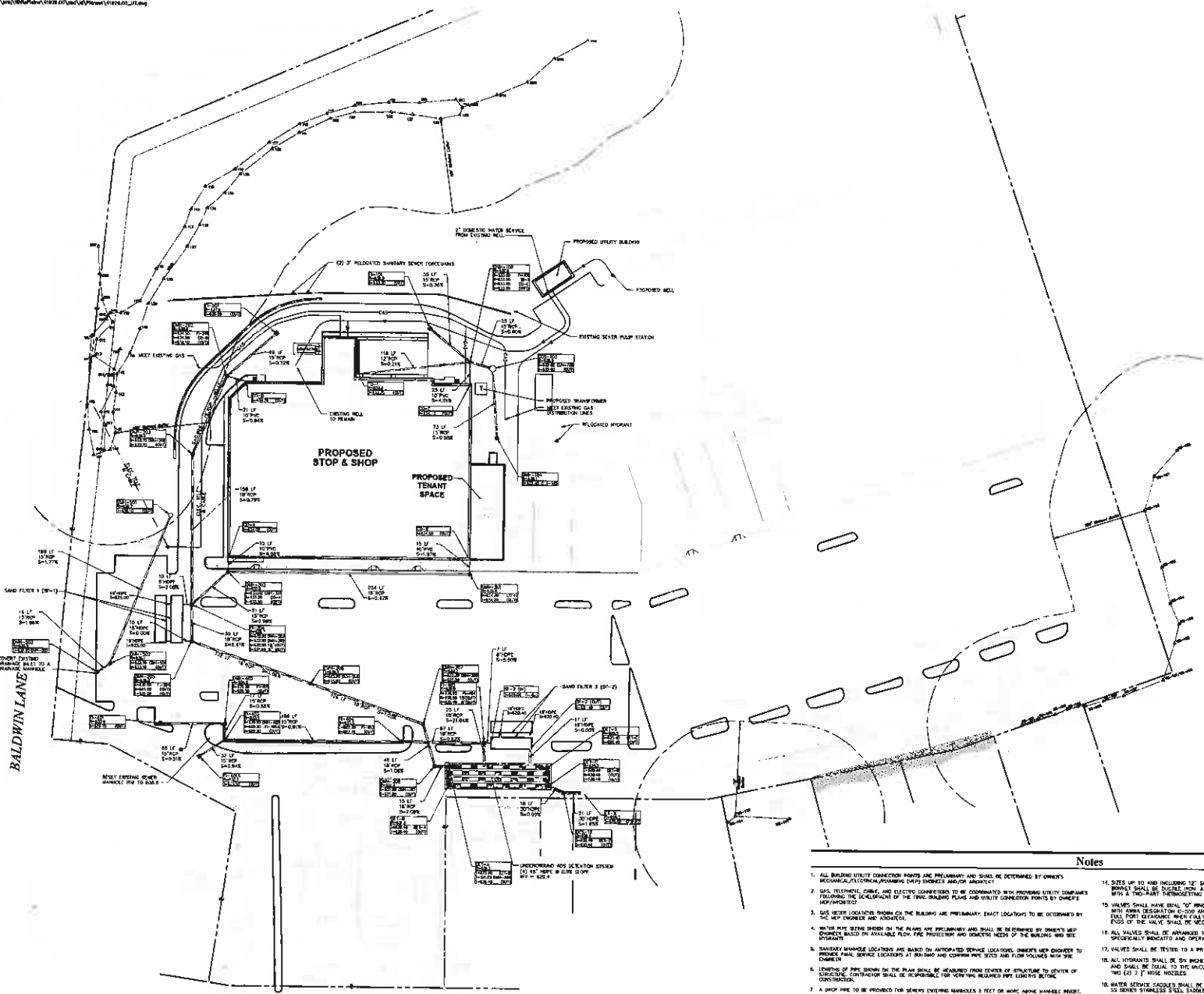
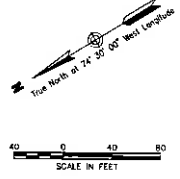
Grading and Driveway



C-05

Michael W. Jungman
R.R. Professional Engineer
NY Lic No 072072

419,79,00



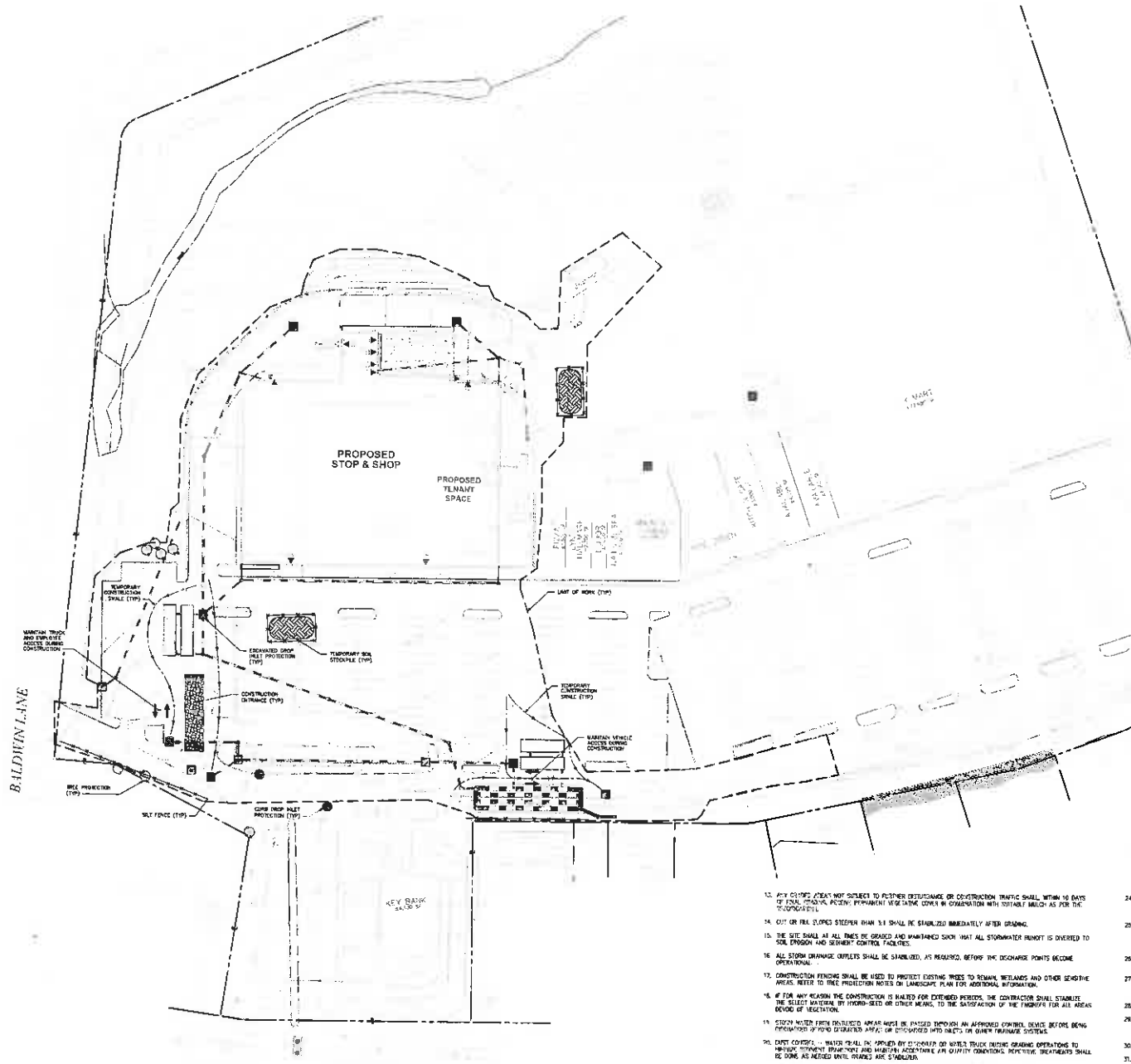
US ROUTE 6

Notes

1. ALL BUILDING UTILITY CONNECTIONS ARE PRELIMINARY AND SHALL BE DETERMINED BY OWNER'S MECHANICAL/ELECTRICAL/PLUMBING (MEP) ENGINEER AND/OR ARCHITECT.
2. GAS, TELEPHONE, CABLE, AND ELECTRIC CONDUITS TO BE COORDINATED WITH PROVIDING UTILITY COMPANIES FOLLOWING THE SCHEDULED DATE OF THE FINAL BUILDING PLANS AND UTILITY CONNECTIONS BY OWNER'S REPRESENTATIVE.
3. GAS METER LOCATIONS SHOWN ON THE PLANS ARE PRELIMINARY. EXACT LOCATIONS TO BE DETERMINED BY THE MEP ENGINEER AND ARCHITECT.
4. WATER METER LOCATIONS SHOWN ON THE PLANS ARE PRELIMINARY AND SHALL BE DETERMINED BY OWNER'S MEP ENGINEER BASED ON AVAILABLE FLOW, FRICTION LOSS, AND OTHER DATA OF THE BUILDING AND SITE CONDITIONS.
5. SANITARY MANHOLE LOCATIONS ARE BASED ON AUTOMATIC SERVICE LOCATIONS. EXISTING MANHOLE DEPTHS TO REMAIN. FINAL SERVICE LOCATIONS AT BUILDING AND CONDUIT PIPE SIZES AND FLOW VOLUMES WITH SITE CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING PIPE LOCATIONS BELOW.
6. LOCATIONS OF FIRE SHOWN ON THE PLANS SHALL BE MAINTAINED FROM CENTER OF BUILDING TO CENTER OF CONDUIT. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING PIPE LOCATIONS BELOW.
7. A SHOP FLOOR TO BE PROVIDED FOR SERVICE TRUCKS. MANHOLES 4 FEET OR MORE ABOVE MANHOLE FRONT.
8. ALL SANITARY SEWER LINES TO BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM POTABLE WATER LINES AND/OR AT LEAST 10 FEET VERTICALLY FROM POTABLE WATER LINES AND IN SEPARATE TRENCHES INCLUDING OVERHEAD CONDUITS. EXISTING 12\"/>
- 9. ALL WATER SERVICE CONNECTIONS MUST BE K-CORP.
- 10. ALL SEWERS MUST MEET THE TOWN OF CARMEL TOWN CODE 8-100-20.
- 11. EXISTING MANHOLES AND DUMPSHEDS SHOULD BE INSTALLED PER SIDE OF THE TOWN OF CARMEL TOWN CODE.
- 12. ALL WATER SERVICE CONNECTIONS MUST BE K-CORP.
- 13. ALL VALVES SHALL BE ANNA HYDRA-TECH TYPE, AS MANUFACTURED BY MUELLER COMPANY, MODEL A-2000-25, OR APPROXIMATELY EQUAL, CONFORMING TO THE LATEST FPMI STANDARDS FOR GATE VALVES - 3\"/>
- 14. SIZES UP TO AND INCLUDING 12\"/>
- 15. VALVES SHALL HAVE SEAL OF IRON SEALS, HOOD SEALS, RESISTANT WEDGE SEALS IN ACCORDANCE WITH ANNA DESIGNATION D-200 AND SHALL BE CONSTRUCTED TO BE TO PROTECT UNOBTAINED FULL PORT DEGREE. WHEN FULLY OPEN AND COMPLETE COMPLETE CLOSURE WHEN CLOSED, THE ENDS OF THE VALVE SHALL BE MECHANICAL JOINT.
- 16. ALL VALVES SHALL BE ARRANGED TO OPEN IN COUNTER CLOCKWISE DIRECTION UNLESS OTHERWISE SPECIFICALLY INDICATED AND OPERATING RULES SHALL BE 3\"/>
- 17. VALVES SHALL BE TESTED TO A PRESSURE OF NOT LESS THAN TWO TIMES THE WORKING PRESSURE.
- 18. ALL HYDRANTS SHALL BE 8\"/>
- 19. WATER SERVICE CADDLES SHALL BE EQUAL TO THOSE MANUFACTURED BY MUELLER COMPANY, MODEL 7\"/>
- 20. CONCRETE STOPS SHALL BE EQUAL TO THOSE AS MANUFACTURED BY MUELLER COMPANY, MODEL B-2000-25, AND OF SIZE REQUIRED. SUCH CONCRETE STOPS SHALL MEET THE REQUIREMENTS OF ANNA SPECIFICATION NO. 2500.
- 21. CURB VALVES (COPS) SHALL BE EQUAL TO THOSE AS MANUFACTURED BY MUELLER COMPANY, MODEL B-2000-25, AND OF SIZE REQUIRED. SUCH CONCRETE STOPS SHALL MEET THE REQUIREMENTS OF ANNA SPECIFICATION NO. 2500.
- 22. CURB VALVES SHALL BE EQUAL TO THOSE AS MANUFACTURED BY MUELLER COMPANY AND SHALL TO MUELLER EXTENSION TYPE WITH ANNA PATTERN BASE MODEL H-10014 ALL EXTENSION TUBES SHALL BE STANDARD SIZE.
- 23. ALL FIRE HYDRANTS SHALL BE APPROVED ANNA TYPE FIRE HYDRANTS IN CONFORMANCE WITH THE AMERICAN WATER WORKS ASSOCIATION STANDARD FOR FIRE HYDRANTS FOR OPENING WATER WORKS SERVICE. ANNA DESIGNATION C-200 AND SHALL HAVE A 3\"/>
- 24. FIRE HYDRANTS SHALL BE RATED FOR A WORKING PRESSURE OF 250 PSI. FIRE HYDRANTS SHALL BE 3\"/>

Site Plan Approval
November 30, 2015
983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541



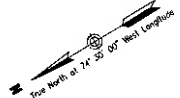


Erosion Control Notes

1. OBTAIN ALL NECESSARY APPROVALS AND APPLICABLE PERMITS.
2. A PRE-CONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, OWNER, TOWN OF CARML, AND THE TOWN ENGINEER. THE UNDIVIDED RESPONSIBILITY FOR MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNATED. EROSION CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH THE REGULATIONS SET FORTH BY THE TOWN OF CARML. HYDRO-SPRAYS, GENERAL PERMIT OF DISCHARGE PART 17.0, A LOG OF ALL INSPECTIONS AND A COPY OF THE EROSION CONTROL PLANS SHALL BE KEPT ON SITE AND BE AVAILABLE FOR REVIEW AT ALL TIMES.
3. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MONITORED BY THE CONTRACTOR AT THE DISCRETION OF THE ENGINEER AND/OR THE DESIGNATED AGENCY REPRESENTATIVE AS NECESSARY BY CHANGING SITE CONDITIONS DURING CONSTRUCTION.
4. ALL WASTEWATER WASTE MATERIALS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE CONTAMINATION OF THE RECEIVING WATERS. THE SITE SHOULD BE KEPT CLEAN OF DEBRIS, LITTER AND BUILDING MATERIALS IN ORDER THAT NONE OF THE ABOVE ENTERS WETLANDS OR WATERBODIES.
5. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCIES, INCLUDING PERTINENT TO THE PROJECT.
6. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES AND REMOVE SEDIMENT THEREON ON A WEEKLY BASIS AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENDANGER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
7. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER WIND, OR DIRECT DEPOSIT.
8. CONTRACTOR SHALL PERFORM CONSTRUCTION TECHNIQUES SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF THE TIME THEY ARE COVERED, SEED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
9. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (NYSDC, AUG 2002).
10. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND SHALL BE IN ACCORDANCE WITH THE NYSDC REQUIREMENTS.
11. THE TOWN OF CARML, NYSDC, OR THE SITE ENGINEER MAY REQUEST ADDITIONAL MEASURES TO PREVENT THE POTENTIAL FOR OVERTOPPING OF EROSION PROTECTIVE MEASURES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THESE MEASURES.
12. NO DISTURBED AREA SHALL BE LEFT EXPOSED FOR MORE THAN 14 DAYS AFTER WORK STOPPAGE. THESE AREAS MUST IMMEDIATELY RECEIVE A TEMPORARY COVER. IF THE SOILS PRESENT THE ESTABLISHMENT OF A TEMPORARY COVER, THE EXPOSED AREAS SHALL BE MAINTAINED WITH STRAW OR EQUIVALENT MATERIALS IN ACCORDANCE WITH THE NYSDC STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AS WELL AS SUBJECT TO TOWN OF CARML STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. THESE AREAS ARE NOT SUBJECT TO THE TEMPORARY SEDIMENT MEASUREMENT DUE TO THE OTHER EROSION AND SEDIMENT CONTROL TREATMENTS AS DESCRIBED HEREIN.



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Engineering, Surveying &
Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p: 914.467.6600
f: 914.761.3759



0 40 80
SCALE IN FEET

Limit of Work = 5.2 AC

Tax Parcel:
65.10-1.45
65.10-1.46

Proposed Stop & Shop
583-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

PLANNING BOARD RESOLUTION: 12/9/2013

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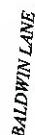
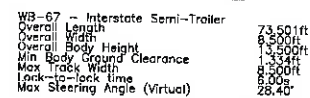
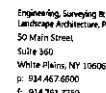
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**PROPOSED
STOP & SHOP**

PROPOSED

US ROUTE 6

Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Source	Date	Ref.
1	PLANNING BOARD RECOMMENDATION	12/11/2004	100

12/20/2014

1000

DATE: 01/20/2010 TIME: 11:00

Site Plan Approval November 30, 2012

Not Approved for Construction

Delivery Truck

Pedestrian Monitoring

Plan

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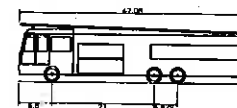

Michael W. Tompkins

NY Lac No 072072 41929.00

Unit Price	\$79.00	Qty	1	Total	\$79.00
Subtotal:					\$79.00

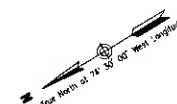
WB-62 - Incomplete Serials

WB-67 Truck Steering Path

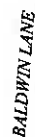


Fire Truck	
Overall Length	47.080ft
Overall Width	10.000ft
Overall Body Height	11.729ft
Min Body Ground Clearance	1.510ft
Track Width	9.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	34.4°

Fire Truck Dimensions



40 0 40
SCALE IN FEET



**PROPOSED
STOP & SHOP**

PROPOSED:

US ROUTE 6

Tax Parcels
65.10-1.45
65.10-1.46

Proposed Stop & Shop
983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Revisions	Date	By
1	PLANNING BOARD: 2014-04-01	11/20/2004	

17/01/2015

CRUX

Site Plan Approval: November 10, 2010

Site Plan Approval November 30, 2013

Not Approved for Construction

23

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

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1. *Journal of Management Studies*, 1996, 33, 1, 1-14.

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10

Michael W. Jurek

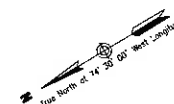
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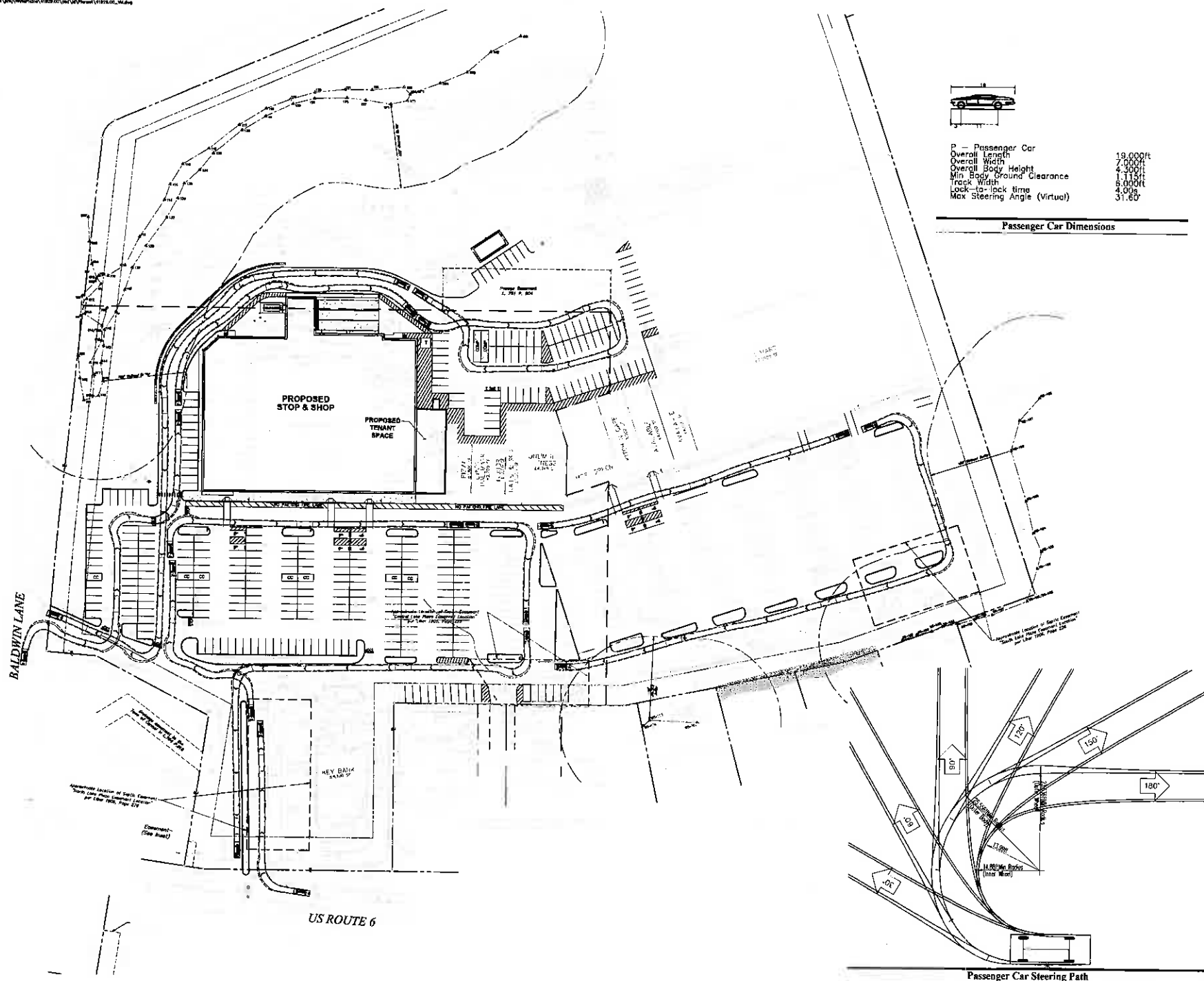


P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.6°

Passenger Car Dimensions



40 0 40
SCALE IN FEET



Tax Parcels
65.10 1.45
65.10 1.46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

Q4	Lower	Q4	Upper
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PLANTING AND SOIL-BASED REPAIRS

Site Plan Approval November 30, 2017

STUDY www.elsevier.com/locate/ymbs

—

Matthew G. R. Cant

Starting a new firm

100

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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 C-91

C-9.1

U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

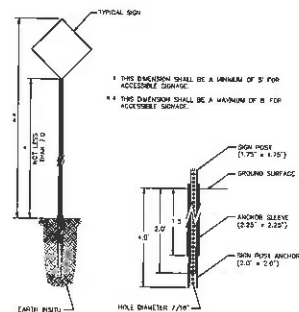
Form 1-77 (Rev. 11-27-70)

11

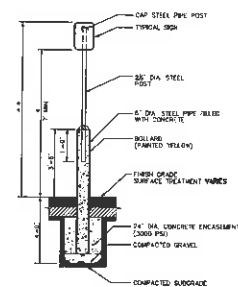
Affiliation: 1387, Tucson, Arizona

3302 (REV. 10-7-80) **Argument**
 RE Polymers Division
 3302 -- NE-670010
 Powerhouse
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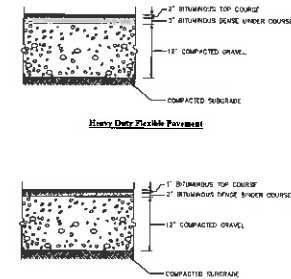
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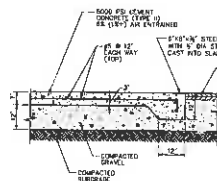
Sign Post - Type 'B'



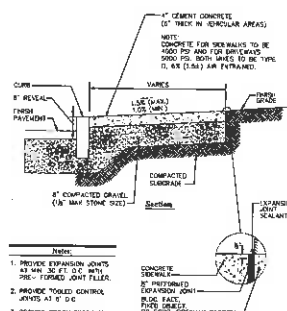
Bollard Mounted Sign		47
NTS	Exterior, 100%	48



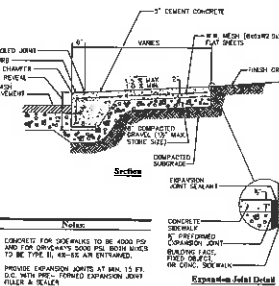
Bituminous Concrete Pavement Sections		12/79
SITE	SECTION NAME	12/79



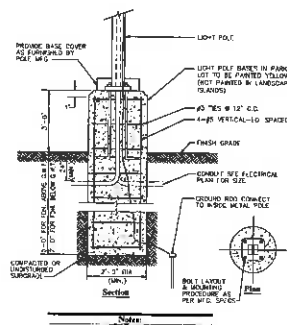
Compactor Pad



Concrete Sidewalk	✓
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Monolithic Concrete Curb (MCC) & Sidewalk		12
N7.5	Source: V&H	10



PROVIDE FENCE WHERE WALL HEIGHT EXCEEDS 4 FEET

10% SLOPE

CAP

MODULAR CONCRETE FACING PILES

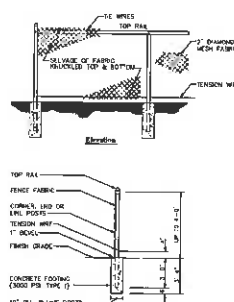
GRAVEL

INTERPOSED 1.1 mm 12" THICK HORIZONTALLY CORRUGATED METAL REINFORCEMENT

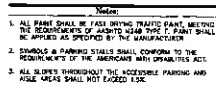
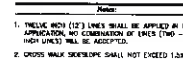
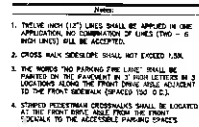
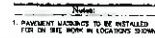
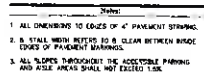
COMPACTED SUBGRADE

SLOPED ROAD

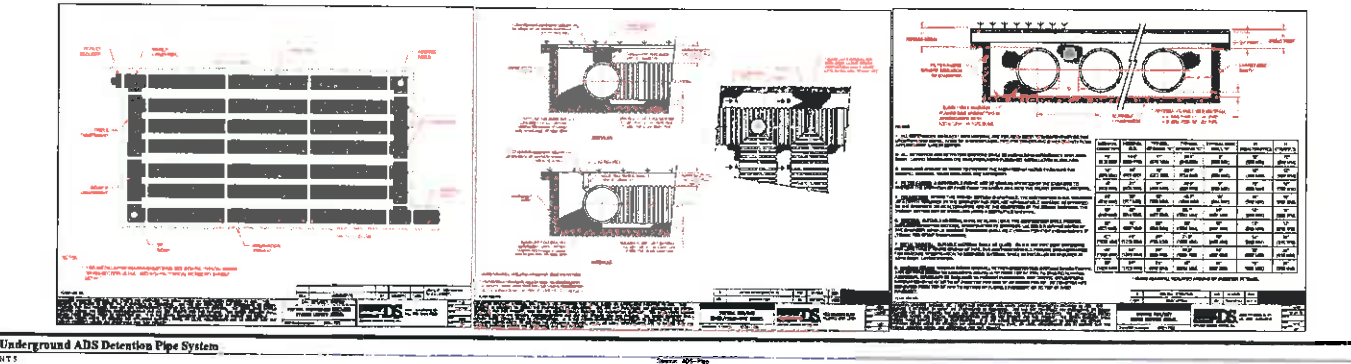
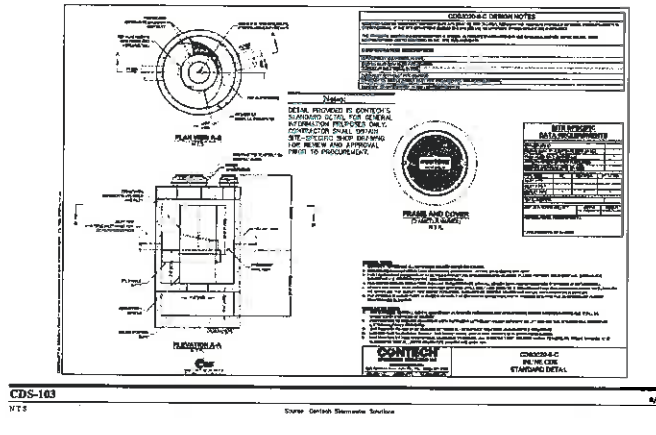
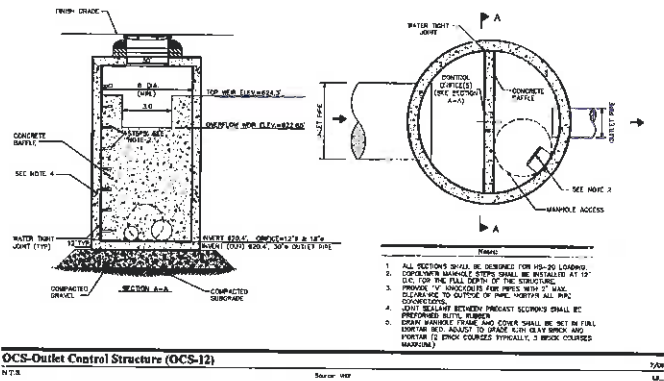
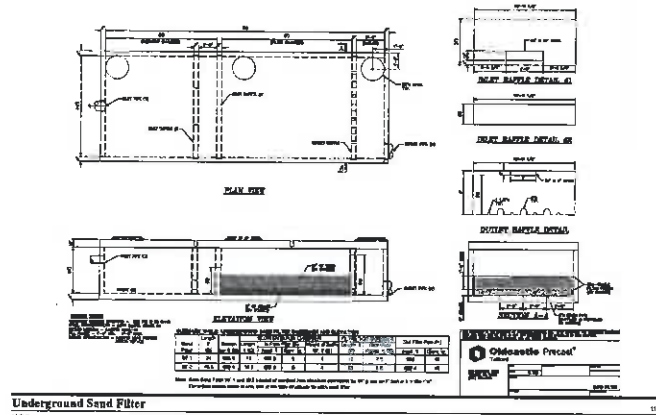
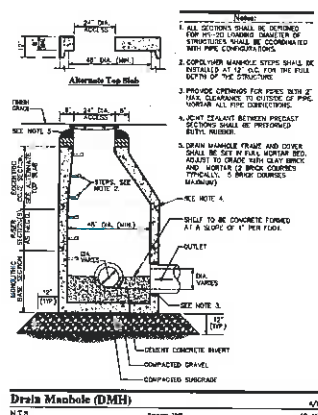
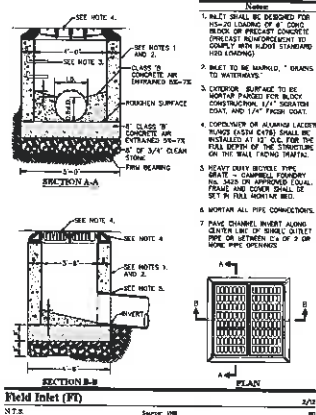
Modular Retaining Wall		1/2
NTG	Section 14.09	1.0

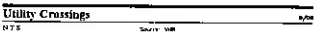
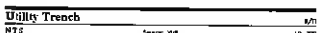
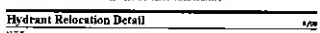
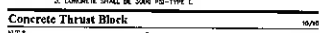
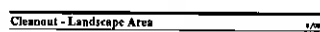
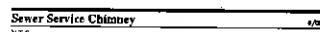


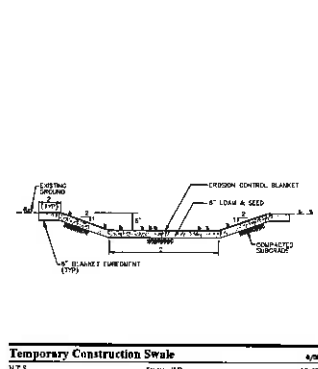
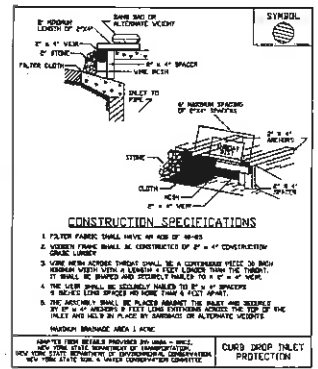
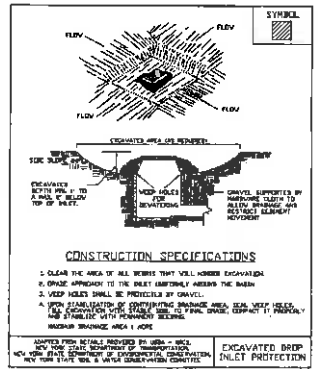
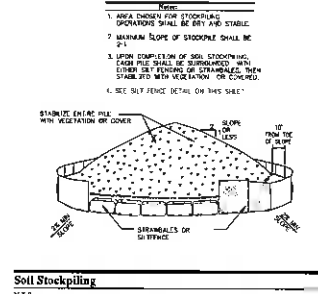
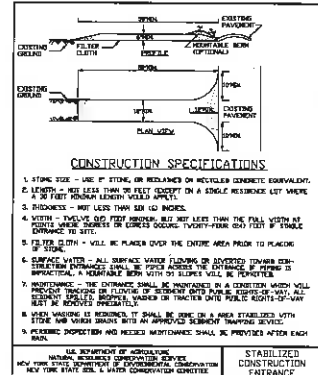
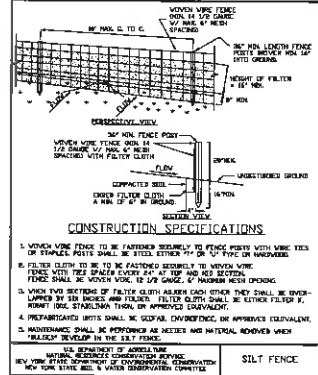
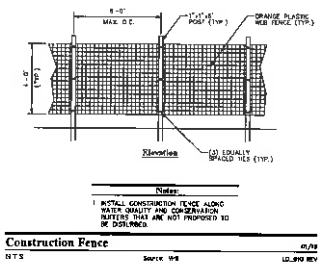
Chain Link Fence up to 4'		0.7
500'S	500'S	1.0

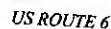
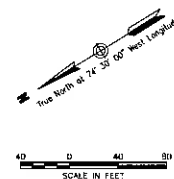




983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541



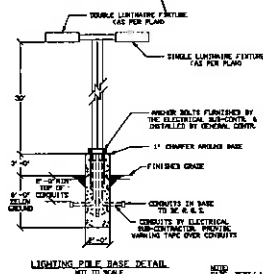






Luminaire Schedule								
Symbol	CTI	LABEL	APPROXIMATE	CLF	COEFFICIENT		CON. WATT	CON. LUMEN
	20	A	BACK-BACK	0.99	0.99	0.99	275	31667
	11	A	SIDE	0.96	0.96	0.96	275	30081

CITY LIGHTS IS POSSIBLE ALL EQUIPMENT TO BE A-CORR-ORR-ON		
	TYPE A	TYPE B
ASPHALT	MAST777777	MAST222222
NE. FEATURES PER POLE	2x2x8	2x8x8
FOOTING CAT. MAYBE	GL2H-44-60- LED-44-60-60-60	GL2H-44-60- LED-44-60-60-60
FOOTING INST. TYPE	TYPE B	TYPE B
POLE	3W-SPRITS 1/2-3/4 TOWN BLACK	3W-SPRITS 1/2-3/4 TOWN BLACK



NOTE: DEPTH & REINFORCING STEEL
IN PAVC TO BE DETERMINED BY
GEOL. TECH. & STRUCTURAL ENGINEER

Tax Parcels
65.20-1-45
65.20-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

Line	Description	Time	Amount
1	PAYROLLING (WELLS) PERS. AND BENEF	12/28/2005	106.00

Signature: DRUG Date: 2/24/13

Site Plan Approval November 30, 2015

High-Speed Rail Construction

Lighting Plan



C-15

1

Michael W. Jungblut
R.T. Professional Engineer
NY Lic. No. 072072

\$1929.00

[illegible][illegible]

Parking Lot LED Light Detail "Type B" 11/28

J.T.S. Source Engineering Solutions, Inc.

[illegible]

Cooper Lighting
A Division of

1000

Cooper Lighting
P.O. Box 100

Figure 1

(a) **Flowchart illustrating the study design.**

(b) **Baseline characteristics of the study population.**

(c) **Comparison of baseline characteristics between the two groups.**

—

Straight Round Steel Pole Detail

Source: Engineering Advantage, Inc.

1100

EA ENGINEERING ADVANTAGE, INC.
100 HIGH STREET 5TH FLOOR
WALTHAM, MASSACHUSETTS 01981
PHONE: (617) 898-0963

Tax Parcels
65.10.1-45
65.10.1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10542

No.	Invent	Date	Exp
1	10 x 10 ft. 10 x 10 ft. 10 x 10 ft.	10/10/10	

PLoS ONE | <https://doi.org/10.1371/journal.pone.0171309> February 2, 2017

DATE: 10/10/68 BY: [illegible]

Site Plan Approval: November 20, 2014

Site Plan Approval November 20, 2014

Not Approved for Construction

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1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

Challenge

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U.S. DEPT. OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

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Michael W. Jurgensen

DOI: 10.1002/eqe.2672

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1. ALL LANDSCAPE OPERATIONS SHALL MEET OR EXCEED THE ZONING CODE OF CARLELE CHAPTER 142.
2. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AND SHOWN ON THE PLANS FOR THE OWNER'S REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GROUND AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF ANY CONFLICTS.
4. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL DRAINAGE AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE OF ANY CONFLICT.
5. A SLOPE DETAIL MULTIPLY PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE SPECIFIED ON THE PLANS, OR AS ORDERED BY OWNERS REPRESENTATIVE.
6. ALL TREES SHALL BE REPLANTED AFTER BURNUP. UNLESS OTHERWISE NOTED ON THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER, ALL TREES SHALL BE REPLANTED WITHIN 90 DAYS.

- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASES OF ANY DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS ORDERED BY THE CONTRACTOR. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS ORDERED AND THE NUMBER OF PLANTS SHOWN ON THE PLAN TO THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DELIVERY OF THE PLANTS.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARD FOR JERURY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- ALL AREAS DESIGNATED "LOAM & REED" SHALL RECEIVE MINIMUM 1/4" LOAM AND GRASS SEED. ALL AREAS DESIGNATED "GRASS" SHALL RECEIVE MINIMUM 1/4" GRASS SEED. ALL AREAS DESIGNATED "LANDS OVER 2 1/2" DEEP SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEED OVER 2 1/2" DEEP BY AN EXISTING OR COMPARABLE REVEALING.
- THIS PLAN IS INTENDED FOR PRELIMINARY PURPOSES. REFER TO ELEVATION DRAWINGS FOR FINISHED ELEVATIONS.

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWN AND PLANTINGS FOR MINIMUM 90 DAYS AFTER SUBSTANTIAL COMPLETION OR AFTER COMPLETION OF PLANTING OPERATIONS, WHICHEVER IS LATER. DURING THE 90 DAY MINIMUM MAINTENANCE PERIOD THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS FOR WHICH NO IRRIGATION IS PROVIDED.

2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR. UNLESS OTHERWISE INDICATED, THE FOLLOWING WATERING SCHEDULE SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.

- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE 90 DAY MAINTENANCE PERIOD AND AT THE END OF THE 1 YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT ACCEPTANCE OF PLANTING.

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UNLESS OTHERWISE NOTED, ALL DISTURBED LANDSCAPE AREAS NOT BEING PLANTED OR MULCHED, SHALL BE SEEDED WITH THE FOLLOWING SEED MIX:

SEED SUPER STORE
PO BOX 812
BUFFALO, NY 14225
716-591-8788
www.seedsuperstore.com

CONTRACTOR SHALL SUBMIT SOURCE, SAMPLE, AND CERTIFIED SEED ANALYSIS FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO ORDERING.

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRILLPIE PRIOR TO START OF CONSTRUCTION
2. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA

3. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE

1 EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY EROSION CONTROL FENCE AND HAY BALE BARRIER. ERECT BARRIER AT EDGE OF THE EARTHWORK CUT LINE PRIOR TO TREE CLEARING. LAY OUT THIS LINE BY FIELD SURVEY.



983-1005 Route 6
Town of Carmel, Mahopac, New York, 10543

Year	Country	Age
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PLANNING BOARD AGENDA 12/21/2019

[illegible]

Source: *Journal of the American Statistical Association*, 1997, 92, 1031-1042.

Site Plan Approval November 30, 2013

Keywords: social support; coping strategies; depression

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1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

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100



LC-18

C-18

BY THE COURT:

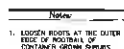
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Page 10 of 10

ASAP Car Wash Voucher, 10 419.25.00
B.Y. Register Laundry, 10 11.00
Total 430.25

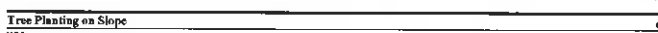
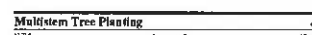
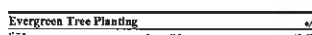
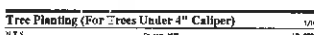
NY Ltr No 10271N



Shrub Planting		8/23
FT3	Shrub Plant	10,000



Shrub Bed Planting		1/7/17
N.T.S.	Space: 16"	17' 00"



Tree Planting on Slope

A cross-sectional diagram of a trench installation. The layers from top to bottom are:

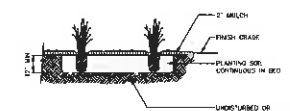
- TOPSOIL**: The uppermost layer above the trench.
- 2" MULCH DO NOT COVER STEAMS**: A thin layer directly above the trench.
- FRESH GRADE**: The surface level of the trench.
- PLAINING SOIL CONTINUOUS IN BED**: The soil lining the sides and bottom of the trench.
- 1/2" ROOF BALL DIA.**: A layer of roof balls at the bottom of the trench.
- UNDISTURBED OR**: The base layer beneath the roof balls.

The trench has a width labeled as **MIN. 12"**.

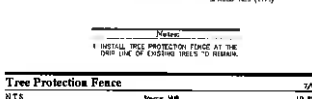
Ground Cover Planting	sq/ft

PLANT SPACING (A)	ROW SPACING (B)
8 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
12 IN. O.C.	8-1/2 IN. O.C.
12 IN. O.C.	10-1/2 IN. O.C.
15 IN. O.C.	12 IN. O.C.
18 IN. O.C.	18 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	28 IN. O.C.
36 IN. O.C.	36 IN. O.C.
48 IN. O.C.	48 IN. O.C.
54 IN. O.C.	48 IN. O.C.

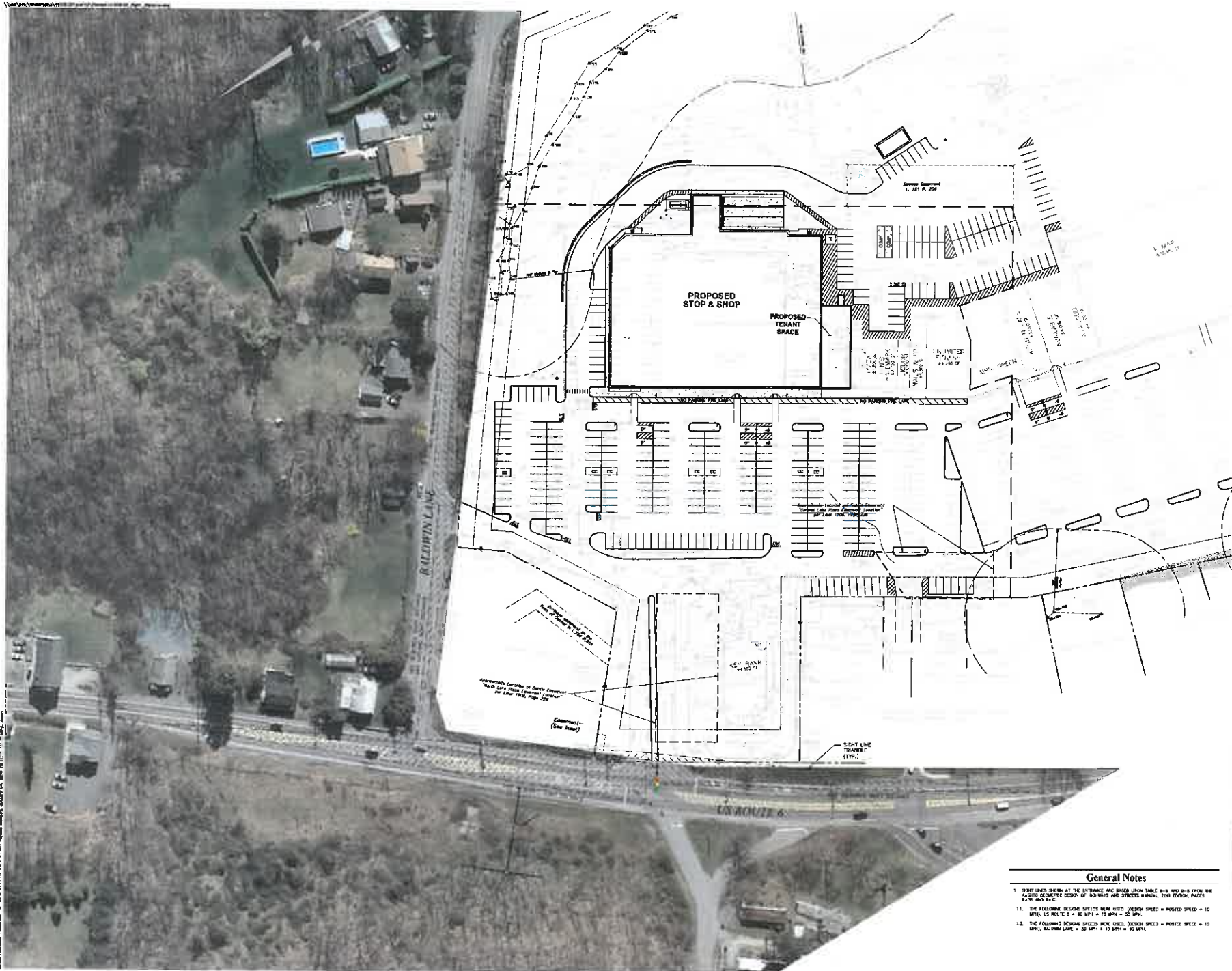
Ground Cover and Shrub Spacing Chart 1/



Perennial Plug Planting 11



Tree Protection Fence		7/23
NTS	Source: M&B	10/2000



40 0 40 80

 SCALE IN FEET

Tax Parcel:

 65.10-1.45

 65.10-1.46

Proposed Stop & Shop

 983-1005 Route 6

 Town of Carmel, Mahopac, New York, 10541

Planning Model: 10/10/2015

 10/10/2015

Site Plan Approval November 30, 2015

Not Approved for Construction



General Notes

1. SIGHT LINES SHOWN AT THE ENTRANCE AND BASES SHOWN TABLE 10-8 AND 10-9 FROM THE LATEST EDITION OF THE MANUAL OF ROADWAY DESIGN, 4TH EDITION, 2003.
2. THE FOLLOWING DESIGN SPEEDS WERE USED: DESIGN SPEED = POSTED SPEED = 10 MPH, 15 MPH, 20 MPH, 25 MPH, 30 MPH, 35 MPH, 40 MPH, 45 MPH, 50 MPH, 55 MPH, 60 MPH, 65 MPH, 70 MPH, 75 MPH, 80 MPH, 85 MPH, 90 MPH, 95 MPH, 100 MPH.
3. THE FOLLOWING DESIGN SPEEDS WERE USED: DESIGN SPEED = POSTED SPEED = 10 MPH, 15 MPH, 20 MPH, 25 MPH, 30 MPH, 35 MPH, 40 MPH, 45 MPH, 50 MPH, 55 MPH, 60 MPH, 65 MPH, 70 MPH, 75 MPH, 80 MPH, 85 MPH, 90 MPH, 95 MPH, 100 MPH.







**FITNESS
UNLIMITED**

↑ 4' ↓

← 10' →

72 sq ft

ALL
WOMANS
FITNESS
CENTER

PERSONAL
TRAINERS

CARDIO K
CLASSES

URSERY
&
ANNING

PILATES
&
YOGA

SPIN/CORE
CLASSES

NUTRITIONAL
GUIDANCE





LYN'S

Hallmark

SHOPPE



30'

90 SQ FT



Paolo's PIZZERIA

28'

56 SQ FT

↑ 2' ↓



Catering Available



PAOLO'S PI

NO
PARKING
VIRGIL
LAND









AGNOLI SIGN COMPANY, INC.
722 WORTHINGTON STREET
SPRINGFIELD, MA 01105
TEL (413) 732-5111

CUSTOMER:
STOP&SHOP
QUINCY, MA

LOCATION:
STOP&SHOP
170 RT 6
MAHOPAC, NY

STORE NO:
#0000

CONTACT:

SALESPERSON:
CM

DESIGNER:
LRV

ORIG DATE: 12-30-15

DESIGNER: LRV

REV. DATE: 0-00-15V

SCALE:
0"-0'

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STOP&SHOP/NY/MAHOPAC-170 RT. 6.PLT
STOP&SHOP/NY/MAHOPAC-170 RT. 6.CDR



A



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QUINCY, MA

LOCATION:
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170 RT 6
MAHOPAC, NY

STORE NO:
#0000

CONTACT:

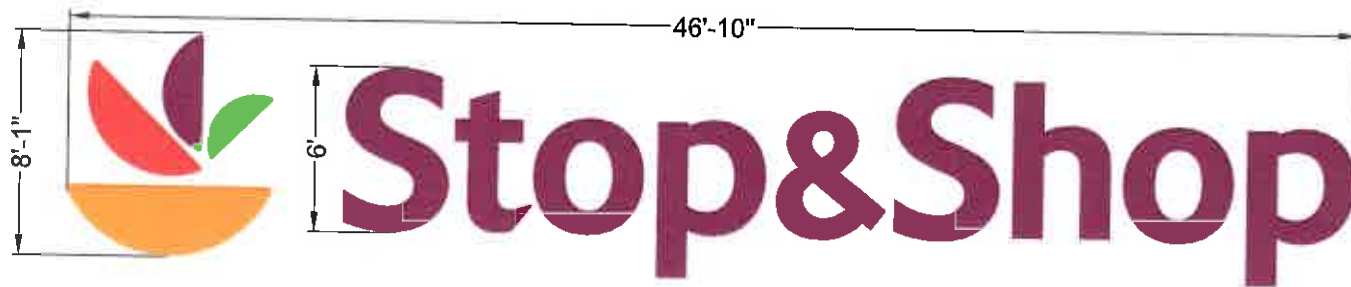
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CM

DESIGNER:
LRV

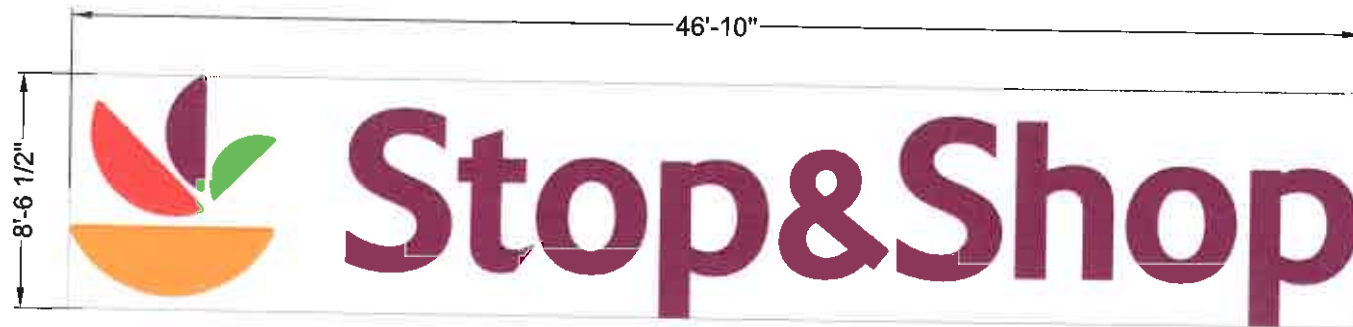
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CHANNEL LETTERS WITH 3 ROWS L.E.D. WHITE PLEX FACE
AND PURPLE CUSTOM VINYL OVERLAY WITH A 5/8" RELIEF
WHITE TRIM AND WHITE RETURNS WITH METAL BACKS



400.2 SQ. FT.

STOP&SHOP/NY/MAHOPAC-170 RT. 6.PLT
STOP&SHOP/NY/MAHOPAC-170 RT. 6.CDR



A1



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170 RT 6
MAHOPAC, NY

STORE NO:
#0000

CONTACT:

SALESPERSON:
CM

DESIGNER:
LRV

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DESIGNER: LRV
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16 SQ. FT.

CHANNEL LOGO / WHITE TRIM & RETURN
ACRYLIC FACE WITH TRANS GREEN & BLACK VINYL

STOP&SHOP/NY/MAHOPAC-170 RT. 6.PLT
STOP&SHOP/NY/MAHOPAC-170 RT. 6.CDR



A2



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STOP&SHOP
QUINCY, MA

LOCATION:
STOP&SHOP
170 RT 6
MAHOPAC, NY

STORE NO:
#0000

CONTACT:

SALESPERSON:
CM

DESIGNER:
LRV

ORIG DATE: 12-30-15
DESIGNER: LRV
REV. DATE: 0-00-15V

SCALE:
0"-0'

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CHANNEL LETTERS / WHITE TRIM & RETURNS
ACRYLIC FACES WITH TRANS BLACK & TEAL VINYL



30.4 SQ. FT.

STOP&SHOP/NY/MAHOPAC-170 RT. 6.PLT
STOP&SHOP/NY/MAHOPAC-170 RT. 6.CDR



A3



AGNOLI SIGN COMPANY, INC.
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SPRINGFIELD, MA 01105
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CUSTOMER:
STOP&SHOP
QUINCY, MA

LOCATION:
STOP&SHOP
170 RT 6
MAHOPAC, NY

STORE NO:
#0000

CONTACT:

SALESPERSON:
CM

DESIGNER:
LRV

ORIG DATE: 12-30-15
DESIGNER: LRV
REV. DATE: 0-00-15V

SCALE:
0"-0'

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10'-3"

2'

Peapod

CHANNEL LETTERS / WHITE TRIM & RETURNS
ACRYLIC FACES WITH TRANS BLACK VINYL & LAM. PRINT

10'-3"

3'

Peapod

30.75 SQ. FT.

STOP&SHOP/NY/MAHOPAC-170 RT. 6.PLT
STOP&SHOP/NY/MAHOPAC-170 RT. 6.CDR



A4



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QUINCY, MA

LOCATION:
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170 RT 6
MAHOPAC, NY

STORE NO:
#0000

CONTACT:

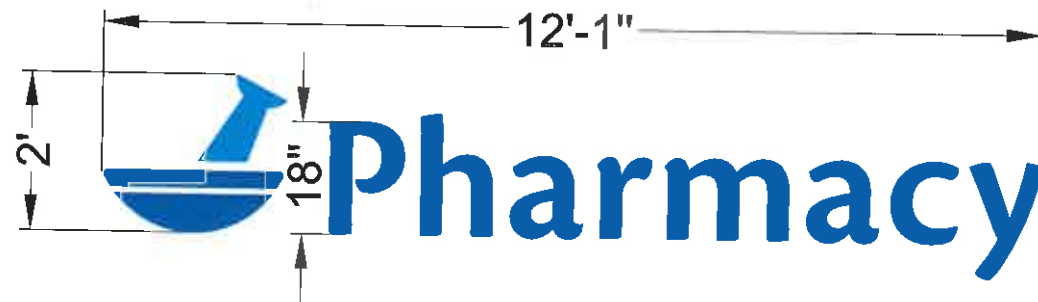
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CM

DESIGNER:
LRV

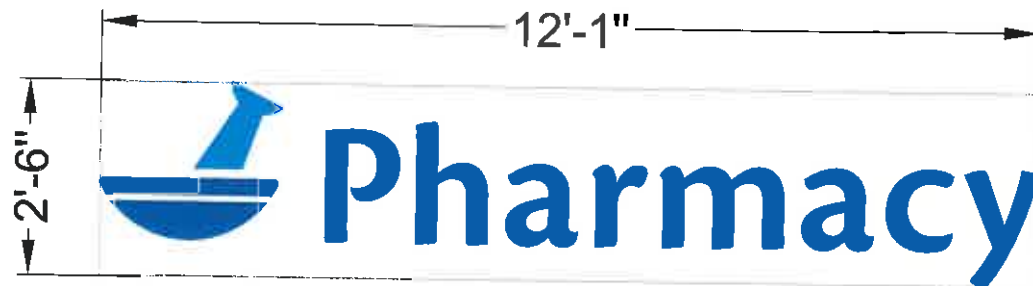
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DESIGNER: LRV
REV. DATE: 0-00-15V

SCALE:
0"-0'

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CHANNEL LETTERS / WHITE TRIM & RETURNS
ACRYLIC FACES WITH TRANS TURQUOISE & DELFT BLUE VINYL



30.2 SQ. FT.

STOP&SHOP/NY/MAHOPAC-170 RT. 6.PLT
STOP&SHOP/NY/MAHOPAC-170 RT. 6.CDR



A5



AGNOLI SIGN COMPANY, INC.
722 WORTHINGTON STREET
SPRINGFIELD, MA 01105
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CUSTOMER:
STOP&SHOP
QUINCY, MA

LOCATION:
STOP&SHOP
170 RT 6
MAHOPAC, NY

STORE NO:
#0000

CONTACT:

SALESPERSON:
CM

DESIGNER:
LRV

ORIG DATE: 12-30-15
DESIGNER: LRV
REV. DATE: 0-00-15V

SCALE:
0"-0'

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16'
14"
People's United Bank

CHANNEL LETTERS / WHITE TRIM & RETURNS
ACRYLIC FACES WITH TRANS COBALT BLUE VINYL

16'-1 1/2"
1'-6 5/8"
People's United Bank 25 SQ. FT.

STOP&SHOP/NY/MAHOPAC-170 RT. 6.PLT
STOP&SHOP/NY/MAHOPAC-170 RT. 6.CDR



A6

LAW OFFICES OF
SNYDER & SNYDER, LLP
94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591

(914) 333-0700

FAX (914) 333-0743

WRITER'S E-MAIL ADDRESS

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(212) 749-1448
FAX (212) 932-2693

LESLIE J. SNYDER
ROBERT D. GAUDIOSO

DAVID L. SNYDER
(1956-2012)

NEW JERSEY OFFICE
ONE GATEWAY CENTER, SUITE 2600
NEWARK, NEW JERSEY 07102
(973) 824-9772
FAX (973) 824-9774

REPLY TO:

WESTCHESTER OFFICE

December 14, 2015

Honorable Chairman Harold Gary
and Members of the Planning Board
Town of Carmel Town Hall
60 McAlpin Avenue
Mahopac, New York 10541

Re: Application by New York SMSA Limited Partnership d/b/a Verizon Wireless
to Locate a Public Utility Wireless Communications Facility on
the Building Located at 361 Route 6, Carmel, New York

Honorable Chairman Gary
and Members of the Planning Board:

I am the attorney for New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") in connection with its request for site plan approval to co-locate a public utility wireless communications facility ("Facility") on the building at the above referenced property ("Property"). The proposed Facility consists of antennas on the roof of the existing building at the Property.

Verizon Wireless is a provider of wireless communications services, and is licensed by the Federal Communications Commission to provide same throughout the New York metropolitan area, including the Town of Carmel. The Facility will enable Verizon Wireless to enhance its wireless services to the area surrounding the Property.

In support of the foregoing, Verizon Wireless is pleased to enclose the following materials:

1. Checks made payable to the Town of Carmel, in the amount of \$2,000.00, representing the required Commercial Site Plan application fee, and \$150.00 representing the required Public Hearing fee;
2. Eleven (11) copies of the Site Plan Application Form;

3. Two (2) copies of the Disclosure Statement;
4. Eleven (11) copies of the Memorandum in Support of the Application;
5. Eleven (11) copies of the short Environmental Assessment Form¹; and
6. Ten (10) copies of the Site Plan.

We thank you for your consideration, and look forward to discussing this matter at the next Planning Board meeting. If you have any questions or require any additional documentation, please do not hesitate to contact me or Ed Teyber at 914-333-0700.

Respectfully submitted,


Leslie J. Snyder

LJS:et

Enclosures

cc: Verizon Wireless
KMB
Environmental Conservation Board
Mahopac Fire Department
Putnam County Health Department

\\ss-svr2k12\\d\\ssdata\\wpdata\\ss4\\wp\\newbanm\\breyer\\small cell sites\\mahopac 3\\zoning\\pb letter.et.8.26.15.rtf

¹Please note that it is respectfully submitted that the application is a Type II action under the New York State Environmental Quality Review Act ("SEQRA") since it involves construction of a non-residential structure involving less than 4000 square feet under 6 NYCRR 617.5 (c) (7). Under SEQRA, a Type II action is deemed not to have a significant impact on the environment or are otherwise precluded from environmental review.



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

Rose Grimbetta 12/30/15
Planning Board Secretary; Date

[Signature]
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code -- Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: New York SMSA Limited Partnership d/b/a Verizon Wireless public utility telecommunications facility		Application # 16-0001
Date Submitted: 12/15/15		
Site Address: No. 361 Street: Route 6 Hamlet: Mahopac		
Property Location: (Identify landmarks, distance from intersections, etc.) On Route 6 east of Public Storage facility and west of quarry		
Town of Carmel Tax Map Designation: Section 75.19 Block 1 Lot(s) 12		Zoning Designation of Site: C (Commercial)
Property Deed Recorded in County Clerk's Office Date 4/17/2013 Liber 1919 Page 416		Leases, Mortgages or Other Encumbrances Yes No
Existing Easements Relating to the Site No YES Describe and attach copies:		Are Easements Proposed? No YES Describe and attach copies:
Have Property Owners within a 500' Radius of the Site Been Identified? Yes NO Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: Barile Property Management, LLC		Phone #: Fax#: (845) 628-1400
Email:		
Owners Address: No. 361 Street: Route 6 Town: Mahopac State: NY Zip: 10541		
Applicant (if different than owner): New York SMSA Limited Partnership d/b/a Verizon Wireless c/o Snyder & Snyder LLP		Phone #: (914) 333-0700 Fax#: (914) 333-0743
Email: lsnyder@snyderlaw.net		
Applicant Address (if different than owner): No. 94 Street: White Plains Rd. Town: Tarrytown State: NY Zip: 10591		
Individual/ Firm Responsible for Preparing Site Plan: KMB Design Group		Phone #: Fax#: (732) 280-5623
Email:		
Address: No. 1800 Street: Route 34, Suite 209 Town: Wall State: NJ Zip: 07719		
Other Representatives: Snyder & Snyder LLP		Phone #: (914) 333-0700 Fax#: (914) 333-0743
Email: lsnyder@snyderlaw.net		
Owners Address: No. 94 Street: White Plains Rd. Town: Tarrytown State: NY Zip: 10591		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: Installation of public utility wireless telecommunication facility on the roof of existing building		

TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: +/- .56 Square Feet: 24393		Square footage of all existing structures (by floor): +/- 6043.5	
# of existing parking spaces: N/A		# of proposed parking spaces: 0	
# 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>N/A</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 type="checkbox"/> No: <input type="checkbox"/> ▶ Is this an in-district connection? _____ Out-of district connection? _____ ▶ What is the total sewer capacity at time of application? _____ ▶ What is your anticipated average and maximum daily flow _____ 			
For Town of Carmel Town Engineer			
▶ What is the sewer capacity <u>N/A</u>			
<ul style="list-style-type: none"> ▪ Water Supply Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A, the proposed facility is unmaned and therefore does not require water, sewer, or additional parking <li style="padding-left: 40px;">If Yes: ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <li style="padding-left: 40px;">▶ What is the total water capacity at time of application? _____ <li style="padding-left: 40px;">▶ What is your anticipated average and maximum daily demand _____ ▪ Storm Sewer Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A no increase in impermeable surface area is proposed as the facility will be located on the roof of the existing building ▪ 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>N/A</u>			
Sewer Flows <u>N/A</u>			
Town Engineer; Date			
What is the predominant soil type(s) on the site? <u>N/A the facility will be located on</u>		What is the approximate depth to water table? <u>the roof of the existing building</u>	
Site slope categories: 15-25% <u>0</u> % 25-35% <u>0</u> % >35% <u>0</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 checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
Is the site located in a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the sight distance? <u>N/A installation on roof</u> Left _____ Right _____ of existing building			
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 type="checkbox"/> No: <input checked="" 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 Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYDEP Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
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: NYCDEC: <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 checked="" 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? N/A, the proposed facility is unmaned and therefore Public: <input type="checkbox"/> Private: <input type="checkbox"/> will not generate any waste necessitating disposal			
Has this application been referred to the Fire Department? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
What is the estimated time of construction for the project?			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area			
Lot Coverage			
Lot Width			
Lot Depth			
Front Yard	SEE SHEET Z01 OF PLANS SUBMITTED HEREWITH		
Side Yard			
Rear Yard			
Minimum Required Floor Area			
Floor Area Ratio			
Height			
Off-Street Parking			
Off-Street Loading			

Per
Town
Code.

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	N/A		
Structural System	Steel		
Roof	N/A		
Exterior Walls	N/A		
APPLICANTS ACKNOWLEDGEMENT			
<p>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.</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>New York SMSA Limited Partnership d/b/a Verizon Wireless <u>Applicants Name</u></p> </div> <div style="width: 45%;"> <p>New York SMSA Limited Partnership d/b/a Verizon Wireless By: <u>ACR</u> <u>RE Manager</u> <u>Applicants Signature</u></p> </div> </div> <p>Sworn before me this <u>18th</u> day of <u>June</u> 20<u>15</u></p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p><u>M. R. Bonhomme</u> Notary Public</p> </div> <div style="width: 45%; text-align: center;"> <p>Michael R. Bonhomme Notary Public, State of New York No. 01BO6144229 Qualified in Orange County Commission Expires 04/24/20<u>16</u></p> </div> </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 checked="" type="checkbox"/> NA ✓
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	N/A ✓	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	N/A	<input checked="" type="checkbox"/> ✓
11	Sidewalks, paths and other means of pedestrian circulation	N/A	<input checked="" type="checkbox"/> ✓
12	On-site parking and loading spaces and travel aisles with dimensions	N/A	<input checked="" type="checkbox"/> ✓
13	The location, height and type of exterior lighting fixtures	<input checked="" type="checkbox"/> *	<input type="checkbox"/>
14	Proposed signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*Waiver requested. See Memorandum in Support of Application submitted herewith.

**See Memorandum in Support of Application submitted herewith.



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"/> A	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Stephen A. Bray 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

6/24/15
Date



SEE LETTER OF AUTHORIZATION
Signature - Owner

Date

LETTER OF AUTHORIZATION

Municipality: Town of Carmel

APPLICATION FOR APPROVALS

BARILE PROPERTY MANAGEMENT, LLC, the owner of the property located at 361 Route 6, Carmel, New York (the "Property"), does hereby appoint New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless"), and its authorized representatives, as the owner's agent for the purpose of consummating any applications necessary to insure Verizon Wireless' ability to use the Property for the purpose of installing a communications facility on the Property, consisting of antennas and related equipment.

Assessor's Parcel Number: Section 75.19, Block 1, Lot 12

Signature of Property Owner:

BARILE PROPERTY MANAGEMENT, LLC

By: 

Authorized Signatory

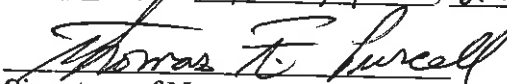
Name: John Barile

Title: member manager

Authorized Agent:

New York SMSA Limited Partnership d/b/a Verizon Wireless

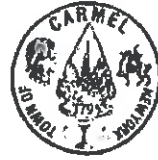
Sworn to and subscribed to before me on this
13TH day of JANUARY, 2015


Signature of Notary

THOMAS F. PURCELL
Notary Public, State of New York
No. 4985856
Qualified in Putnam County
Commission Expires
9-3-2017



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Rose Fromlith
Signature - Planning Board Secretary

12/30/15
Date

[Signature]
Signature - Town Engineer

12/30/15
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							
Name of Action or Project: Verizon Wireless Installation of a Wireless Communications Facility on the building rooftop at 361 Route 6							
Project Location (describe, and attach a location map): 361 Route 6, Mahopac, NY (Town of Carmel, Putnam County)							
Brief Description of Proposed Action: The proposed action is the collocation of a public utility wireless communications facility atop the roof of an existing building.							
Name of Applicant or Sponsor: New York SMSA Limited Partnership d/b/a Verizon Wireless C/O Snyder & Snyder, LLP		Telephone: 914-333-0700 E-Mail: lsnyder@snyderlaw.net					
Address: 94 White Plains Road							
City/PO: Tarrytown		State: NY	Zip Code: 10591				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Site Plan - Planning Board, Building Permit			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? 0.35 acres b. Total acreage to be physically disturbed? 0 acres rooftop installation c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.004 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Commercial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other (specify): _____</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) 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 site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Action is an unmanned facility which does not require public, private or potable water services.			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Action is an unmanned facility which does not produce effluence or waste.			
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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? (See 1D Informational Details)	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 type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional			
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? (See 1D Informational Details)	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?			
If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES			

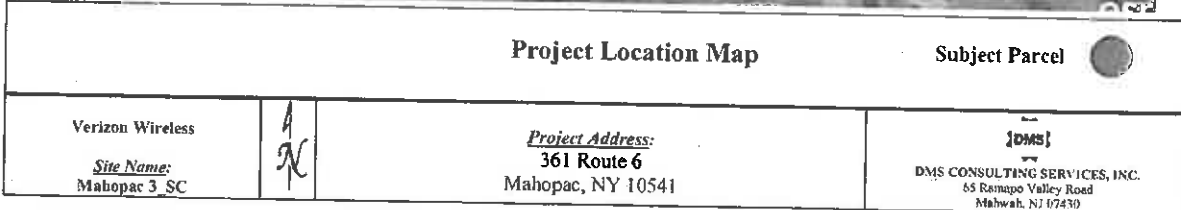
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>New York SMSA Limited Partnership(d/b/a Verizon Wireless)</u>		Date: <u>August 14, 2015</u>
Signature: By <u><i>Donna Yari Stepi</i></u>		

ID Informational Details

The following information and references are offered to assist in the review of the project.

Q13a: This question was a predetermined positive response on the document which has been revised to reflect a corrected response based on an on-line review of the following databases: FEMA, US Fish & Wildlife Service: National Wetlands, NYS DEC Freshwater Wetland Mapper, all of which revealed that the Subject Parcel is not within or adjacent to any regulated wetland or water bodies. The Proposed Action is the installation of a wireless communications facility upon a rooftop. No ground disturbance is proposed.

Q15: This question was a predetermined positive response on the document which has been revised to reflect a corrected response. The Proposed Action is the installation of a wireless communications facility upon a rooftop. The project site does not contain a designated significant natural community or endangered or threatened species.



PLANNING BOARD
TOWN OF CARMEL

-----X

In the matter of the Application of

**NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS**

Premises: 361 Route 6
Carmel, New York
Section 75.19, Block 1, Lot 12

-----X

**MEMORANDUM IN SUPPORT OF APPLICATION
BY NEW YORK SMSA LIMITED PARTNERSHIP d/b/a
VERIZON WIRELESS TO CO-LOCATE A PUBLIC UTILITY
WIRELESS COMMUNICATIONS FACILITY**

I. Introduction

New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") respectfully submits this memorandum in support of its application to co-locate a public utility wireless communication facility ("Facility") on the roof of the building ("Building") located at 361 Route 6, Carmel, New York ("Property"). The proposed Facility consists of two panel antennas to be located on the Building rooftop together with related equipment. A detailed site plan ("Site Plan"), prepared by KMB Design Group ("KMB") depicting Verizon Wireless' Facility is submitted herewith.

Verizon Wireless seeks site plan approval for the Facility pursuant to Section 156-61 of the Town of Carmel Zoning Ordinance ("Zoning Code").

The Property is known as Section 75.19, Block 1, Lot 12 on the Town of Carmel ("Town") Tax Map and is located in the C (Commercial) Zoning District. The proposed Facility will enhance wireless communication services to the area surrounding the Property.

II. Public Utility Status

Verizon Wireless is licensed by the Federal Communications Commission ("FCC"), and is a wireless communication public utility in the State of New York, providing an essential public service. See Cellular One v. Rosenberg, 82 NY2d 364 (1993) (hereinafter referred to as "Rosenberg"); Cellular One v. Meyer, 607 NYS 2d 81 (2nd Dept. 1994); Sprint Spectrum L.P. v. Town of West Seneca, 659 NYS2d 687 (Sup. Ct. Erie County, 1997); Sprint Spectrum L.P. v. Zoning Board of Appeals of the Town of Guilderland, 662 NYS2d 717 (Sup. Ct. Albany County, 1997). In Rosenberg, the Court of Appeals, New York's highest court, held that federally licensed wireless carriers are public utilities in the State of New York, and provide an essential public service. The court found that public utilities, such as Verizon Wireless, are entitled to a relaxed standard in zoning decisions, since the proposed use is necessary for it to render safe and adequate service.

Verizon Wireless' status as a public utility is underscored by the fact that its services are an important part of the national telecommunications infrastructure and will be offered to all persons that require advanced digital wireless communications services, including local businesses, public safety entities, and the general public.

The instant application is filed in furtherance of the goals and objectives established by Congress under the federal Telecommunications Act of 1996. The federal Telecommunications Act of 1996 is "an unusually important legislative enactment," establishing national public policy in favor of encouraging "rapid deployment of new telecommunications technologies (emphasis supplied)." Reno v. ACLU, 521 U.S. 844, 857, 117 S.Ct. 2329, 2337-38 (1997). The federal Telecommunications Act of 1996 builds upon the regulatory framework for commercial mobile [radio] services which Congress established in 1993. Indeed, since 1993, it has been the policy of the United States to "foster the growth and development of *mobile services* that, by their nature, operate without regard to state lines as an integral part of the national telecommunications infrastructure." H.R. Rep. No. 103-111, 103d Cong., 1st Sess. 260 (1993) (emphasis added). As such, Verizon Wireless is licensed to provide wireless communications service to subscribers throughout New York, including the Town.

In 1999, Congress expanded further upon this policy by enacting the Wireless Communications and Public Safety Act of 1999, Pub.L. 106-81, 113 Stat. 1286 (the "911 Act"). The "911 Act," empowered the FCC to develop regulations to make wireless 911 services available to all Americans. The express purpose of the Act, as articulated by Congress, was "*to encourage and facilitate the prompt deployment throughout the United States of seamless, ubiquitous, and reliable end-to-end infrastructure for communications, including wireless communications, to meet the Nation's public safety and other communications needs.*" (emphasis added).

Please note that, on November 18, 2009, the FCC issued a Declaratory Ruling regarding timely review of applications for siting of wireless facilities, WT Docket NO. 08-165 (the "Shot Clock Order").¹ The Shot Clock Order finds that a "reasonable period of time" for a local government to act on this type of application, a collocation application, is presumptively 90 days.² According to the Shot Clock Order, if the Town fails to act within such reasonable period of time, the applicant may commence an action in court for "failure to act" under Section 332(c)(7)(B)(v) of the Federal Communications Act. Zoning Code Sections 156-61(E)(1) and (F) are consistent with the Shot Clock Order, requiring a public hearing to be held within 45 days of submission of a complete application, and a decision within 45 days of the date of the public hearing.

III. The Proposed Public Utility Wireless Communications Facility Meets the Standards for Site Plan Approval

In reviewing Verizon Wireless' request for site plan approval in accordance with Zoning Code Sections 156-37, 156-61, and Section 274-a of New York State Town Law, the following factors are offered for consideration in accordance with:

A. Operation of the Facility: The Facility will be constructed, operated and maintained so as not to endanger the public or surrounding property. The nature of the operations in connection with the proposal will not be objectionable to nearby properties since the Facility will not produce any smoke, gas, heat, fumes or vibrations. Moreover, the Facility will be unmanned and will not require water supply or waste disposal. No commercial or retail signage is proposed.

With respect to health and safety, the Facility will be in compliance with all applicable FCC standards with respect to radio-frequency level. See Antenna Site FCC RF Compliance Report, prepared by Pinnacle Telecom Group, attached hereto as Exhibit "1" ("FCC Compliance Report"). The FCC Compliance Report establishes that the RF levels from the proposed antennas and existing antenna operations will be "in compliance with the FCC regulations concerning RF exposure."

Moreover, by granting site plan approval for the Facility, this Honorable Board will enable Verizon Wireless to enhance its wireless communication services to the surrounding area. Indeed, the Facility will have no adverse impact to the surrounding area since the Facility involves a co-location utilizing an existing building, thus not requiring the construction of a new structure or tower to support Verizon Wireless' Facility, and the Building can structurally accommodate the proposed installation. See Structural Analysis attached hereto and made a part hereof as Exhibit "2".

¹ A copy of the Rule is available at http://hraunfoss.fcc.gov/edocs_public/attachmatch/FCC-09-99A1.pdf.

² Rule, ¶71.

B. Conformity to Applicable Laws: The Facility will comply with all applicable codes, laws and ordinances. In addition, the Facility has been designed in accordance with all applicable structural standards. See Structural Analysis, attached hereto as Exhibit 2.

C. Parking and Access. The proposal will have no impact on pedestrian or vehicular traffic since the Facility is unmanned, requiring infrequent maintenance visits of approximately once per month. The existing parking for the Property will be utilized for such maintenance visits. The Facility will be located on the rooftop of the existing Building, so that it will have no impact on the flow of traffic surrounding the Property. Therefore, there will be no traffic hazards or nuisances created by the Facility.

D. Design/Screening: The antennas will not increase the height of the Building. It is respectfully submitted that the Building's roof will satisfactorily screen the Facility from surrounding uses in accordance with the requirements of Section 156-37(C). Therefore, Verizon Wireless respectfully requests a waiver from the requirements of Sections 156-37(C) and 156-61(B) (17) to provide additional landscaping. In accordance with the foregoing design, the Facility is not visually obtrusive to the surrounding community as demonstrated by the Visual Resource Evaluation, prepared by KMB, attached hereto and made a part hereof as Exhibit "3".

F. Signage: No commercial or retail signs are proposed in connection with the Facility.

G. Lighting: No lighting is proposed in connection with the Facility.

H. Environmental Concerns: The Facility will not produce any smoke, gas, odor, heat, dust, noise above ambient levels, fumes, or vibrations. In addition, the Facility will be unmanned, and will not generate solid waste, waste water or sewage, nor require water supply or waste disposal. The Facility will not have an impact on watercourses nor will it cause soil erosion, due to the proposed gravel surface. Therefore, the Facility will not have an adverse environmental impact.

Where the board is considering an application by a public utility such as in the instant application, there is a relaxed standard for zoning approvals, including site plan applications. Indeed, in Rosenberg, supra, the Court found that "where the intrusion or burden on the community is minimal, the showing required by the utility shall be correspondingly reduced." Id. at 372.

Based upon the foregoing, it is respectfully submitted that Verizon Wireless has met the requirements for site plan approval for the Facility pursuant to Section 156-61 of the Zoning Code.

Conclusion

By granting Verizon Wireless' request for site plan approval of the Facility, the Planning Board will permit Verizon Wireless to enhance its wireless services to the area. Any potential impact on the community created by Verizon Wireless' Facility will be minimal and of no significant adverse effect.

WHEREFORE, for all of the foregoing reasons, Verizon Wireless respectfully prays that this Honorable Board issue a negative declaration under the State Environmental Quality Review Act,³ and grant site plan approval for the Facility.

Dated: December 14, 2015
Tarrytown, New York

Respectfully submitted,
Leslie J. Snyder, Esq.
SNYDER & SNYDER, LLP
94 White Plains Road
Tarrytown, NY 10591

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³ It is Verizon Wireless' position that the Facility is a Type II proposal pursuant to 6 NYCRR Part 617.5(c) (7) since it involves construction of a non-residential structure involving less than 4000 square feet. Under SEQRA, a Type II action is deemed not to have a significant impact on the environment and otherwise precluded from environmental review, and hence no SEQRA determination is required in this instance.

EXHIBIT 1
FCC COMPLIANCE REPORT



PINNACLE TELECOM GROUP
Professional and Technical Services

**ANTENNA SITE FCC COMPLIANCE
ASSESSMENT AND REPORT**

**NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS**

**"MAHOPAC 3_SC" SITE
361 ROUTE 6
MAHOPAC, NY**

DECEMBER 9, 2015

14 RIDGEDALE AVENUE - SUITE 260 • CEDAR KNOLLS, NJ 07927 • 973-451-1630

CONTENTS

INTRODUCTION AND SUMMARY	3
ANTENNA AND TRANSMISSION DATA	4
COMPLIANCE ANALYSIS	6
COMPLIANCE CONCLUSION	11
CERTIFICATION	12
APPENDIX A. BACKGROUND ON THE FCC MPE LIMIT	

INTRODUCTION AND SUMMARY

At the request of New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless"), Pinnacle Telecom Group has performed an independent expert assessment of radiofrequency (RF) levels and related FCC compliance for a proposed "small cell" wireless communications facility on the roof of a building at 361 Route 6 in Mahopac, NY. Verizon Wireless refers to the site as "Mahopac 3_SC", and its operation involves low power transmission in the 700 MHz frequency band.

The FCC requires wireless system operators to perform an assessment of potential human exposure to radiofrequency (RF) fields emanating from all the transmitting antennas at a site whenever antenna operations are added or modified, and to ensure compliance with the Maximum Permissible Exposure (MPE) limit in the FCC regulations. In this case, there are no other transmitting antennas at the site to include in this compliance assessment. Note that FCC regulations require any future antenna collocators to assess and assure continuing compliance based on the RF effects of all proposed and then-existing antennas at the site.

This report describes a mathematical analysis of RF levels resulting around the site in areas of unrestricted public access, that is, at ground level around the site. The compliance analysis employs a standard FCC formula for calculating the effects of the antennas in a very conservative manner, in order to overstate the RF levels and to ensure "safe-side" conclusions regarding compliance with the FCC limit for safe continuous exposure of the general public.

The results of a compliance assessment can be explained in layman's terms by describing the calculated RF levels as simple percentages of the FCC MPE limit. If the reference for that limit is 100 percent, then calculated RF levels higher than 100 percent indicate the MPE limit is exceeded, while calculated RF levels consistently lower than 100 percent serve as a clear and sufficient demonstration of compliance with the MPE limit. We can also describe the overall worst-case calculated result via the "plain-English" equivalent "times-below-the-limit factor".

The results of the FCC RF compliance assessment in this case are as follows:

- At street level around the site, the conservatively calculated maximum RF level from the proposed antenna operations is 7.7090 percent of the applicable FCC general population MPE limit. In other words, even with the significant degree of conservatism incorporated in the analysis, the worst-case calculated RF level is still more than 13 times below the FCC limit established as safe for continuous human exposure to the RF emissions from antennas.
- The results of the analysis demonstrate satisfaction of the FCC regulations and associated guidelines on compliance. Note that because of the conservative methodology and incorporated assumptions, RF levels actually caused by the antennas will be even less significant than the calculation results here indicate.

The remainder of this report provides the following:

- relevant technical data on the proposed Verizon Wireless small cell antenna operations at the site;
- a description of the applicable FCC mathematical models for assessing MPE compliance, and application of the relevant technical data to those models; and
- the results of the analysis, and the compliance conclusion for the site.

In addition, Appendix A provides background on the FCC MPE limit and a list of key FCC references on RF compliance.

ANTENNA AND TRANSMISSION DATA

The table that follows provides the key compliance-related antenna information for the proposed Verizon Wireless antenna operation at the site.

General Data	
Frequency Band	746 MHz
Service Coverage Type	Sectorized (2 sectors, 1 antenna/sector)
Antenna Type	40° Directional Panel
Antenna Model	CSS X7C-FRO-440
Antenna Centerline Height AGL	21 ft. 11 in.
Antenna Line Loss	0 dB (conservatively ignored)
746 MHz Antenna Data	
Antenna Maximum Gain	15.5 dBi
RF Channels per Sector	1 @ 40 watts

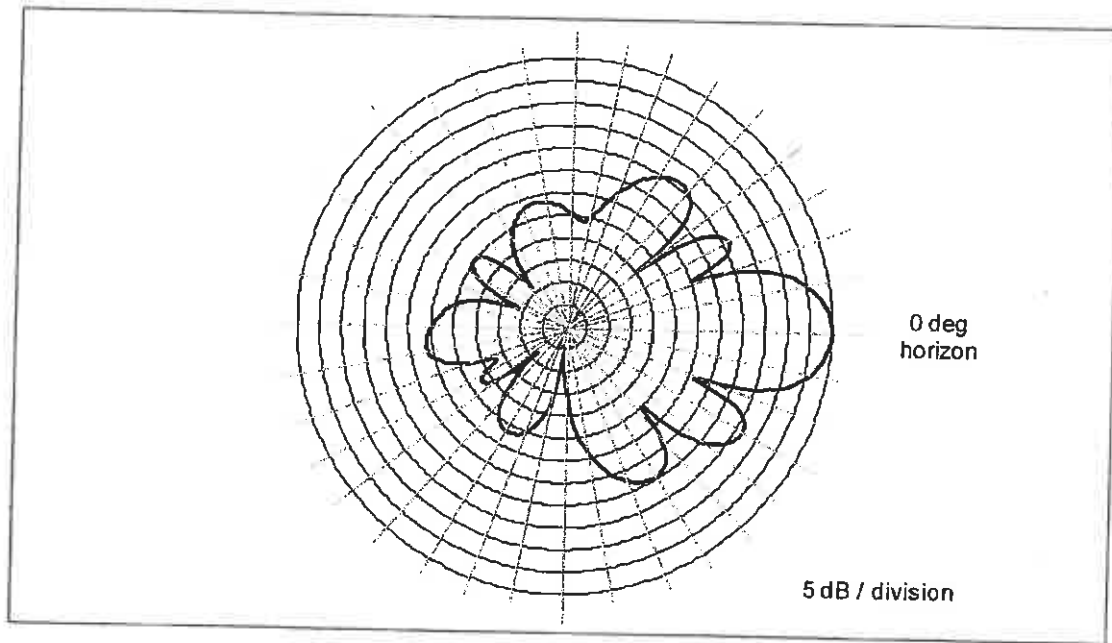
The area below the antennas at street level is of interest in terms of potential “uncontrolled” exposure of the general public, so the antenna’s vertical-plane emission characteristic is used in the compliance analysis.

Figure 1 that follows shows the vertical-plane pattern of the Verizon Wireless antenna model. In this type of antenna pattern diagram, the antenna is effectively pointed at the three o’clock position (the horizon) and the relative strength of the pattern at different angles is described using decibel units.

The use of a decibel scale to describe the relative pattern at different angles actually serves to visually understate the actual focusing effects of the antenna. Where the antenna pattern reads 20 dB the relative RF energy emitted at the corresponding downward angle is 1/100th of the maximum that occurs in the main beam (at 0 degrees); at 30 dB, the energy is 1/1000th of the maximum.

Note that the automatic pattern-scaling feature of our internal software may skew side-by-side visual comparisons of different antenna models, or even different parties’ depictions of the same antenna model.

Figure 1. CSS X7C-FRO-440 Antenna – 700 MHz Vertical-plane Pattern



In this case, we note that the two antennas offer no immediate access that would suggest a need for a rooftop compliance analysis. One antenna looks out over the street, and the other looks out over a pitched roof.

Compliance Analysis

FCC Office of Engineering and Technology Bulletin 65 ("OET Bulletin 65") provides guidelines for mathematical models to calculate the RF levels at various points around transmitting antennas.

At street-level around an antenna site (in what is called the "far field" of the antennas), the RF levels are directly proportional to the total antenna input power and the relative antenna gain in the downward direction of interest – and the levels are otherwise inversely proportional to the square of the straight-line distance to the antenna. Conservative calculations also assume the potential RF exposure is enhanced by reflection of the RF energy from the ground. Our calculations will assume a 100% "perfect" reflection, the worst-case approach.

The formula for street-level RF compliance calculations for any given wireless antenna operation is as follows:

$$\text{MPE\%} = (100 * \text{TxPower} * 10^{(\text{Gmax-Vdisc}/10)} * 4) / (\text{MPE} * 4\pi * R^2)$$

where

MPE%	=	RF level, expressed as a percentage of the MPE limit applicable to continuous exposure of the general public
100	=	factor to convert the raw result to a percentage
TxPower	=	maximum net power into antenna sector, in milliwatts, a function of the number of channels per sector, the transmitter power per channel, and line loss
$10^{(\text{Gmax-Vdisc}/10)}$	=	numeric equivalent of the relative antenna gain in the downward direction of interest, referenced to any applied antenna mechanical downtilt; data on the antenna vertical-plane pattern is taken from manufacturer specifications
4	=	factor to account for a 100-percent-efficient ground reflection, and the squared relationship between RF field strength and power density ($2^2 = 4$)
MPE	=	FCC general population MPE limit
R	=	straight-line distance from the RF source to the point of interest, centimeters

The MPE% calculations are performed out to a distance of 500 feet from the facility to points 6.5 feet (approximately two meters, the FCC-recommended standing height) off the ground, as illustrated in Figure 2 on the next page.

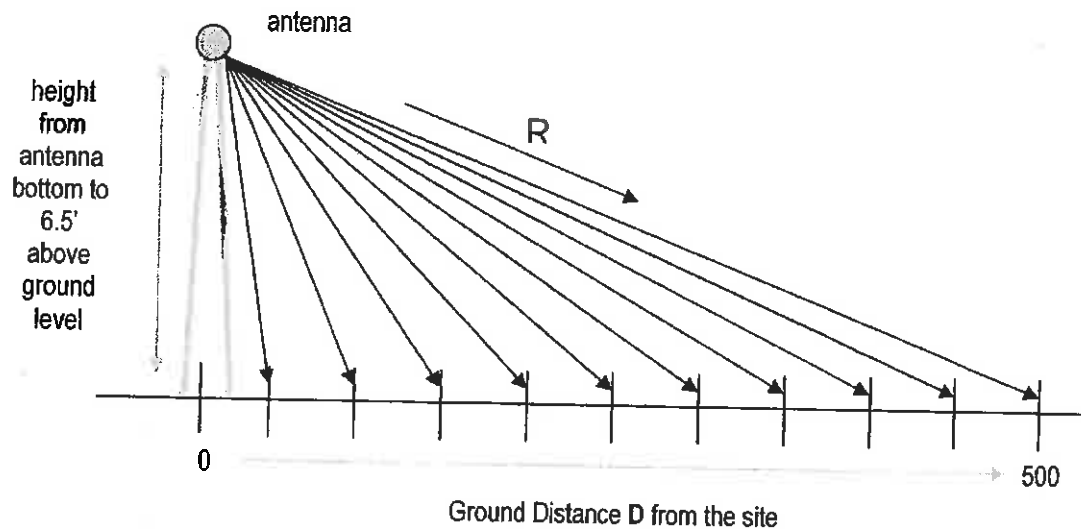


Figure 2. Street-level MPE% Calculation Geometry

It is popularly understood that the farther away one is from an antenna, the lower the RF level – which is generally but not universally correct. The results of MPE% calculations fairly close to the site will reflect the variations in the vertical-plane antenna pattern as well as the variation in straight-line distance to the antennas. Therefore, RF levels may actually increase slightly with increasing distance within the range of zero to 500 feet from the site. As the distance approaches 500 feet and beyond, though, the antenna pattern factor becomes less significant, the RF levels become primarily distance-controlled, and as a result the RF levels generally decrease with increasing distance, and are well understood to be in compliance.

Street-level FCC compliance is assessed in the following manner. At each distance point along the ground, an MPE% calculation is made, and the result at each point is compared to 100 percent, the normalized reference for compliance with the MPE limit. Any calculated MPE% result exceeding 100 percent is, by definition, higher than the FCC limit and represents non-compliance and a need to mitigate the potential exposure. If all results are consistently below 100

percent, on the other hand, that set of results serves as a clear and sufficient demonstration of compliance with the MPE limit.

The following conservative methodology and assumptions are incorporated into the MPE% calculations on a general basis:

1. The antenna is assumed to be operating continuously at maximum power, and we are conservatively ignoring the power-attenuation effects associated with the antenna cabling.
2. The power-attenuation effects of shadowing or other obstructions to the line-of-sight path from the antenna to the point of interest are ignored.
3. The calculations intentionally minimize the distance factor (R) by assuming a 6'6" human and performing the calculations from the bottom (rather than the centerline) of each operator's lowest-mounted antenna, as applicable.
4. The potential RF exposure at street level is assumed to be 100-percent enhanced (increased) via a "perfect" field reflection from the intervening ground.

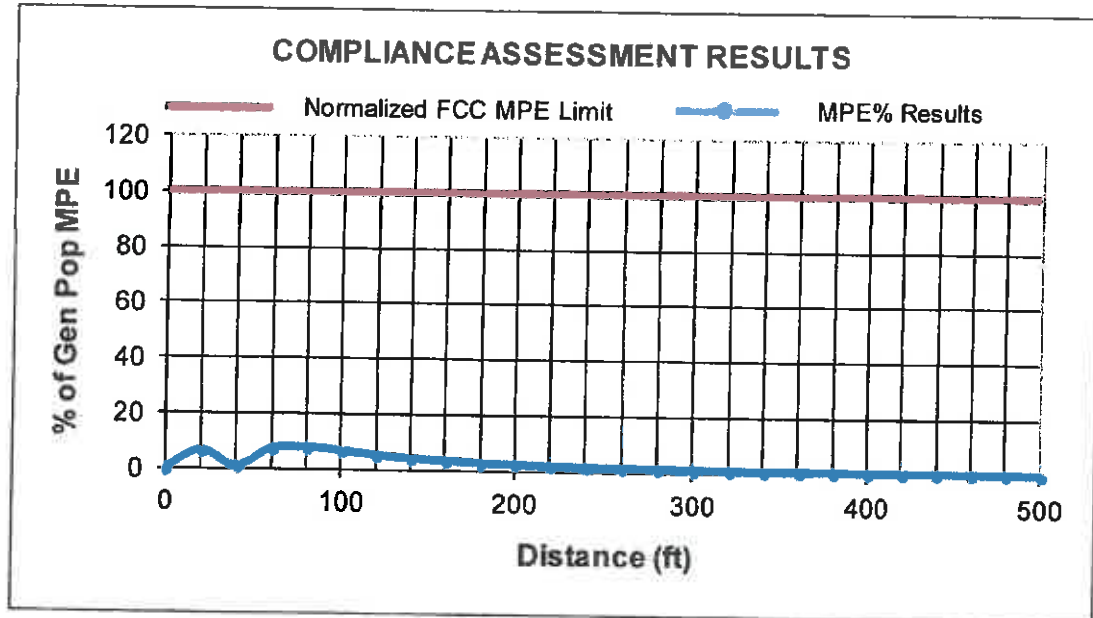
The net result of these assumptions is to significantly overstate the calculated RF exposure levels relative to the levels that will actually occur – and the purpose of this conservatism is to allow very "safe-side" conclusions about compliance.

The table on the next page provides the results of the street-level MPE% calculations, with the overall worst-case result highlighted in bold in the last column.

Ground Distance (ft)	Verizon Wireless 746 MHz MPE%
0	0.0039
20	6.5061
40	0.9890
60	7.2084
80	7.7090
100	6.7208
120	5.1450
140	4.1581
160	3.4185
180	2.7049
200	2.3501
220	1.9437
240	1.6342
260	1.4256
280	1.2296
300	1.0715
320	0.9419
340	0.8345
360	0.7445
380	0.6683
400	0.6173
420	0.5599
440	0.5102
460	0.4669
480	0.4288
500	0.3952

As indicated, even with the significant degree of conservatism built into the calculations, the maximum calculated RF level is 7.7090 percent of the FCC MPE limit – well below the 100-percent reference for compliance.

A graph of the overall calculation results, provided on the next page, probably provides a clearer *visual* illustration of the relative compliance of the calculated RF levels. The line representing the calculated MPE% results shows an obviously clear and consistent margin to the FCC MPE limit.



Compliance Conclusion

According to the FCC, the MPE limit has been constructed in such a manner that continuous human exposure to RF emissions up to and including 100 percent of the MPE limit is acceptable and safe.

The results of the mathematical analysis of RF levels satisfy the FCC regulations and associated guidelines on compliance. Moreover, because of the conservative calculation methodology and operational assumptions we applied in the analysis, RF levels actually caused by the antennas will be even less significant than the calculation results here indicate.

CERTIFICATION

The undersigned certify as follows:

1. To the best of our knowledge, the statements and information disclosed in this report are true, complete and accurate.
2. The analysis of site RF compliance provided herein is consistent with the applicable FCC regulations, additional guidelines issued by the FCC, and industry practice.
3. The results of the analysis indicate that the subject antenna operations will be in compliance with the FCC regulations and limit concerning potential RF exposure.



Patricia A. Stankovich
Manager – RF Compliance

12/9/15

Date



Terrence R. Lulay
Professional Engineer

12/9/15

Date



Appendix A. Background on the FCC MPE Limit

FCC Rules and Regulations

As directed by the Telecommunications Act of 1996, the FCC has established limits for maximum continuous human exposure to RF fields.

The FCC maximum permissible exposure (MPE) limits represent the consensus of federal agencies and independent experts responsible for RF safety matters. Those agencies include the National Council on Radiation Protection and Measurements (NCRP), the Occupational Safety and Health Administration (OSHA), the National Institute for Occupational Safety and Health (NIOSH), the American National Standards Institute (ANSI), the Environmental Protection Agency (EPA), and the Food and Drug Administration (FDA). In formulating its guidelines, the FCC also considered input from the public and technical community – notably the Institute of Electrical and Electronics Engineers (IEEE).

The FCC's RF exposure guidelines are incorporated in Section 1.301 *et seq* of its Rules and Regulations (47 CFR 1.1301-1.1310). Those guidelines specify MPE limits for both occupational and general population exposure.

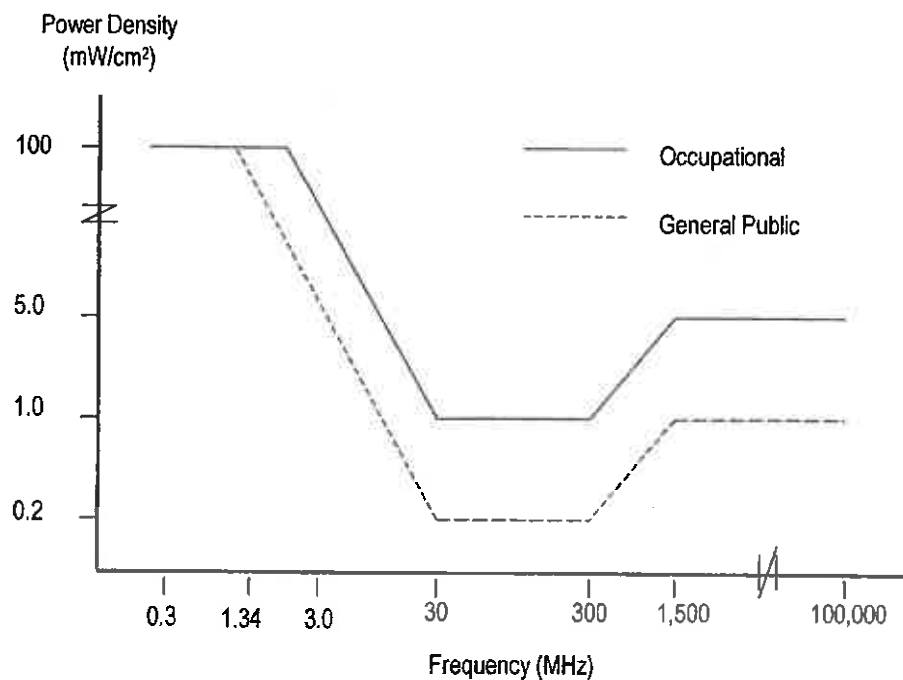
The specified continuous exposure MPE limits are based on known variation of human body susceptibility in different frequency ranges, and a Specific Absorption Rate (SAR) of 4 watts per kilogram, which is universally considered to accurately represent human capacity to dissipate incident RF energy (in the form of heat). The occupational MPE guidelines incorporate a safety factor of 10 or greater with respect to RF levels known to represent a health hazard, and an additional safety factor of five is applied to the MPE limits for general population exposure. Thus, the general population MPE limit has a built-in safety factor of more than 50. The limits were constructed to appropriately protect humans of both sexes and all ages and sizes and under all conditions – and continuous exposure at levels equal to or below the applicable MPE limits is considered to result in no adverse health effects or even health risk.

The reason for two tiers of MPE limits is based on an understanding and assumption that members of the general public are unlikely to have had appropriate RF safety training and may not be aware of the exposures they receive; occupational exposure in controlled environments, on the other hand, is assumed to involve individuals who have had such training, are aware of the exposures, and know how to maintain a safe personal work environment.

The FCC's RF exposure limits are expressed in two equivalent forms, using alternative units of field strength (expressed in volts per meter, or V/m), and power density (expressed in milliwatts per square centimeter, or mW/cm²). The table on the next page lists the FCC limits for both occupational and general population exposures, using the mW/cm² reference, for the different radio frequency ranges.

Frequency Range (F) (MHz)	Occupational Exposure (mW/cm ²)	General Public Exposure (mW/cm ²)
0.3 - 1.34	100	100
1.34 - 3.0	100	$180 / F^2$
3.0 - 30	$900 / F^2$	$180 / F^2$
30 - 300	1.0	0.2
300 - 1,500	$F / 300$	$F / 1500$
1,500 - 100,000	5.0	1.0

The diagram below provides a graphical illustration of both the FCC's occupational and general population MPE limits.



Because the FCC's MPE limits are frequency-shaped, the exact MPE limits applicable to the instant situation depend on the frequency range used by the systems of interest.

The most appropriate method of determining RF compliance is to calculate the RF power density attributable to a particular system and compare that to the MPE limit applicable to the operating frequency in question. The result is usually expressed as a percentage of the MPE limit.

For potential exposure from multiple systems, the respective percentages of the MPE limits are added, and the total percentage compared to 100 (percent of the limit). If the result is less than 100, the total exposure is in compliance; if it is more than 100, exposure mitigation measures are necessary to achieve compliance.

Note that the FCC "categorically excludes" certain types of antenna facilities from the routine requirement to specifically (i.e., mathematically) demonstrate compliance with the MPE limit. Among those types of facilities are cellular antennas mounted on any type of tower, when the bottoms of the antennas are more than 10 meters (c. 32.8 feet) above ground. The basis for the categorical exclusion, according to the FCC, is the understanding that because of the low power and the directionality of the antennas, such facilities – individually and collectively – are well understood to have no significant effect on the human environment. As a result, the FCC automatically deems such facilities to be in compliance.

Finally, FCC Rules and Regulations Section 1.1307(b)(3) describes a provision known in the industry as "the 5% rule". It describes that when a specific location – like a spot on a rooftop – is subject to an overall exposure level exceeding the applicable MPE limit, operators with antennas whose MPE% contributions at the point of interest are less than 5% are exempted from the obligation otherwise shared by all operators to bring the site into compliance.

FCC References on Compliance

47 CFR, FCC Rules and Regulations, Part 1 (Practice and Procedure), Section 1.1310 (Radiofrequency radiation exposure limits).

FCC Second Memorandum Opinion and Order and Notice of Proposed Rulemaking (FCC 97-303), *In the Matter of Procedures for Reviewing Requests for Relief From State and Local Regulations Pursuant to Section 332(c)(7)(B)(v) of the Communications Act of 1934 (WT Docket 97-192), Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation (ET Docket 93-62), and Petition for Rulemaking of the Cellular Telecommunications Industry Association Concerning Amendment of the Commission's Rules to Preempt State and Local Regulation of Commercial Mobile Radio Service Transmitting Facilities*, released August 25, 1997.

FCC First Memorandum Opinion and Order, ET Docket 93-62, *In the Matter of Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation*, released December 24, 1996.

FCC Report and Order, ET Docket 93-62, *In the Matter of Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation*, released August 1, 1996.

FCC Office of Engineering and Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields", Edition 97-01, August 1997.

EXHIBIT 2
STRUCTURAL ANALYSIS



April 22, 2015

Verizon Wireless
New York SMSA Limited Partnership
4 Centerock Road
West Nyack, NY 10994

Re: Mahopac 3_SC – Structural Letter
Site: 361 Route 6
Mahopac, NY 10541
KMB #: 321.0469

To whom it may concern:

KMB Design Group, LLC (KMB) was requested to perform a structural evaluation of the roof of the existing building to evaluate the proposed Verizon Wireless small cell installation. We have prepared this letter describing the methodology and codes used to review the structural integrity of the proposed modification.

KMB has reviewed the dead and imposed loads on the existing building structural supports for the proposed antenna and small cell equipment mount installation.

As part of the design process, structural engineers, licensed to practice in the State of New York, have reviewed the proposed antenna modification to which the proposed additional loads will be applied. The applicable design codes which govern the structural review of this project are as follows:

- *2010 Building Code of New York State*
- *AISC Steel Construction Manual – 13th Edition*
- *Building Code Requirements for Masonry Structures – ACI 530-08 (MSJC)*
- *Minimum Design Loads for Buildings and other Structures ASCE – 7-05*

Based on our structural assessment, the existing building and parapet walls are structurally capable to support the proposed antenna configuration.

Should you have any questions, do not hesitate to call us.

Sincerely,



Stephen A. Bray, PE
NY Professional Engineer 086064
KMB Design Group, LLC

EXHIBIT 3
VISUAL RESOURCE EVALUATION

Visual Resource Evaluation
Proposed Rooftop Telecommunications Facility

**361 Route 6
Town of Carmel, NY 10541
Putnam County**

Site ID: Mahopac 3_SC

KMB ID: 321.0469

Submitted By:

**Verizon Wireless
4 Centerock Road
West Nyack, NY 10994**

Date: December 8, 2015

Prepared By:



**1800 Route 34, Suite 209
Wall, NJ 07719
(732) 280-5623**



Visual Resource Evaluation

KMB Design Group was retained by Verizon Wireless to conduct a Visual Resource Evaluation to determine the potential visibility of a proposed installation of their equipment on the existing building located at 361 Route 6.

Setting

The proposed installation is located at a 1-story building at 361 Route 6 in the Town of Carmel, Putnam County, New York. The surrounding land use is C, Commercial.

Methodology

KMB conducted a field investigation on 04-28-15 for the purpose of evaluating the views associated with the proposed rooftop installation from various locations. The weather conditions were mostly sunny and approximately 70 degrees.

Photographs were taken from grade level at various vantage points within the area surrounding the project site to document actual views of the existing building. A brief description of the location and orientation of each of the attached photos is summarized below. The locations have also been documented on the attached "Site Photographic Location Map".

- VP1 View from northwest of the site on Route 6, approximately 190' from the property.
- VP2 View from southwest of the site on Route 6, approximately 265' from the property.
- VP3 View from southeast of the site at the intersection of Bucks Hollow Road and Bloomer Road, approximately 180' from the property.

Process

Photographs that contain simulated views of the proposed rooftop facility were produced by first photographing the existing building with a digital camera. The digital images of the site were then merged with scaled photos of the proposed equipment and manipulated through the use of the image editing software, Adobe Photoshop. The composite is printed out directly on a color printer, producing the final image.

Conclusion

Views of the existing building are consistent with views of the surrounding structures. The proposed antennas, conduits and associated equipment will be painted to blend with the existing building, and therefore will not have a significant adverse visual impact to the surrounding area.



1800 Hwy 34 • Suite 209 • Wall, NJ 07719
Phone: (732) 280-5623 Fax: (732) 280-3980 • www.kmbcompanies.com

SITE PHOTOGRAPH LOCATION MAP



KMB# 321.0469

DATE: 12/8/15

SITE ADDRESS: 361 ROUTE 6

SITE NAME: MAHOPAC 3_SC



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Phone: (732) 285-5623 Fax: (732) 280-3980 - www.kmbcompanies.com

**EXISTING ELEVATION
VIEW-1
VIEW FROM ROUTE 6
NORTHWEST OF PROPOSED SITE**



KMBS 321.0469

DATE: 12/8/15

SITE ADDRESS: 381 ROUTE 6

SITE NAME: MAHOPAC 3_SC



1800 Hwy 34 • Suite 209 • Wall, NJ 07719
Phone: (732) 280-5633 • Fax: (732) 280-3960 • www.kmbcompanies.com

**PROPOSED ELEVATION
VIEW 1
VIEW FROM ROUTE 6
NORTHWEST OF PROPOSED SITE**



KMB# 321.0489

DATE: 12/11/15

SITE ADDRESS: 361 ROUTE 6

SITE NAME: MAHOPAC 3, 3C



1800 Hwy 34 • Suite 209 • Wall, NJ 07719
Phone: (732) 289-5623 Fax: (732) 280-9980 - www.kmbcompanies.com

**EXISTING ELEVATION
VIEW 2
VIEW FROM ROUTE 6
SOUTHWEST OF PROPOSED SITE**



KMB# 321.0489

DATE: 12/11/15

SITE ADDRESS: 361 ROUTE 6

SITE NAME: MAHOPAC 3_SC

					
 1800 Hwy 34 • Suite 209 • Wall, NJ 07719 Phone: (732) 260-5623 Fax: (732) 260-3980 • www.kmbcommunications.com		PROPOSED ELEVATION VIEW 2 VIEW FROM ROUTE 6 SOUTHWEST OF PROPOSED SITE			
KMB# 321.0469		DATE: 12/11/15		SITE ADDRESS: 361 ROUTE 6	
				SITE NAME: MAHOPAC 3_SC	



1800 Hwy 34 • Suite 209 • Wall, NJ 07719
Phone: (732) 280-5625 Fax (732) 280-3980 - www.kmbcompanies.com

**EXISTING ELEVATION
VIEW 3
VIEW FROM BUCKS HOLLOW ROAD
SOUTHEAST OF PROPOSED SITE**



KMB# 321.0469

DATE: 12/11/15

SITE ADDRESS: 361 ROUTE 6

SITE NAME: MAHOPAC 3_SC



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Phone: (732) 280-5623 Fax: (732) 280-3980 - www.kmbcompanies.com

**PROPOSED ELEVATION
VIEW 3
VIEW FROM BUCKS HOLLOW ROAD
SOUTHEAST OF PROPOSED SITE**



KMB# 321.0469

DATE: 12/11/15

SITE ADDRESS: 381 ROUTE 6

SITE NAME: MAHOPAC 3_SC

EXHIBIT 4
ALTERNATIVES ANALYSIS

PLANNING BOARD
TOWN OF CARMEL

-----X
In the matter of the Application of

NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS

Alternatives Analysis

Premises: 361 Route 6
Town of Carmel, New York
-----X

State of New York)
)ss.:
County of Rockland)

Aaron Myl, does depose and say:

1. I am a site acquisition consultant with more than 10 years of experience and have been retained by New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") in connection with the captioned matter. I specialize in identifying and evaluating properties for wireless telecommunications purposes.

2. I am familiar with Verizon Wireless' existing and proposed wireless telecommunications facility sites in the Town of Carmel ("Town") and I respectfully submit this affidavit in support of the application by Verizon Wireless for a public utility telecommunications facility ("Facility") located at 361 Route 6, Mahopac (Town of Carmel), New York ("Property").

3. Please note that I researched as to whether the proposed Facility could be located on existing towers, buildings or other structures with antennas already thereon ("Base Station"), and there are no such Base Stations that could address Verizon Wireless' need for service in the area immediately surrounding the Property.

4. The nearest Base Station is the pole located on the Town of Carmel Highway Department property located at 55 McAlpin Avenue, Mahopac, New York. As stated above, my research into this Base Station concluded that it would not address Verizon Wireless' need for service in the area immediately surrounding the Property.

5. It is respectfully submitted that while there are no Base Stations suitable to provide the necessary coverage, as does the Facility at the Property, the Property is located in the Commercial zoning district, contains nonresidential uses in connection with same, and the Facility will address Verizon Wireless' critical need for service in the area immediately surrounding the Property.

Based on the foregoing, the requested approvals for the Facility at the Property should be granted forthwith.

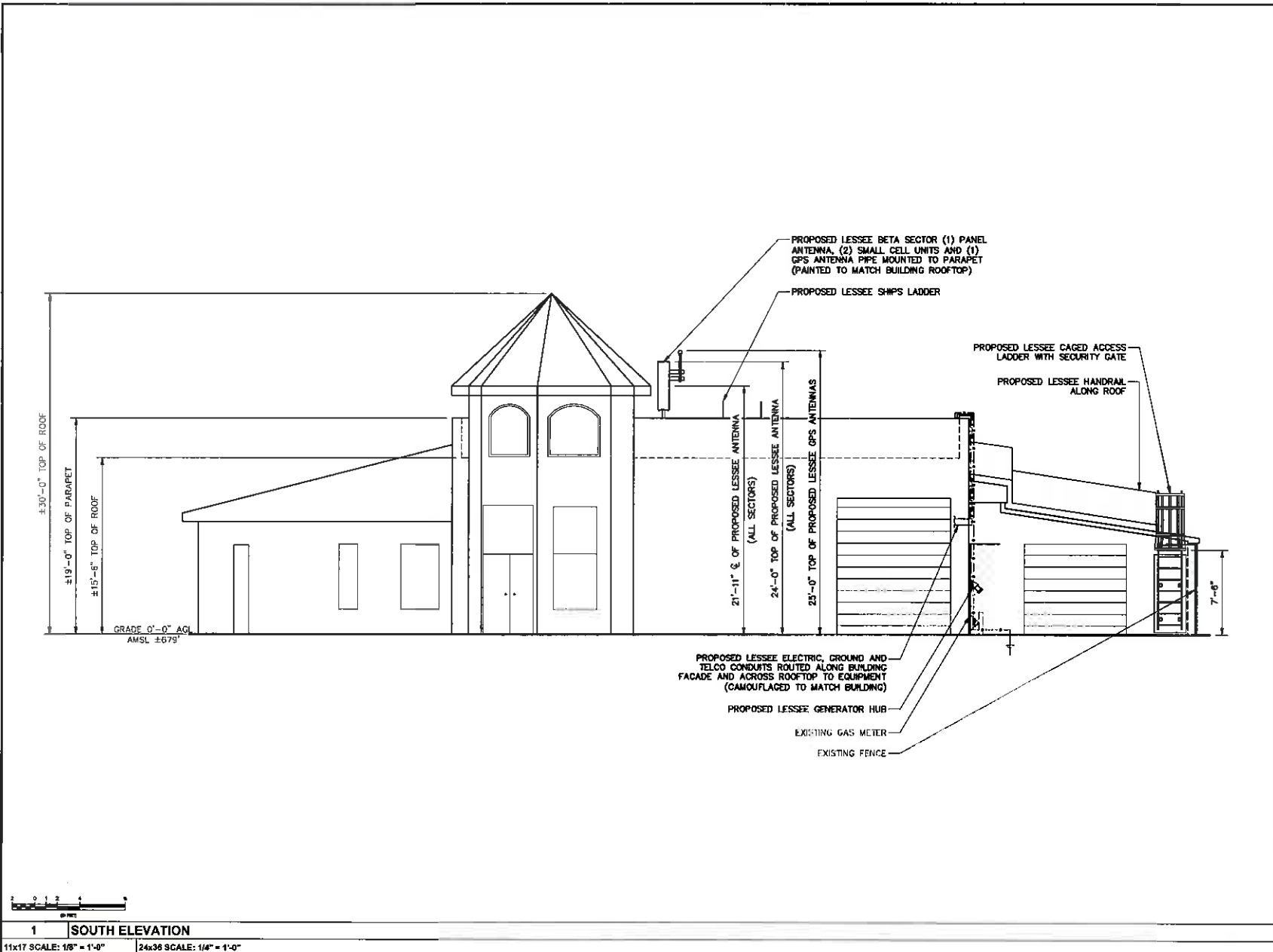
Respectfully submitted,



Aaron Myl

\\ss-svr2k12\dl\SSDATA\WPDATA\SS4\WP\NEWBANM\Breyer\Small Cell Sites\Mahopac 3\Zoning\Alternatives analysis.12.14.15.rtf

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NEW YORK LIMITED PARTNERSHIP WITH VERIZON WIRELESS
CELLULAR SERVICE
MAHOPAC, NY

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△	12-15-15	REVISOR FOR	TRN	JRB
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REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHECKED BY

KMB
DESIGN GROUP
kmbdg.com

1800 ROUTE 34, SUITE 204
WALL, NJ 07719
(732) 280-5623

Stephen A. Bray
PROFESSIONAL ENGINEER

NY LICENSE: 086064 12/11/15

PROJECT NUMBER: **321.0469**

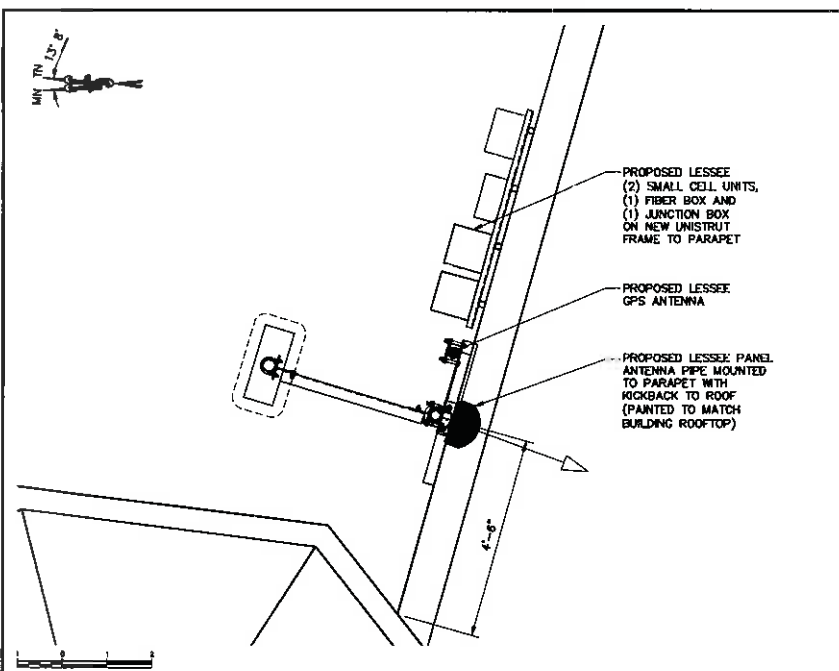
SITE INFORMATION
361 ROUTE 6
MAHOPAC, NY 10541
PUTNAM COUNTY
MAHOPAC 3_SC

DESIGN TYPE: **ROOFTOP**

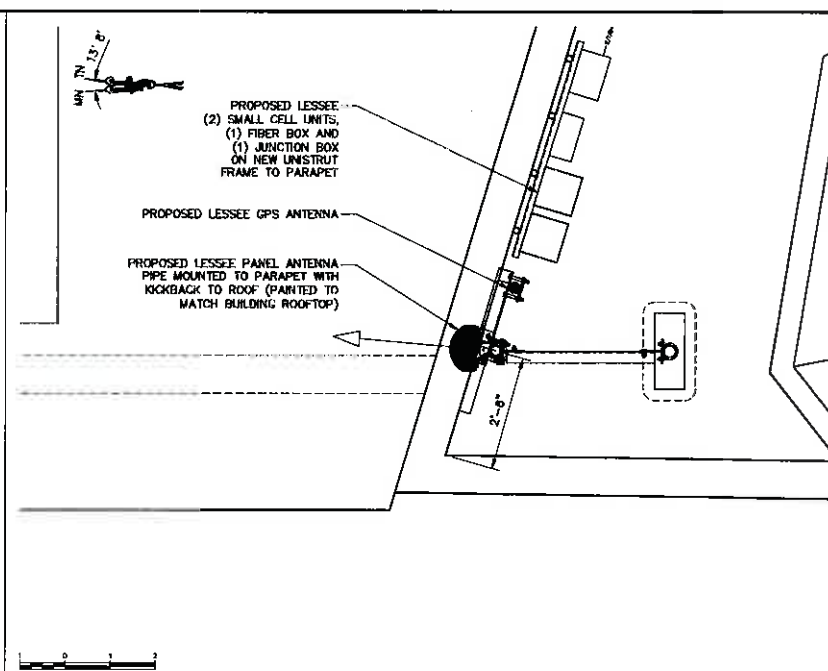
DRAWN BY RC	CHECKED BY JRB	DATE 05-12-15
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SHEET TITLE: **ELEVATION**

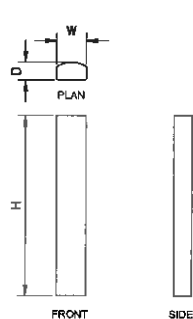
SHEET NUMBER Z03	REV. 4
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1	ANTENNA PLAN (BETA SECTOR)
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2	ANTENNA PLAN (GAMMA SECTOR)
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NOTE:
PROPOSED ANTENNAS ARE SUBJECT
TO CHANGE BASED UPON AVAILABILITY
AT THE TIME OF CONSTRUCTION.

1 PANEL ANTENNA SPECIFICATIONS

 verizon wireless					
NEW YORK LIMITED LIABILITY COMPANY • VERIZON WIRELESS INC. 100 NORTH ZEEB ROAD FORT LEE, NJ 07024					
	12-03-05	REMOVED FOR PLANNING	TMS	JL	
	12-06-05	REMOVED FOR ATTEMPTED COMMENTS	JLS	JL	
	11-03-05	REMOVED FOR CLIENT COMMENTS	KDR	JL	
	09-25-05	REMOVED FOR CLIENT COMMENTS	MGR	JL	
	08-12-05	PRIAL DISCUSSION	RIC	JL	
	REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHECK BY
 KMB DESIGN GROUP kmbdg.com 1800 ROUTE 34 SUITE 209 WALL NJ 07719 (732) 239-5623					
<h2 style="margin: 0;">Stephen A. Bray</h2> <p style="margin: 0;">PROFESSIONAL ENGINEER</p> <div style="display: flex; align-items: center; justify-content: center;">  </div> <p style="margin: 0;">NY LICENSE: 086064 12/11/11</p>					
PROJECT NUMBER: 321.0469					
SITE INFORMATION					
361 ROUTE 6 MAHOPAC, NY 10851 PUTNAM COUNTY					
MAHOPAC 3_SC					
DESIGN TYPE					
ROOFTOP					
DRAWN BY RC		CHECKED BY JRB		DATE 05-12-15	
SHEET TITLE:					
ANTENNA PLANS (ALL SECTORS) & DETAILS					
SHEET NUMBER				REV.	
Z04				4	

ZARECKI
&
ASSOCIATES, L.L.C.

Engineers • Architects
Surveyors

Joseph Zarecki, PE

Jeffrey Hecker, LS

Curt Johnson, RA

11 West Main St.
Pawling, NY 12564
(845) 855-3771
(845) 855-3772 Fax
Website: zarecki.com
email: info@zarecki.com

Ridgefield, CT
(203) 438-7094
(203) 438-7157 Fax

January 4, 2016

Mr. Harold Gary, Chairman
Members of the Planning Board
Town of Carmel
60 McAlpin Avenue
Mahopac, New York 10541

Re: **Cargain Funeral Home Amended Site Plan**
Simone Lot Line Realignment

418 US Route 6
Town of Carmel, Putnam County
Tax Map #: 75.15-1-8 (Simone Lot Line Realignment)
75.15-1-6 (Cargain Amended Site Plan)

Dear Chairman Gary and Members of the Planning Board:

Enclosed for your review:

- Five (5) copies of the Lot Line Realignment, Prepared for Thomas Fisher, Inc. & Joseph E. Simone, Sheet 1 of 1, dated August 28, 2014; last revised January 4, 2016

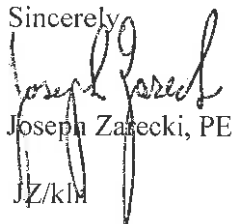
On Thursday, December 17, 2015, the Zoning Board of Appeals granted the variance to amend the lot lines due to the deficiency in the rear and side yard setbacks for the Simone property located at 7 Veschi Lane, Mahopac known as Tax Map # 75.15-1-8. The ZBA granted permission to transfer approximately 1,900 square feet from the Cargain Funeral Home to the Simone's lot; which will bring the lot into a greater conformance than what currently exists.

Our office has added the note to the above referenced plan stating the date of the variance received from the Zoning Board of Appeals.

At this time, we are respectfully requesting to be placed on the Wednesday, January 13, 2016 Planning Board agenda for the approval of the Lot Line Realignment as well as the Amended Site Plan for Cargain Funeral Home in hopes of being scheduled for a Public Hearing at your next Planning Board meeting on Wednesday, January 27, 2016.

Thanking you in advance for your time and consideration in this matter. If you have any questions, please do not hesitate to contact me.

Sincerely,


Joseph Zarecki, PE
JZ/klm

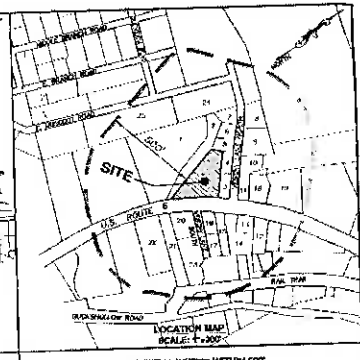
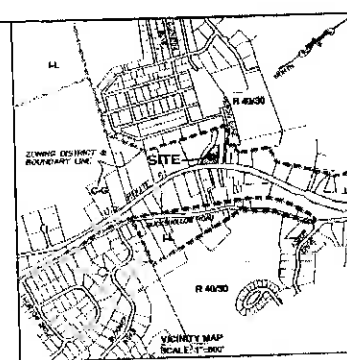
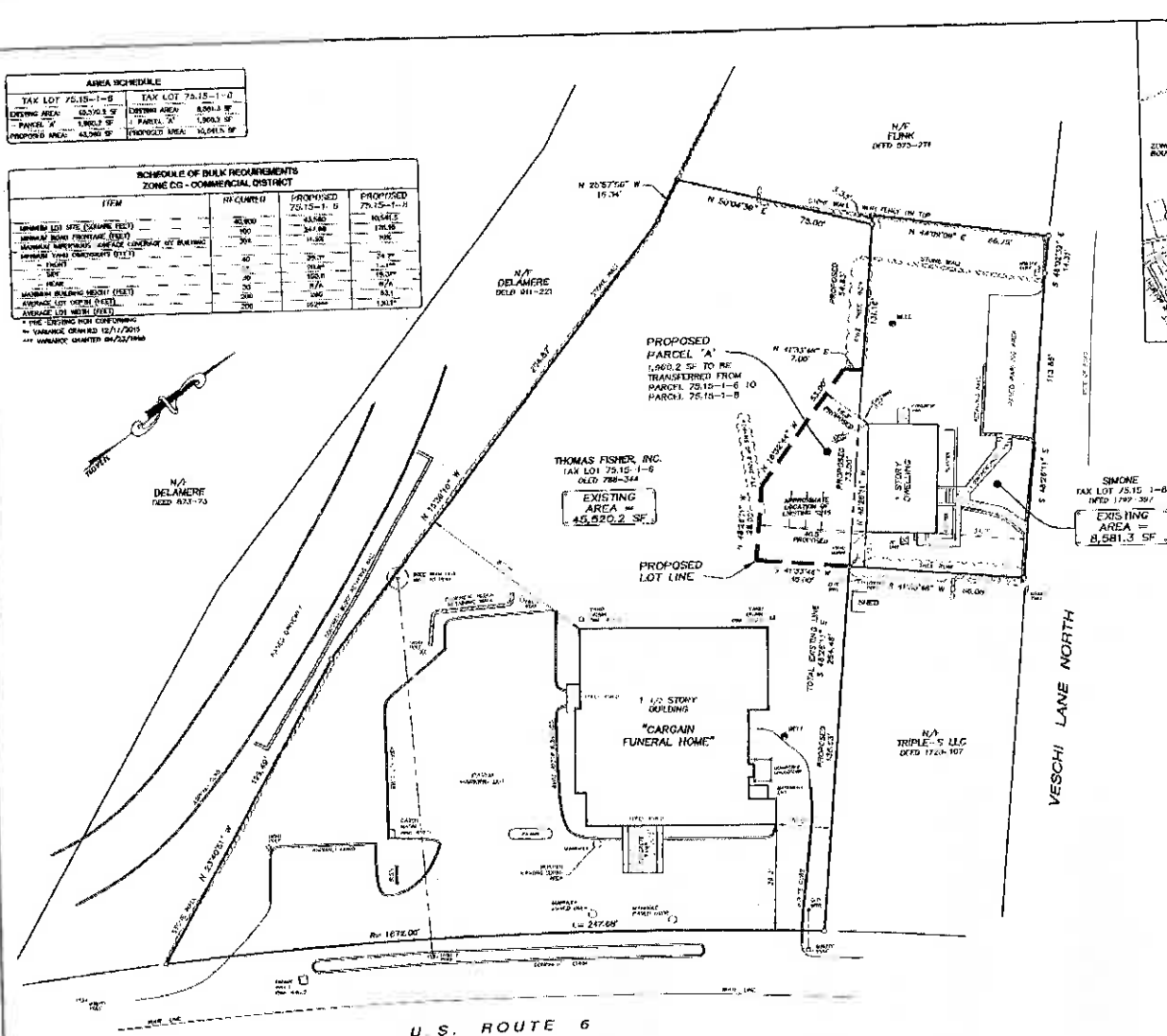
enc.
cc: Client

ENGINEERING ARCHITECTURE
ZARECKI
ASSOCIATES, L.L.C.
SURVEYING

AREA REDEVELOPABLE	
TAX LOT 75.15-1-B	TAX LOT 75.15-1-C
EXISTING AREA: 12,576.5 SF	EXISTING AREA: 8,581.3 SF
PROPOSED AREA: 12,576.5 SF	PROPOSED AREA: 12,576.5 SF

SCHEDULE OF BULK REQUIREMENTS ZONE C2 - COMMERCIAL DISTRICT			
ITEM	MINIMUM	PROPOSED 75.15-1-B	PROPOSED 75.15-1-C
MINIMUM LOT SIZE (SQUARE FEET)	20,000	100	100
MINIMUM FRONT YARD SETBACK (FEET)	10	10	10
MINIMUM SIDE YARD SETBACK (FEET)	5	5	5
MINIMUM REAR YARD SETBACK (FEET)	5	5	5
MINIMUM BUILDING HEIGHT (FEET)	35	35	35
MINIMUM LOT COVERAGE (%)	20	20	20
MINIMUM LOT AREA (SQUARE FEET)	20,000	20,000	20,000

1. THE TYPING FOR CONFORMANCE
2. VARIANCE GRANTED 12/1/2015
3. VARIANCE GRANTED 04/22/2016



- PROPERTY OWNERS WITHIN 500'**
- THOMAS FISHER, INC. (TAX LOT 75.15-1-B)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-C)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-D)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-E)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-F)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-G)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-H)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-I)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-J)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-K)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-L)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-M)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-N)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-O)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-P)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-Q)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-R)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-S)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-T)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-U)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-V)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-W)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-X)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-Y)
 - THOMAS FISHER, INC. (TAX LOT 75.15-1-Z)

OWNER / APPLICANT:
TAX LOT 75.15-1-B
THOMAS FISHER, INC.
10 FISHKILL AVE.
CARMEL, NY 10512

DATE: _____

OWNER / APPLICANT:
TAX LOT 75.15-1-C
JOSEPH E. SIMONE
7 MELBA LANE NORTH
CARMEL, NY 10512

DATE: _____

**PUTNAM COUNTY HEALTH DEPARTMENT
"NON-JURISDICTIONAL" APPROVAL STATEMENT**

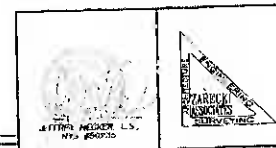
THIS IS TO CERTIFY THAT THE TOWN OF CARMEL, NEW YORK, IS IN COMPLIANCE WITH THE HEALTH DEPARTMENT'S REQUIREMENTS FOR THE PROPOSED DEVELOPMENT. THE TOWN OF CARMEL, NEW YORK, IS IN COMPLIANCE WITH THE HEALTH DEPARTMENT'S REQUIREMENTS FOR THE PROPOSED DEVELOPMENT. THE TOWN OF CARMEL, NEW YORK, IS IN COMPLIANCE WITH THE HEALTH DEPARTMENT'S REQUIREMENTS FOR THE PROPOSED DEVELOPMENT.

DATE: _____

TOWN OF CARMEL PLANNING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF CARMEL, NEW YORK, ON THE _____ DAY OF _____, 2016. THE PLANNING BOARD HAS REVIEWED THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE TOWN OF CARMEL'S ZONING REGULATIONS. THE PLANNING BOARD HAS REVIEWED THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE TOWN OF CARMEL'S ZONING REGULATIONS.

DATE: _____



LOT LINE REALIGNMENT
PROPOSED BY:
THOMAS FISHER, INC. & JOSEPH E. SIMONE
TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK
SCALE: 1" = 20' | PROJECT NO.: 2016-01 | DATE: 06/24/2016

ZARECKI & ASSOCIATES, L.L.C.
Consulting Engineers - Land Surveyors - Architects
100 Main Street, Carmel, NY 10512
Tel: 516.291.1234 | Fax: 516.291.1235
www.zarecki.com

SHEET NO. 1 OF 1

CONTRACT NO. 2016-01
DATE: 06/24/2016
PROJECT NO.: 2016-01
DATE: 06/24/2016



APPROVED FOR THE TOWN OF CARMEL
DATE: _____



WILDER BALTER PARTNERS, INC.

570 TAXTER ROAD, SIXTH FLOOR, ELMSFORD, NY 10523 • (914) 347-3333 FAX (914) 909-7328

VIA EMAIL & FIRST CLASS MAIL

December 8, 2015

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

Re: Hillcrest Commons Lot E-2.2 (74 unit multi-family development for seniors)
Tax Map No. 44.10-2-4.2

Dear Chairman Gary and Members of the Board:

As your files will show, the Resolution of Approval (Amended Final Site Plan) for the above referenced project was granted on January 9, 2013, which approval was thereafter extended by your Board for one year. By vote of your Board on March 11, 2015, the project was re-approved.

The Resolution and Section 156-61(I) of the Town of Carmel Zoning Ordinance provide that "unless construction is commenced within 12 months of the date of approval of a site plan, such approval shall become null and void." The Resolution and law further provide that "if there is no substantial change in the condition of the site and/or its environs and upon request of the applicant, a site plan approval may be extended by the Planning Board for an additional period of 12 months."

As you may recall, initial tree clearing has been performed. However, no additional work has been commenced since the Board's re-approval of the project. Due to the continued unavailability of financing for this project, construction will not commence within 12 months of the date of the site plan re-approval.

Accordingly, we respectfully request that this matter be added to the Board's earliest available agenda in January for consideration of an action to grant the permitted 12 month site plan approval extension. In this regard, enclosed please find a check in the sum of \$1,000 made payable to the "Town of Carmel" for the extension fee.

If you have any questions or require any additional information to process this request, I can be reached at (914) 610-3638 or jbainlardi@wilderbalter.com.

Thank you for your consideration and attention to this matter.

Sincerely,

John R. Bainlardi
Vice President