

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
MARCH 16, 2016 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

RESOLUTION

1. Thimm, Karl & Janis – 232 East Lake Blvd	65.17-1-15	01/27/16	Construct Dock & Bathhouse
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SITE PLAN

2. Frenkel, Robert – 43 Tamarack Road	75.8-2-20	02/29/16	Boathouse Renovations
3. New York SMSA Limited Partnership - d/b/a Verizon Wireless – 361 Route 6	75.19-1-12	12/10/15	Amended Site Plan
4. Lake Plaza Shopping Center, LLC. (Proposed Stop & Shop) – 983-1005 Route 6	65.10-1-45&46	03/04/16	Amended Site Plan
5. Gateway Summit Senior Housing – Lot 6A & 6B Route 6, Carmel	55.-2-24.6 & 24.7	03/04/16	Amended Site Plan
6. The Fairways Senior Housing – Lot 7 Route 6, Carmel	55.-2-24.8	03/04/16	Amended Site Plan

SUBDIVISION

7. Albano Estates V – 24 Mechanic St, Carmel	55.14-1-26.312	12/21/15	Amended Final Plat
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MISC.

8. CVS/Pharmacy – 1879-1905 Route 6, Carmel	55.10-1-12	07/1/14	Bond Reduction
9. Minutes – 02/24/16			

Site Design Consultants

Civil Engineers • Land Planners

March 1, 2016

Hand Delivered

Attention: Rose Trombetta

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

Re: Robert Frenkel Boathouse
43 Tamarack Road - Mahopac, NY

Dear Chairman Gary and Members of the Planning Board:

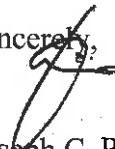
On behalf of our Client, we are submitting the following items as required for the Town of Carmel Planning Board Approval. The property owner, Robert Frenkel, is proposing the replacement and expansion of the existing boathouse on Lake Mahopac, Putnam County, NY.

We have provided the changes to the site plans as requested by the Planning Board at the February meeting, and are submitting the following revised plans for your review:

- Five sets of prints titled "Boathouse & Lake Wall Restoration Site Plan Prepared for Robert Frenkel - Overall Site Plan," Sheets 1-5 of 5, dated 7/20/15, last revised 2/29/16;

Please place this item on the agenda for the March 16, 2016 Planning Board Meeting. We appreciate your consideration in reviewing this submission. Please advise this Office if you have any concerns. Thank you.

Sincerely,


Joseph C. Riina, P.E.

Cc: R. Frenkel

JCR/cm/Enc./sdc 15-09

251-F Underhill Avenue • Yorktown Heights, New York 10598

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-8504

Fax (914) 962-7386



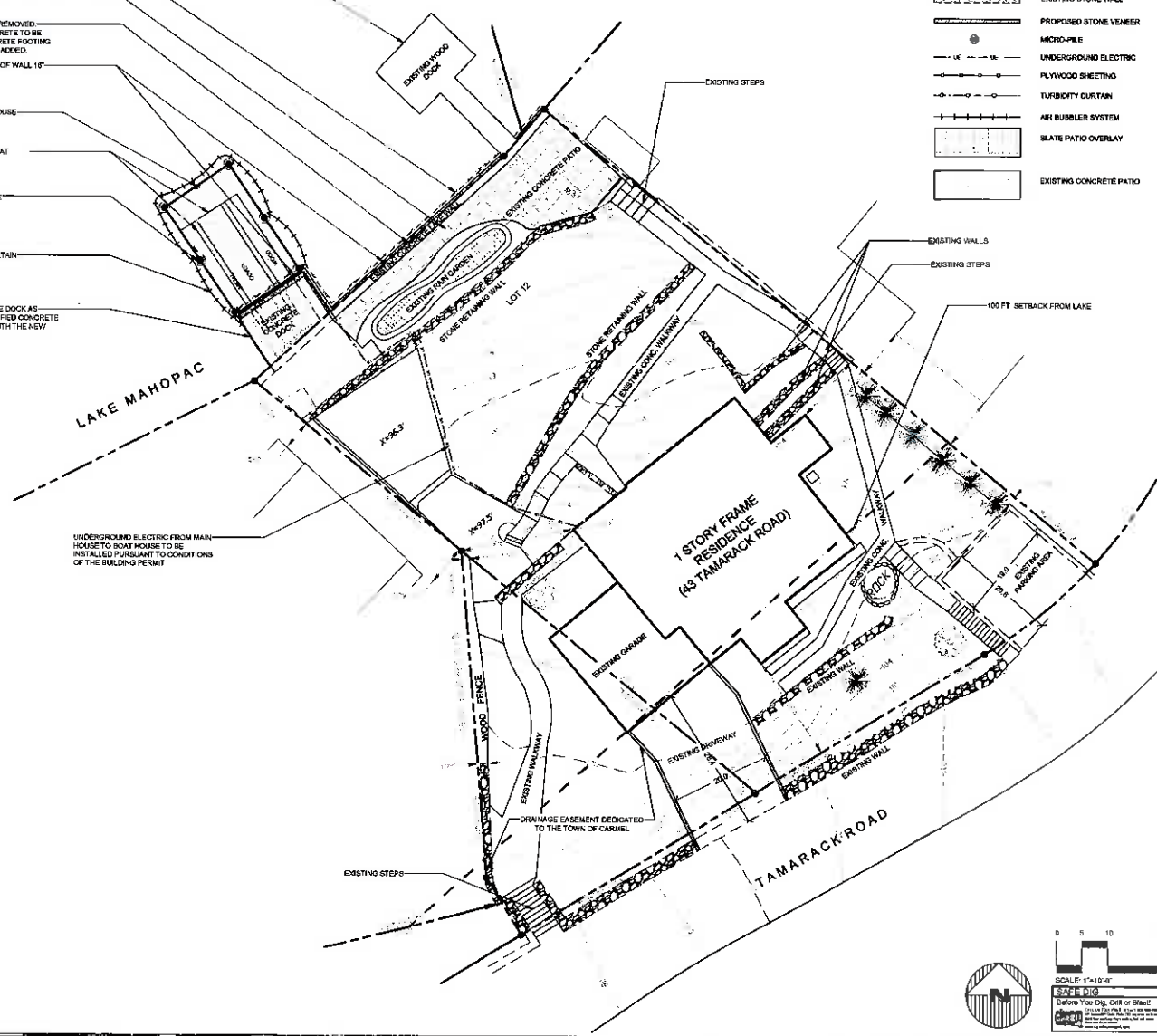


LOCATION MAP
NOT TO SCALE

SITE DATA:

OWNER / DEVELOPER: ROBERT FRENKEL
43 TAMARACK ROAD
MAHOPAC, N.Y. 10541
PROJECT LOCATION: 43 TAMARACK ROAD
MAHOPAC, N.Y. 10541
EXISTING ZONING: R-4010, RESIDENTIAL
PROPOSED ZONING: SECTION 75A, BLOCK 2, LOT 20
TOWN TAX MAP DATA: 9.28 ACRES (12.130 SP)
SITE AREA: PRIVATE SEWERS
SERVICES FACILITIES: PRIVATE WATER FACILITIES

- EXISTING WOOD DOCK TO BE REPAIRED
- FEMA FLOODWAY ZONE AREAS PER FEMA MAP NO. 300730104E
- EXISTING CONCRETE PATIO TO BE RESTORED
- EXISTING SEA WALL TO BE REMOVED - BROKEN AND LOOSE CONCRETE TO BE REMOVED AND NEW CONCRETE FOOTING AND STONE FACADE TO BE ADDED
- HIGH WATER LINE AT FACE OF WALL 15" BELOW TOP OF WALL
- PROPOSED 15' x 26' BOAT HOUSE
- FOOTPRINT OF EXISTING BOAT HOUSE TO BE REMOVED
- 10 TON - 6" DIA. MICRO PILE
- PROPOSED AIR BUBBLE CURTAIN
- MODIFY EXISTING CONCRETE DOCK AS REQUIRED THE NEWLY MODIFIED CONCRETE DOCK SHALL BE FLUSH WITH THE NEW BOATHOUSE



LEGEND

- EXISTING GRADING
- EXISTING SPOT GRADE
- PROPERTY LINE / RIGHT OF WAY
- MEAN HIGH WATER LINE
- FEMA FLOOD LINE
- EXISTING STONE WALL
- PROPOSED STONE VENEER
- MICRO-PILE
- UNDERGROUND ELECTRIC
- PLYWOOD SHEETING
- TURBIDITY CURTAIN
- AIR BUBBLER SYSTEM
- SLATE PATIO OVERLAY
- EXISTING CONCRETE PATIO

NOTE: THIS IS A PRELIMINARY PLAN. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN OBTAINED FROM A PRELIMINARY SURVEY. THE ENGINEER ASSUMES RESPONSIBILITY FOR ITS ACCURACY.



Site Design Consultants
Civil Engineers & Land Planners
251-F Chambers Avenue, Yorktown Heights, NY 10598
(914) 336-3360
www.sitedesignconsultants.com

Prepared by: Joseph G. Blum, P.E.
Checked by: [Signature]

NO.	DATE	DESCRIPTION
1	7/20/15	ISSUED FOR PERMIT

Scale: 1" = 10'

OVERALL SITE PLAN

ROBERT FRENKEL
43 Tamarack Road
Pittsford, New York

Sheet 1 of 5

Disturbance Calculations For Seawall and Piles:

8 piles @ 87' @ 4.74 Sq. Ft.
Stone Veneer and Filling = 126 Sq. Ft.
Total Permitted Disturbance = 126 Sq. Ft.

Original Disturbance = 940 Sq. Ft.
Additional Disturbance = 126 Sq. Ft.
= 1066 Sq. Ft.

Mitigation Calculations:

Required Capacity (Original Design) = 96.7 cf.
Provided Capacity (Original Design) = 146.6 cf.

Revised Design:
Proposed Mitigation Rain Garden Calculations:

WQv = $\frac{P \times R \times A}{12}$

WQv = $\frac{(1.3 \times 0.95 \times 1066)}{12}$

WQv = 110 cf. REDD

Where:

A = 1066 sq ft
P = 1.3
Rv = 6.95

Drainage Layer and Soil Media Storage Volume:

Vrm = Arg x Dem x Pm

Vdl = Arg x Ddl x Pdl

Where:

Arg = 315 sq ft

Dem = 1 ft

Ddl = 0.5 ft

Pm = 0.20

Pdl = 0.40

Vrm = 315 sq ft x 1 ft x 0.20 = 63 cf

Vdl = 315 sq ft x 0.5 ft x 0.40 = 63 cf

Dp = 0.25

Vrm = 315 sq ft x 1 ft x 0.20 = 63 cf

Vdl = 315 sq ft x 0.5 ft x 0.20 = 31.5 cf

Vt = 63 cf + 31.5 cf + (0.25 ft x 315 sq ft) = 204.75 cf; Provided > 110 cf; OK

LEGEND

- 20' --- EXISTING GRAZING
- 40' --- EXISTING SPOT GRADE
- MEAN HIGH WATER LINE
- FEMA FLOOD LINE
- EXISTING STONE WALL
- PROPOSED STONE VENEER
- MICRO-PILE
- UNDERGROUND ELECTRIC
- PLYWOOD SHEETING
- TURBIDITY CURTAIN
- AIR BUBBLER SYSTEM
- SLATE PATIO OVERLAY
- EXISTING CONCRETE PATIO
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SOIL STOCKPILE
- PROPOSED DEBRIS STOCKPILE
- TEMPORARY STONE SUMP
- TEMPORARY RIP-RAP STONE PUMP DISCHARGE PAD



Site Design Consultants
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261 F. Underhill Avenue, Yonkers Heights, NY 10598
(914) 966-1556
www.sitedesignconsultants.com

Project: 10-001
Sheet: 3 of 5

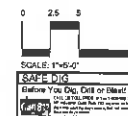
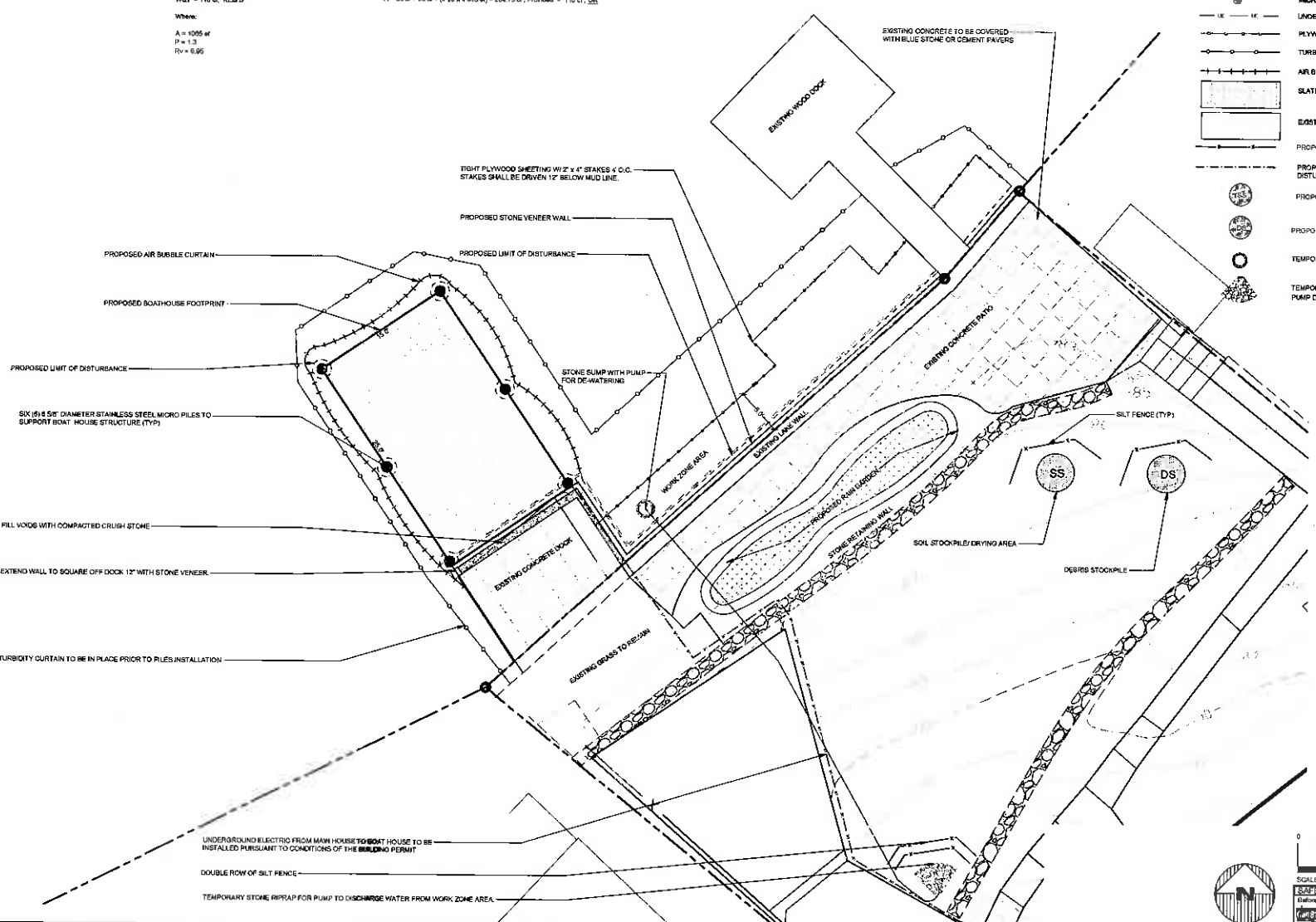
Project: 10-001
Sheet: 3 of 5

Project: 10-001
Sheet: 3 of 5

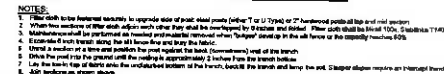
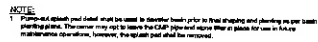
IMPROVEMENT PLAN

BOATHOUSE & LAKE WALL RESTORATION SITE PLAN
PREPARED FOR
ROBERT FRENKEL
43 Tamarack Road
Putnam Co., New York
Town of Carmel

Sheet 3 of 5



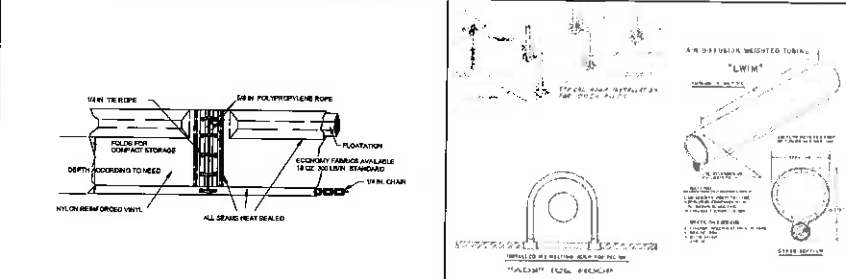
NOTES: SHOWING DISTURBANCE OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 205 OF THE NEW YORK STATE ELECTION LAW.



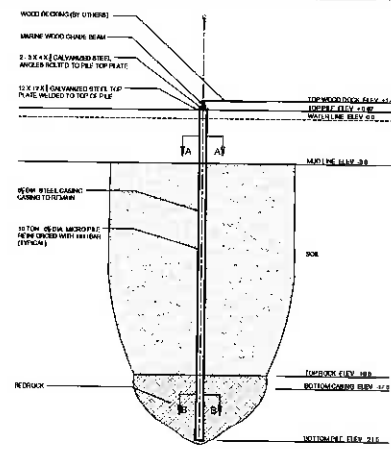
E-2

SILT FENCE DETAIL

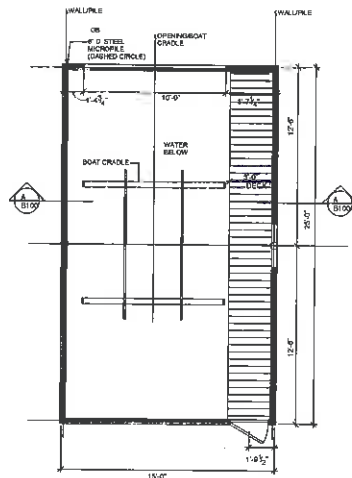
NOT TO SCALE



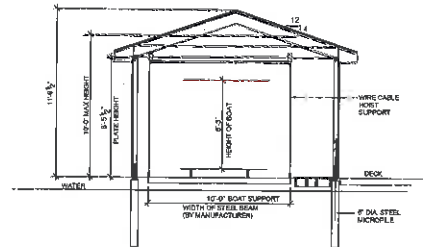
E-3	<u>AIR BUBBLE CURTAIN DETAIL</u>
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ST-2



⑨ FLOOR PLAN
1/4" = 1'-0"



⑥ ELEVATION SECTION
1/4" = 1'-0"



② BOATHOUSE SOUTH
1/4" = 1'-0"



④ BOATHOUSE EAST
1/4" = 1'-0"



③ BOATHOUSE NORTH
1/4" = 1'-0"



① BOATHOUSE WEST
1/4" = 1'-0"



100% COMPLETE. ALL WORK TO BE DONE BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE CONSTRUCTION OF THE SAME. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE CONSTRUCTION OF THE SAME. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE CONSTRUCTION OF THE SAME.

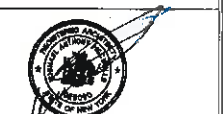
No.	Description	Date
1	BOATHOUSE PLAN	

No.	DATE	REVISION
1	5/2/04	BOATHOUSE PLAN

PROJECT NAME:

PROJECT ADDRESS:

400 GARDEN ROAD
MANHATTAN, NEW YORK, 10014



962 EAST MAIN STREET
SHRUB OAK, NEW YORK 10888
TELEPHONE: 914-368-9888
FACSIMILE: 914-368-9889
michael@piccirilloarchitect.com
www.piccirilloarchitect.com

BOATHOUSE

SCALE	1/4" = 1'-0"	DATE	Issue Date
DESIGNED BY	Author		
CHECKED BY	Checker		
PROJECT NUMBER			

B100



Michael Piccirillo Architecture

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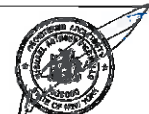
No.	Description	Date

No.	Date	Revised
1	5/1/16	START/REALLY N. 40

PROJECT NAME:

FRANCEL RESIDENCE

PROJECT ADDRESS:
40 SAWNEY ROAD
WATERLOO, NEW YORK 13286



MICHAEL A. PICCIRILLO, AIA

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michael@mpiccirilloarchitect.com
www.mpiccirilloarchitect.com

BOATHOUSE

DATE	DATE	Issue Date
DRAWN BY: Author		
CHECKED BY: Checker		
PROJECT NUMBER		

B101



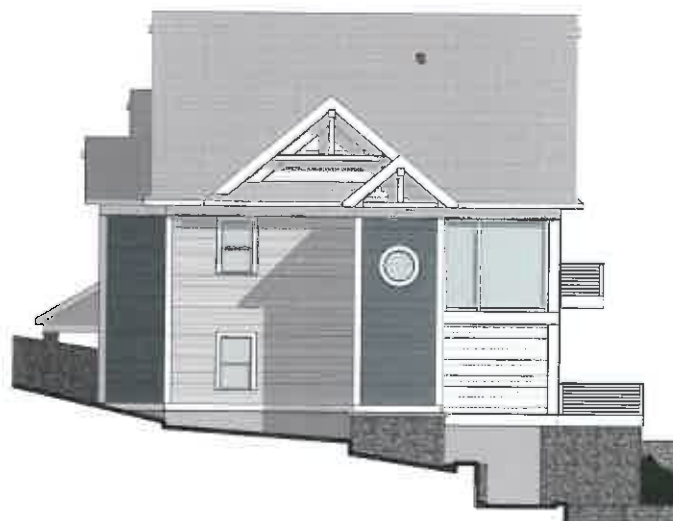
1 NORTH ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"



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NO.	DATE	REVISION
1	12/2/08	PERMITS
2	12/2/08	CONSTRUCTION
3	12/2/08	PERMITS

PROJECT NAME:

FRONT PORCH

PROJECT ADDRESS:
41 EAST MAIN STREET
SHRUB OAK, NEW YORK 10588

MICHAEL A. PICCIRILLO, AIA

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www.piccirilloarchitect.com

ELEVATIONS

Scale:	3/16" = 1'-0"	Date:	Issue Date:
Drawn by:	Author:		
Checked by:	Checker:		
Project number:			

A202



Michael Piccirillo Architecture

NO.	DATE	DESCRIPTION
1	12-12-13	DESIGN REVIEW
2	12-17-13	DESIGN REVIEW

PROJECT NAME:

FRENCH RESIDENCE

PROJECT ADDRESS:
100 WOODSTOCK RD.
NEW YORK, NEW YORK 10004

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PERSPECTIVES

Drawn by:	Author	Checked by:	Project Number
			A203

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SNYDER & SNYDER, LLP

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TARRYTOWN, NEW YORK 10591

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FAX (914) 333-0743

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NEW YORK, NEW YORK 10022
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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

March 9, 2016

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, Mahopac (Town of Carmel), NY

Honorable Chairman Gary and Members of the Planning Board:

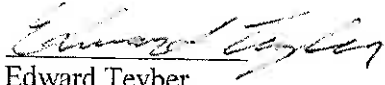
As you recall, we are the attorneys for New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") in connection with its request for site plan approval to co-locate a public utility wireless communications facility ("Facility") on the building at the above referenced property ("Property"). Pursuant to the comments received at the December 13, 2016 Planning Board meeting, Verizon Wireless has submitted:

1. Updated Visual Resource Evaluation, prepared by KMB Design Group, with an additional simulated view of the Facility from the Putnam County Trailway and View 2 zoomed in; and
2. Letter from the owner of the Property, addressing the Planning Board's suggestions for location of the Facility's antennas at their December 13th meeting.

Based on discussions with Building Inspector Michael Carnazza, a parking variance for the unmanned Facility will be required. Accordingly, I respectfully request a referral to the Zoning Board of Appeals at your March 16, 2016 meeting so as to obtain said variance. Thank you for your assistance. If you have any questions or require any additional documentation, please do not hesitate to contact me at 914-333-0700.

Respectfully submitted,
Snyder & Snyder, LLP

By:


Edward Teyber

Enclosures

cc: Verizon Wireless

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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: January 26, 2016

Prepared By:



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



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".

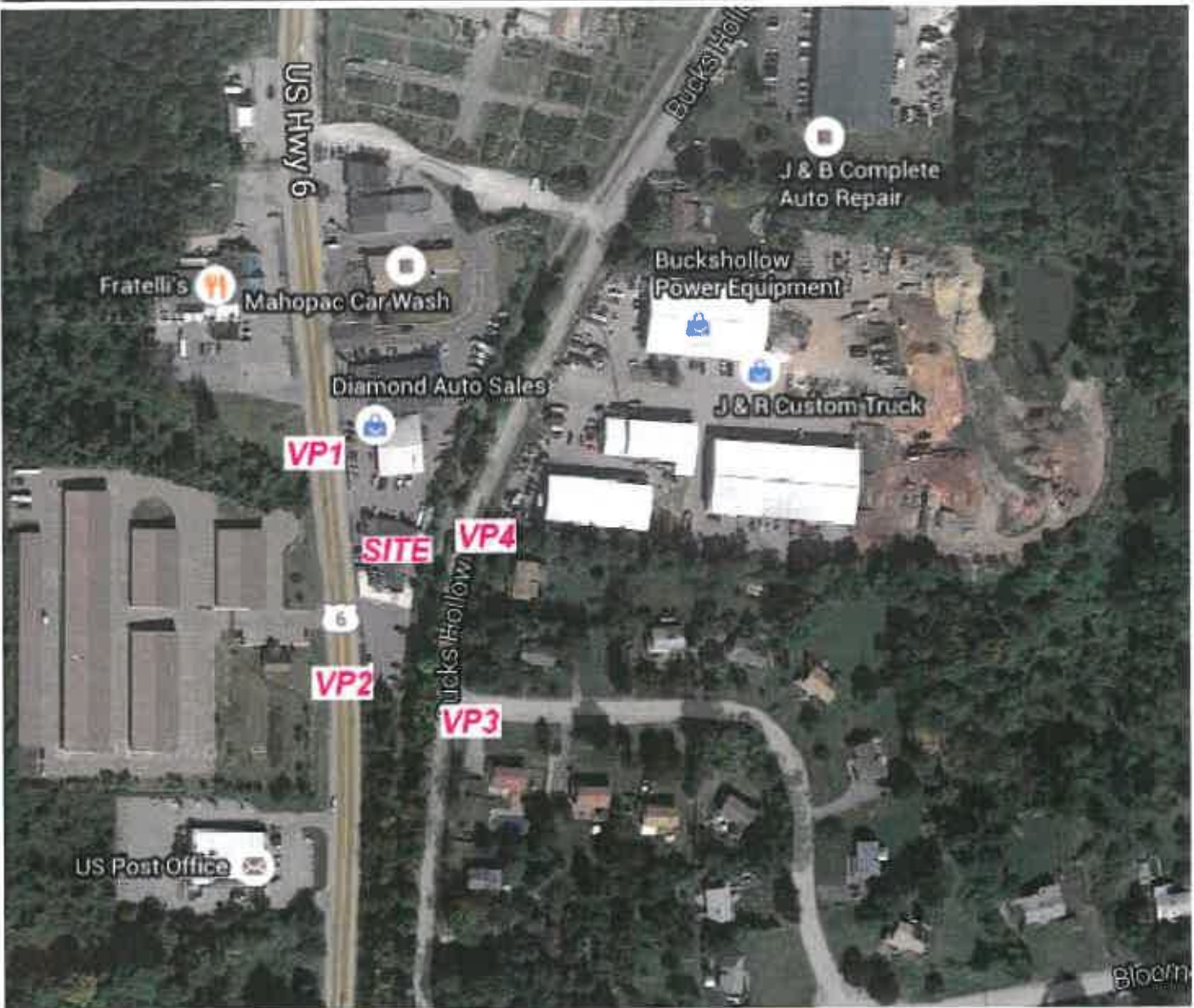
- VP1 View from northwest of the site on Route 6, approximately 190' from the property.
- VP2 View from southwest of the site on Route 6, approximately 110' from the property.
- VP3 View from southeast of the site at the intersection of Bucks Hollow Road and Bloomer Road, approximately 180' from the property.
- VP4 View from east of the site at Bucks Hollow Road adjacent to Putnam Trailway, approximately 55' 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 an adverse visual impact to the surrounding area.



Wall, NJ 07719
30 - www.jmbcompanies.com

SITE PHOTOGRAPH LOCATION MAP





DATE: 1/26/16

SITE ADDRESS: 361 ROUTE 6

SITE NAME: MAHOPAC 3_SC



 <p>Wall, NJ 07719 30 - www.kmbcompanies.com</p>	<p>EXISTING ELEVATION VIEW 1 VIEW FROM ROUTE 6 NORTHWEST OF PROPOSED SITE</p>	
<p>DATE: 1/26/16</p>	<p>SITE ADDRESS: 361 ROUTE 6</p>	<p>SITE NAME: MAHOPAC 3 SC</p>



PROPOSED GAMMA SECTOR PANEL ANTENNA
AND GPS ANTENNA PIPE MOUNTED TO
PARAPET WALL WITH KICKBACK (PAINTED
TO MATCH BUILDING ROOFTOP)



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



DATE: 1/26/16

SITE ADDRESS: 361 ROUTE 6

SITE NAME: MAHOPAC 3_SC



AB
SIGN GROUP

Wall, NJ 07719
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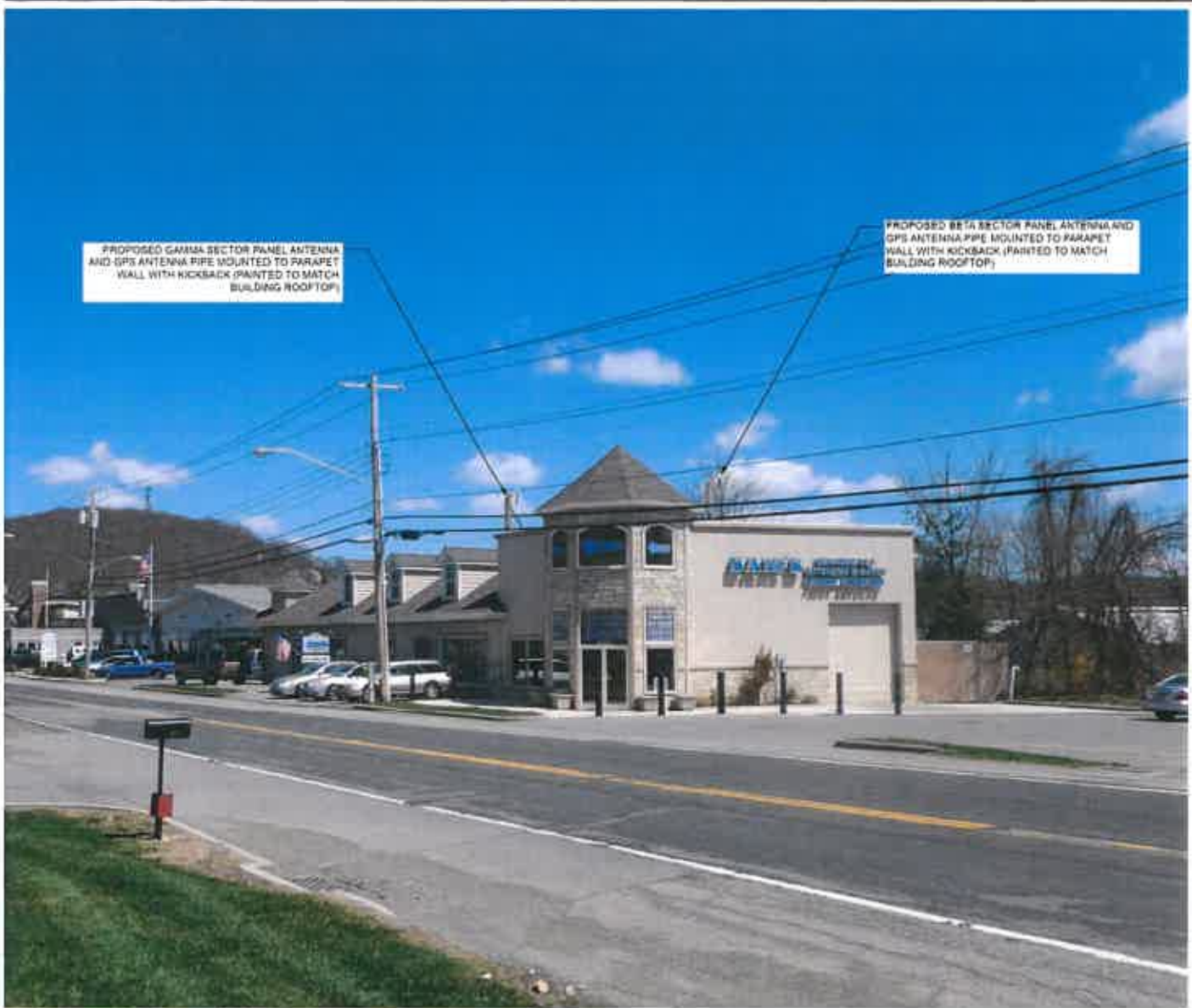
**EXISTING ELEVATION
VIEW 2
VIEW FROM ROUTE 6
SOUTHWEST OF PROPOSED SITE**



DATE: 1/26/16

SITE ADDRESS: 361 ROUTE 6

SITE NAME: MAHOPAC 3_SC



PROPOSED GAMMA SECTOR PANEL ANTENNA
AND GPS ANTENNA PIPE MOUNTED TO PARAPET
WALL WITH KICKBACK (PAINTED TO MATCH
BUILDING ROOFTOP)

PROPOSED BETA SECTOR PANEL ANTENNA AND
GPS ANTENNA PIPE MOUNTED TO PARAPET
WALL WITH KICKBACK (PAINTED TO MATCH
BUILDING ROOFTOP)

MB
SIGN GROUP

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





DATE: 1/26/16



SITE ADDRESS: 361 ROUTE 6

SITE NAME: MAHOPAC 3_SC



 Wall, NJ 07719 30 - www.kmbcompanies.com	EXISTING ELEVATION VIEW 3 VIEW FROM BUCKS HOLLOW ROAD SOUTHEAST OF PROPOSED SITE	
DATE: 1/26/16	SITE ADDRESS: 361 ROUTE 6	SITE NAME: MAHOPAC 3_SC



 <p>Wall, NJ 07719 30 - www.kmbcompanies.com</p>	<p>PROPOSED ELEVATION VIEW 3 VIEW FROM BUCKS HOLLOW ROAD SOUTHEAST OF PROPOSED SITE</p>	
<p>DATE: 1/26/16</p>	<p>SITE ADDRESS: 361 ROUTE 6</p>	<p>SITE NAME: MAHOPAC 3_SC</p>



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**EXISTING ELEVATION VIEW 4
VIEW FROM BUCKS HOLLOW ROAD
(ADJACENT TO PUTNAM TRAILWAY)
EAST OF PROPOSED SITE**



DATE: 1/26/16

SITE ADDRESS: 361 ROUTE 6

SITE NAME: MAHOPAC 3_SC



Wall, NJ 07719
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**PROPOSED ELEVATION VIEW 4
VIEW FROM BUCKS HOLLOW ROAD
(ADJACENT TO PUTNAM TRAILWAY)
EAST OF PROPOSED SITE**



DATE: 1/26/16

SITE ADDRESS: 361 ROUTE 6

SITE NAME: MAHOPAC 3_SC

BARILE PROPERTY MANAGEMENT, LLC
361 ROUTE 6
MAHOPAC, NEW YORK 10541

January 20, 2016

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

Re: Verizon Wireless
361 Route 6, Mahopac, New York 10541

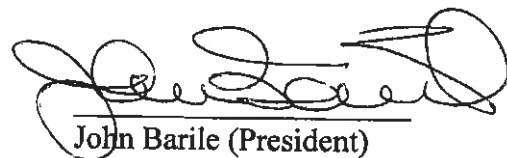
Members of the Planning Board:

I am the owner of the above referenced building, which is the subject of a site plan application for Verizon Wireless to place antennas thereon. A representative of Verizon Wireless recently requested that the location of Verizon Wireless' antennas on the building be moved, pursuant to the request of the Planning Board at your January 13, 2016 meeting.

After reviewing plans prepared by Verizon Wireless' engineer depicting an antenna mounted to the building facade, I am opposed to said location of Verizon Wireless' antennas for aesthetic reasons. Moreover, I will not permit the roof of the building to be rebuilt out of RF transparent materials, as would be required to place antennas below the roof.

When entering into a lease with Verizon Wireless, I walked the property with Verizon Wireless' engineers. The design of the facility as originally filed was what we agreed to in order to allow Verizon Wireless' antennas to provide service, while efficiently reducing any visual impact on the building. I respectfully submit that this design is the best balance of these two objectives.

Thank you for your time and consideration.



John Barile (President)

cc: Verizon Wireless

HOCHERMAN TORTORELLA & WEKSTEIN, LLP
ATTORNEYS AT LAW

ONE NORTH BROADWAY, SUITE 701
WHITE PLAINS, NEW YORK 10601-2319

GERALDINE N. TORTORELLA
ADAM L. WEKSTEIN

NOELLE CRISALLI WOLFSON

TEL: (914) 421-1800
FAX: (914) 421-1856
WEB: WWW.HTWLEGAL.COM

HENRY M. HOCHERMAN
RETIRED

March 7, 2016

Via Hand Delivery

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

*Re: Application of Lake Plaza Shopping Center, LLC for
Site Plan and Stormwater Pollution Prevention Plan Approval
for the Lake Plaza Shopping Center
983-1005 Route 6, Route 6 and Baldwin Lane
Tax Identification Number: Section 65.10, Block 1, Lots 45 and 46*

Dear Chairman Gary and Members of the Planning Board:

When we were last before the Board on January 13, 2016, all parties agreed that it would make sense for us to resume discussion of the architectural design of the Stop & Shop Supermarket building and the facade renovations to the smaller tenant stores (lying between the retail anchors in the Lake Plaza Shopping Center) once the Board retained its architectural consultant. (Hereinafter, the Stop & Shop Supermarket building and the smaller tenant spaces are collectively referred to as the "Buildings"). We transmitted elevations, architectural plans, the site plan and other relevant information about the Buildings to the Planning Board's consultant, Vincent Franze, AIA, on February 23, 2016. Our team is eager to work with the Board and Mr. Franze on the architectural design and we think a "work session" focused primarily on the design issues would be appropriate, productive and extremely beneficial at this time. Accordingly, we request that this matter be scheduled for the Board's March 16, 2016 meeting and that Mr. Franze be invited to attend if he is not already scheduled to be there.

We enclose for the Members' convenience reduced-size copies (11 inches x 17 inches) of the Stop & Shop elevation and Michels & Waldron's architectural plans for the smaller tenant spaces. Please note that there have been no changes to the architectural design since we last appeared before your Board. We are resubmitting the elevations and architectural plans solely for your Members' convenience.

Also enclosed is a copy of the latest Layout and Materials Plan (Sheet C-04) and Grading and Drainage Plan (Sheet C-05), prepared by VHB, last revised March 4, 2016. This Plan has been revised

HOCHERMAN TORTORELLA & WEKSTEIN, LLP

Hon. Harold Gary, Chairman
and Members of the Planning Board

March 7, 2016

Page 2

since our last submission to address drainage and stormwater management considerations raised by the New York City Department of Environmental Protection ("DEP") during our engineer's meetings with its representatives. Although the Site Plan is evolving and may change further, we wanted to update your Board on its current status.

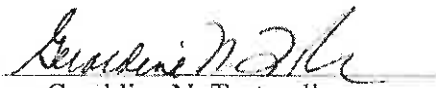
More than thirty (30) days have elapsed since the Board circulated its Notice of Intent to be Lead Agency of the environmental review under the State Environmental Quality Review Act ("SEQRA"). Assuming the Board has received no objections to it acting as Lead Agency, we would appreciate it if the Board would confirm its Lead Agency status at the March 16th meeting.

Finally, we would like to know if the Board has any questions about the environmental information we have submitted or requires any additional information in order to make its determination of significance under SEQRA.

Kindly schedule this application for consideration at your March 16, 2016 meeting and let us know if you have any questions or require additional information in the interim.

Respectfully yours,

Hocherman Tortorella & Wekstein, LLP

By: 
Geraldine N. Tortorella

GNT:hc
Enclosures

cc: *Via Electronic Mail (with enclosures)*
Vincent Franze, AIA
Patrick Cleary, AICP, CEP, PP, LEED AP
Mr. Robert Heidenberg
Mr. Pablo Medeiros
Ms. Cynthia Hanenberg
Michael W. Junghans, P.E.
John Canning, P.E.
Keith Michels, AIA
Mr. Jeff Frankel, AIA
Ms. Deborah Farr
Ms. Christina Moreau



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: 02-26-16
DESIGNER: LRV
REV. DATE: 3-3-16jgm

SCALE:
0"-0'

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OR REPRODUCTION ARE
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RT. 6 ELEVATION



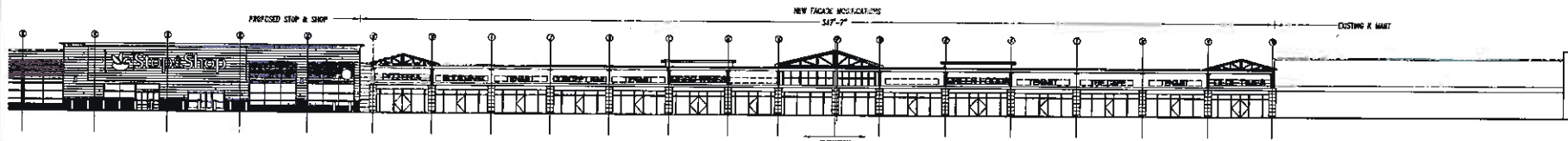
BALDWIN LANE ELEVATION



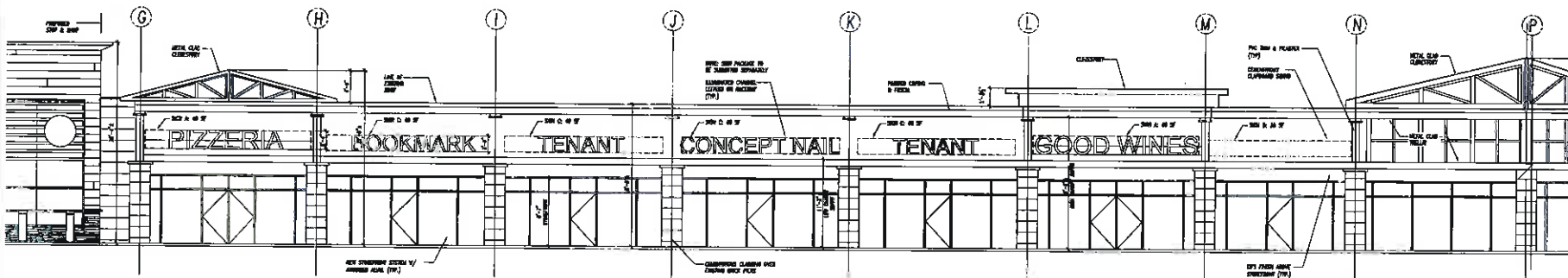
STOP&SHOP/NY/MAHOPAC-170 RT. 6.PLT
STOP&SHOP/NY/MAHOPAC-170 RT. 6.CDR



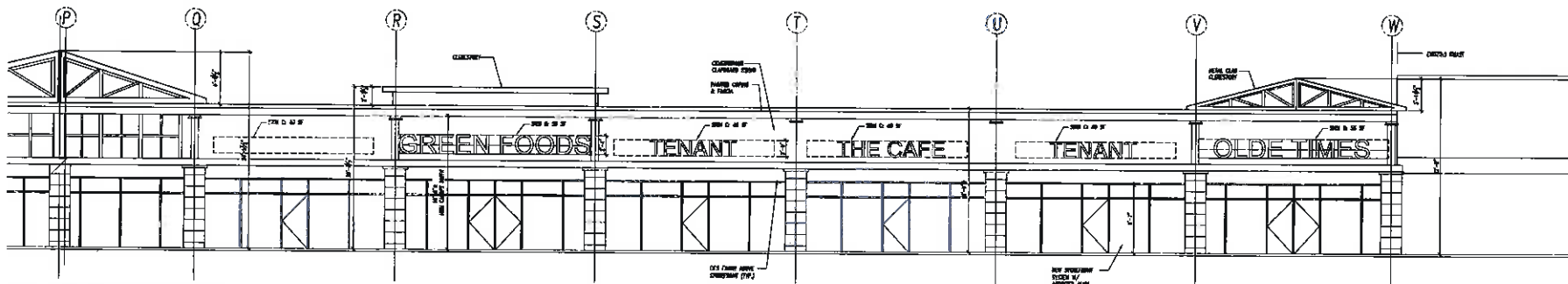
A275



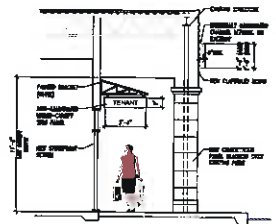
1 PROPOSED OVERALL ELEVATION
SCALE: 1/16" = 1'-0"



2 PROPOSED ELEVATION-PART 1
SCALE: 3/16" = 1'-0"



3 PROPOSED ELEVATION-PART 2
SCALE: 3/16" = 1'-0"



4 PROPOSED SECTION UNDER TYP. CANOPY
SCALE: 1/4" = 1'-0"



VIEW UNDER CANOPY (W/ TENANT ID)

SIGNAGE SCHEDULE

TYPE	LOCATION	SIZE	TEXT	NOTES	DATE
1	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"
2	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"
3	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"
4	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"
5	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"
6	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"
7	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"
8	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"
9	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"
10	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"	10'-0" x 10'-0"

* FOR NEW SIGNAGE (10'-0" x 10'-0")
* FOR NEW SIGNAGE (10'-0" x 10'-0")
* FOR NEW SIGNAGE (10'-0" x 10'-0")

KEY PLAN



MICHELLE & WALDRON
ASSOCIATES LLC
ARCHITECTS/PLANNERS
234 CLOSTER DOCK ROAD
CLUSTER, NJ 07024
TEL: 908.234.1234
WWW.MICHELLEANDWALDRON.COM

Lake Plaza Shopping Center/LLC
234 Cluster Dock Road
Cluster, NJ 07024

DATE: 10/15/2014
PROJECT: LAKE PLAZA SHOPPING CENTER
SHEET: EX-1

DESIGNED BY: [NAME]
CHECKED BY: [NAME]

DATE: 10/15/2014
PROJECT: LAKE PLAZA SHOPPING CENTER
SHEET: EX-1

DATE: 10/15/2014
PROJECT: LAKE PLAZA SHOPPING CENTER
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PROJECT: LAKE PLAZA SHOPPING CENTER
SHEET: EX-1

DATE: 10/15/2014
PROJECT: LAKE PLAZA SHOPPING CENTER
SHEET: EX-1



1
EX-2
EXISTING SITE PHOTO LEGEND
SCALE: NA



15- VIEW OF STOREFRONT



16- COVERED WALKWAY

11- FRONT VIEW OF MARKET



12- SHOPPING CENTER RIGHT VIEW

10- SHOPPING CENTER LEFT VIEW



14- ASBEST

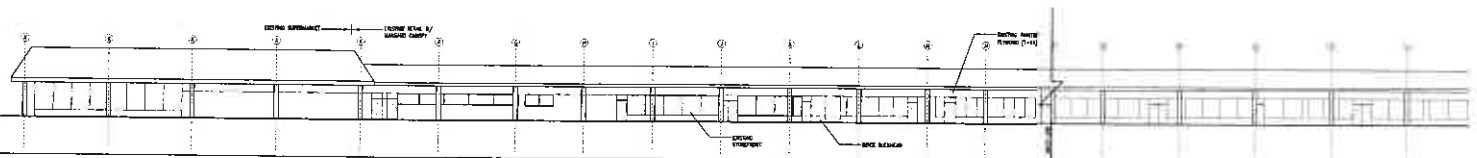


17- CORNER KNIGHT END

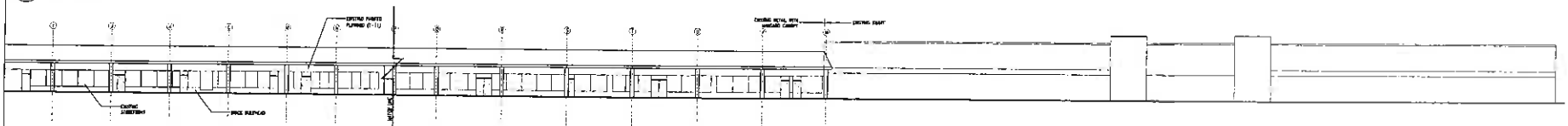


18- SIDE OF BUILDING

2
EX-2
EXISTING ELEVATION-PART 1
SCALE: 1/16"=1'-0"



3
EX-2
EXISTING ELEVATION-PART 2
SCALE: 1/16"=1'-0"



MICHELIS & WALDRON
ARCHITECTS
P.C.
1000 ROUTE 208
SUITE 200
CLACKAMAS, NJ 07015
TEL: 201-341-1000
FAX: 201-341-1001
WWW.MICHELISANDWALDRON.COM

PROJECT: LAKE PLAZA SHOPPING CENTER
CLIENT: MAHOPAC, LLC
DESIGNER: MICHELIS & WALDRON, P.C.
DATE: 10/1/14
SCALE: 1/16"=1'-0"

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

DATE	SCALE	REVISIONS
10/1/14	1/16"=1'-0"	1. PLANNING BOARD
10/1/14	1/16"=1'-0"	2. PLANNING BOARD
10/1/14	1/16"=1'-0"	3. PLANNING BOARD
10/1/14	1/16"=1'-0"	4. PLANNING BOARD
10/1/14	1/16"=1'-0"	5. PLANNING BOARD
10/1/14	1/16"=1'-0"	6. PLANNING BOARD
10/1/14	1/16"=1'-0"	7. PLANNING BOARD
10/1/14	1/16"=1'-0"	8. PLANNING BOARD
10/1/14	1/16"=1'-0"	9. PLANNING BOARD
10/1/14	1/16"=1'-0"	10. PLANNING BOARD
10/1/14	1/16"=1'-0"	11. PLANNING BOARD
10/1/14	1/16"=1'-0"	12. PLANNING BOARD
10/1/14	1/16"=1'-0"	13. PLANNING BOARD
10/1/14	1/16"=1'-0"	14. PLANNING BOARD
10/1/14	1/16"=1'-0"	15. PLANNING BOARD
10/1/14	1/16"=1'-0"	16. PLANNING BOARD
10/1/14	1/16"=1'-0"	17. PLANNING BOARD
10/1/14	1/16"=1'-0"	18. PLANNING BOARD
10/1/14	1/16"=1'-0"	19. PLANNING BOARD
10/1/14	1/16"=1'-0"	20. PLANNING BOARD

EXISTING CONDITIONS
LAKE PLAZA SHOPPING CENTER
MAHOPAC, NY

TITLE
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

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MICHAEL S. WALDRON ASSOCIATES, LLC
ARCHITECTS & PLANNERS
100 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.MSWA.COM

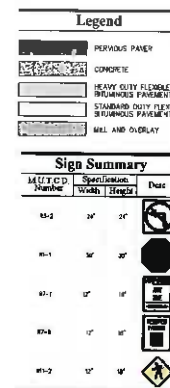
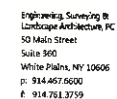
PROJECT: LAKE PLAZA SHOPPING CENTER
LOCATION: 234 CLOSTER DOCK ROAD
CLOSTER, NJ 07624
DATE: 01/15/18
DRAWN BY: J. WALDRON
CHECKED BY: M. WALDRON

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

DATE	REVISION	BY	CHK
01/15/18	1	J. WALDRON	M. WALDRON

TITLE: LAKE PLAZA SHOPPING CENTER
MSPAC, NY

EX-3

[illegible]

† β HATFIELD str. Plots: Knapton (51°54'N 0°52'W) and 51°54'N 0°52'W; Ayr (51°52'N 0°52'W) and 51°52'N 0°52'W; Stranraer (55°40'N 5°40'W) and 55°40'N 5°40'W.

Tax Payments
65.10-1-45
65.10-1-46

Proposed Stop & Shop

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

Slr	Particulars	Date	Page
1	PLANNING 80-80 MTR. PLANTEN	12/20/2003	123
2	TRAIL APPLICATION	06/06/2004	124
3	PLANNING BOARD JCTB/PAP/STEN	03/04/2004	125

Site Plan Approval November 30, 2011

Not Approved for Construction



C-04

Michael W. Jungblut
 EE, Professional Engineer
 NY Lic No 072072

412.200



March 4, 2016

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

RE: Gateway Summit Senior Housing (Tax Map No. 55.-2-24.6 & 24.7) and
The Fairways Senior Housing (Tax Map No. 55.-2-24.8)

Dear Chairman Gary and Members of the Board:

In support of the above referenced projects, we have enclosed the following documents:

- Application for Amended Site Plan Approval for both projects dated March 4, 2016.
- Draft SEQR Evaluation Forms for both projects dated March 4, 2016.
- SEQR Site Plans (consisting of 6 sheets) dated March 4, 2016.
- Stormwater Pollution Prevention Plan (SWPPP) Assessment dated March 4, 2016.
- Architectural Plans and Elevations of the proposed multifamily building.
- Two checks for \$3,000.00 each for Amended Site Plan fees.

The applicant for The Fairways and Gateway Summit Senior Housing projects is proposing an amendment to the previously approved site plans in order to address current market conditions. The amendment generally relates to the arrangement and types of units contained within the project, but does not affect the total unit count or the general scheme of the infrastructure serving the project. The amendment will require a variance from the Town code to allow the multifamily buildings to be constructed to three stories in lieu of the code limit of two stories. Please note the proposed multifamily building will still meet the code building height limitations. This important change will allow for a much more marketable product for both the multifamily units, as well as provide a better distribution of different unit types throughout the site.

The Planning Board previously approved a SEQRA Findings Statement for both Gateway Summit and The Fairways that included a SEQRA Evaluation Form to be used to evaluate future site plans or amendments. The SEQRA Evaluation Form notes that the applicant may amend a site plan or submit a new plan. Both the Findings Statement and SEQRA Evaluation Form indicate that if such revised or new site plan submission does not substantially exceed the established thresholds no additional environmental review will be required, including but not limited to lead agency designations and determinations of significance (negative declaration). The Findings Statement states that this SEQRA Evaluation Form determination should be made at the beginning of the amended site plan review process as soon as possible after a site plan application is submitted.

The necessity to obtain an area variance from the Zoning Board of Appeals (ZBA) for the number of stories creates a unique procedural situation. Without benefit of assurance of the granting of the area variance permitting the three story buildings, the applicant is reluctant to provide all of the detail required for the full amended site plans until such variance has been granted. At the same time, the applicant understands that the Board needs sufficient detail in order to allow the process to proceed within the applicable laws and standards. The applicant envisions a three step process as follows:

1. Initial project review with the Planning Board and SEQR assessment using the pre-determined SEQR Evaluation Forms to confirm compliance of the amended projects.
2. Application to the ZBA seeking an area variance to allow three stories in lieu of the permitted two stories while staying within the code limitation for building height.
3. Following successful results from the variance request, return to the Planning Board for the detailed review of the amended site plans and architecture for the projects.

We look forward to meeting with the Board at the next available meeting to review the plan, discuss the draft SEQR Evaluation Forms, and obtain a referral to the ZBA.

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/amh

Enclosures

cc: Fred Koelsch, CRI

Insite File No. 04232.106 & 05140.100



Gateway Summit
TOWN OF CARMEL
**SITE PLAN APPLICATION
INSTRUCTIONS**



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

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

No application will be placed on the agenda that is incomplete

Pre-Submission:

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

Submission Requirements:

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

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

- ☒ 11 copies of the Site Plan Application Form, signed and notarized.
- ☒ 11 copies of the SEQR ~~EVALUATION FORM~~ ~~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.
- ☐ PS 2 copies of the current deed. (PREVIOUSLY SUBMITTED)
- ☐ PS 2 copies of all easements, covenants and restrictions. (PREVIOUSLY SUBMITTED)
- ☒ The appropriate fee, determined from the attached fee schedule. Make checks payable to the Town of Carmel.

Rose Lombetta 3/9/16
Planning Board Secretary; Date

Brian O'Neil 3/9/16
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION			
Application Name: GATEWAY SUMMIT SENIOR HOUSING		Application #: 16-0005	Date Submitted: 3-4-2016
Site Address: DEVELOPMENT			
No.:	Street: ROUTE 6	Hamlet: CARMEL	
Property Location: (Identify landmarks, distance from intersections, etc.)			
Town of Carmel Tax Map Designation: Section 55 Block 2 Lot(s) 24, 6		Zoning Designation of Site: C/BP	
Property Deed Recorded in County Clerk's Office Date 5-12-08 Liber 1802 Page 423		Liens, Mortgages or other Encumbrances Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Existing Easements Relating to the Site No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Describe and attach copies: SEE PREVIOUSLY SUBMITTED + APPROVED G+F SUBDIVISION PLAT		Are Easements Proposed? No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Describe and attach copies: SEE PREVIOUSLY SUBMITTED + APPROVED G+F SUBDIVISION PLAT	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached List to this Application Form TO BE PROVIDED LATER			
APPLICANT/OWNER INFORMATION			
Property Owner: HUDSON VALLEY REALTY CORP.		Phone #: 845-228-1400	Email: CRILLC@CUMCAST.NET
Owners Address: No. 1699 Street: ROUTE 6, SUITE 1		Town: CARMEL State NY Zip: 10512	
Applicant (If different than owner): SAME		Phone #:	Email:
Applicant Address (If different than owner): No. Street: Town: State: Zip:			
Individual/ Firm Responsible for Preparing Site Plan: JEFFREY J. CONTELMO, P.E.		Phone #: 845-225-9690	Email: JCONTELMO@INSITE-ENG.COM
Address: LANDSCAPE ARCHITECTURE, P.C.			
No. 3 Street: GARRETT PLACE		Town: CARMEL State NY Zip: 10512	
Other Representatives:		Phone #:	Email:
Owners Address: No. Street: Town: State: Zip:			
PROJECT DESCRIPTION			
Describe the project, proposed use and operation thereof: 150 UNIT SENIOR HOUSING PROJECT			


TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: <u>46.4±</u> Square Feet: <u> </u>		Square footage of all existing structures (by floor): <u> </u>	
# of existing parking spaces: <u>0</u>		# of proposed parking spaces: <u>362</u>	
# of existing dwelling units: <u>0</u>		# of proposed dwelling units: <u>150</u>	
Is the site served by the following public utility infrastructure:			
<div style="display: flex; justify-content: space-between;"> <div> <ul style="list-style-type: none"> ▪ Is project in sewer district or will private septic system(s) be installed? <u>SEWER DISTRICT</u> ▪ If yes to Sanitary Sewer answer the following: <u>CONNECTION APPROVED</u> </div> <div style="text-align: right;"> <u>SEE FGEIS ON FILE</u> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▶ Is this an in-district connection? <input checked="" type="checkbox"/> Out-of district connection? <u> </u> ▶ What is the total sewer capacity at time of application? <u> </u> ▶ What is your anticipated average and maximum daily flow <u> </u> </div> <div style="text-align: right;"> <u>SEE FGEIS ON FILE</u> </div> </div>			
For Town of Carmel Town Engineer			
▶ What is the sewer capacity <u> </u>			
<div style="display: flex; justify-content: space-between;"> <div> <ul style="list-style-type: none"> ▪ Water Supply </div> <div> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▶ What is the total water capacity at time of application? <u> </u> ▶ What is your anticipated average and maximum daily demand <u> </u> </div> <div style="text-align: right;"> <u>SEE FGEIS ON FILE</u> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> <ul style="list-style-type: none"> ▪ Storm Sewer </div> <div> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> <ul style="list-style-type: none"> ▪ Electric Service </div> <div> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> <ul style="list-style-type: none"> ▪ Gas Service </div> <div> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> <ul style="list-style-type: none"> • Telephone/Cable Lines </div> <div> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div> </div>			
For Town of Carmel Town Engineer			
Water Flows <u> </u> Sewer Flows <u> </u>			
Town Engineer; Date <u> </u>			
What is the predominant soil type(s) on the site? <u>SEE FGEIS ON FILE</u>		What is the approximate depth to water table? <u> </u>	
Site slope categories:			
15-25% <u> </u> % 25-35% <u> </u> % >35% <u> </u> %			
Estimated quantity of excavation: <u> </u> Cut (C.Y.) <u> </u> Fill (C.Y.) <u> </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>EXISTING ENTRANCE</u> Left <u> </u> Right <u> </u>			
Is the site located within 500' of:			
<ul style="list-style-type: none"> • The boundary of an adjoining city, town or village Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> • The boundary of a state or county park, recreation area or road right-of-way Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> • A county drainage channel line. Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> • The boundary of state or county owned land on which a building is located Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> 			

TOWN OF CARMEL SITE PLAN APPLICATION

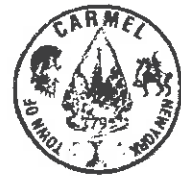
Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Does the site disturb more than 5,000 sq ft		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Jurisdiction: NYSDEC: <input checked="" 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 checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ALREADY REFERRED	
Does the site contain waterbodies, streams or watercourses?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Are any encroachments, crossings or alterations proposed?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Is the site located adjacent to New York City watershed lands?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input type="checkbox"/> TO BE DETERMINED (TBD)			
Has this application been referred to the Fire Department?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> PREVIOUSLY SUBMITTED	
What is the estimated time of construction for the project? SEE FGEIS ON FILE			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	SEE SITE PLANS		
Lot Coverage			
Lot Width			
Lot Depth			
Front Yard		PREVIOUSLY SUBMITTED	
Side Yard			
Rear Yard			
Minimum Required Floor Area			
Floor Area Ratio			
Height			
Off-Street Parking			
Off-Street Loading			

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, identify variances: FOR 3-STORY MULTI FAMILY BUILDINGS
PROPOSED BUILDING MATERIALS	
Foundation	} T.B.D.
Structural System	
Roof	
Exterior Walls	
APPLICANTS ACKNOWLEDGEMENT	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<u>PAUL CAMARDA</u> <u>SHULDEAN VALLEY REALTY CORP.</u> Applicants Name	 Applicants Signature
Sworn before me this <u>3rd</u> day of <u>March</u> 20 <u>16</u>	
<u>Alicia Hansen</u> Notary Public, State of New York Reg. # 0146086470 Qualified In Dutchess County Commission Expires January 20 <u>19</u>	
<u>Alicia Hansen</u> Notary Public	



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



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

This form shall be included with the site plan submission

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	The location of all existing and proposed easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Proposed signage	<input 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"/> N/A	<input type="checkbox"/>

↑
ALL INFO SUBMITTED
AS PART OF PREVIOUSLY
SITE PLANS.

1 of 3
APPROVED



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

ALL INFO SUBMITTED AS PART OF
PREVIOUSLY APPROVED SITE PLANS.

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

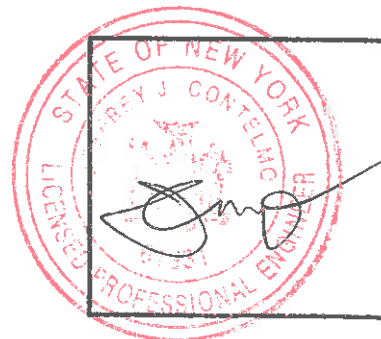
I JEFFREY J. CONTELMO, P.E. hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Jeffrey J. ConTELMO
Signature - Applicant **TOWNER**

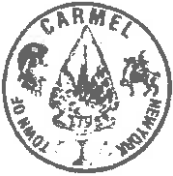
3/3/16
Date

Signature - Owner

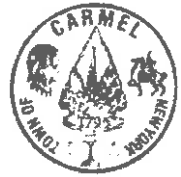
Date



Professionals Seal



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



Town Certification (to be completed by the Town)

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

Rose Grunlieth
Signature - Planning Board Secretary

3/9/16
Date

Billy D. U.
Signature - Town Engineer

3/9/16
Date

8/18/06 4:30 pm

**SEQRA Evaluation Form
for
Gateway Summit Individual Site Plans**

Project Name: Gateway Summit - Lots 6A & 6B, Senior Housing Development **Date:** 3/4/16
Applicant: Hudson Valley Realty Corp.
Parcel No(s): 55.-2-24.6 & 24.7 **Total Acreage:** 42.9 Acres
Proposed Use: Senior Housing Residential
Peak Hour Traffic Generation: **AM** 40 ; **PM** 46 ; **Saturday** 46

The Findings Statement for the Gateway Summit subdivision was adopted following the preparation and review of a Generic Environmental Impact Statement (GEIS). That GEIS evaluated the potential impacts of a generic design for a Mixed Use Development that included a variety of potential land uses allowed by zoning on the subject site. The GEIS also evaluated a Modified Road Configuration Alternative, that does not cross a New York City DEP regulated watercourse (the base subdivision plan's road does cross that watercourse).

The GEIS established minimum thresholds and criteria for the future review of individual site plans when they are submitted to the Town of Carmel Planning Board for approval. The purpose of this form, which is an appendix to the Findings Statement adopted for this project by the Planning Board, is to provide a basis for determining if the submitted site plans fall within the thresholds that the Planning Board has determined would mitigate adverse effects to the maximum extent practicable. Site plan elements such as location and design of buildings, and location and design of interior roads for both the commercial and residential uses may change from the concept development plan in the FGEIS without any additional environmental review, provided they substantially meet the development thresholds established in the GEIS process and specifically set forth in the Findings Statement.

If the proposed plans and any supplemental documentation submitted demonstrate that potential effects of the proposed use, design, size, and location of future development projects site plan fall substantially within the established thresholds as determined through use of this form, the Planning Board may complete site plan review as provided in 6 NYCRR 617.10 without any additional environmental review under the SEQRA regulations.

If the established thresholds are not met, further SEQRA review will be required including the issuance of a determination of significance. It is noted that the applicant may amend a proposal site plan or submit a new plan. If such revised or new site plan submission does not substantially exceed the established thresholds, no additional environmental review will be required.

The established threshold evaluation follows:

1. Landscape Plans. All future development of the Gateway Summit parcels must provide landscaping plans that comply with Town of Carmel regulations and the GEIS Findings as they apply to setbacks and landscaped buffers to adjacent properties.

During the site plan review process, individual site plans must include landscaping plans designed to enhance the visual qualities of the use. Further, stormwater treatment basins must be planted with aesthetic and functional wetland and transitional plantings

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to provide water quality treatment, wildlife habitat and visual enhancement and generally comply with Section 63-27C(4) and (5) of the Town Code.

Does the submitted site plan meet these requirements?

☒ Yes ☐ No (See SEQRA Landscape Plan dated 3/4/16)

If not, can the plan meet this requirement if minor revisions are made?

☐ Yes ☐ No

2. Site Disturbance. The conceptual development plans analyzed in the GEIS indicate that approximately 55 acres of the Gateway Summit site would be graded to accommodate the proposed development, and of that amount, approximately 25 acres would be on slopes exceeding fifteen percent. Further, no significant grading would take place in areas outside of those shown in the Overall Development Plans for the project, and that Erosion and Sediment Control Plans must accompany any site plan application. In addition to complying with the Findings Statement, these plans must be prepared in conformance with applicable New York State Department of Environmental Conservation (NYSDEC) and New York City Department of Environmental Protection (NYCDEP) design guidelines, with special consideration given to erosion control on any land to be disturbed on slopes greater than 15 percent.

Do the submitted Site Plans reflect overall site disturbance and disturbance of steep slopes, for the construction of roads, buildings and other components of the proposed project that are generally within the areas of potential disturbance shown on the Grading Plans (GEIS Figures 3.1-8 and 3.1-10)?

☒ Yes ☐ No (See SEQRA Grading Plan dated 3/4/16)

If not, can the plan meet this requirement if minor revisions are made?

☐ Yes ☐ No

Has a detailed Erosion and Sediment Control Plan been submitted in conformance with the project specific SWPPP, and NYSDEC and NYCDEP design guidelines?

☒ Yes ☐ No (Previous Erosion and Sediment Control Plan to be updated for new layout as part of detailed Amended Site Plan).

If not, can the erosion control plan be revised to meet this requirement?

☒ Yes ☐ No

3. Stormwater Management. All individual site plan applications are to include Stormwater Management Plans developed in general accordance with the project specific Stormwater Pollution Prevention Plan (SWPPP) prepared for Gateway Summit, and that comply with the New York State General Permit for Stormwater Discharge, and the New York City Watershed Rules and Regulations. Adherence to these criteria will be a condition of site plan approval.

Does the application package include the project specific SWPPP?

☒ Yes ☐ No (Project currently has NYSDEC General Permit Coverage. SWPPP Assessment submitted for new layout, confirming compliance. SWPPP to be updated for new layout as part of detailed Amended Site Plan).

4. Traffic. Note: *In the event that the Modified Road Configuration Alternative is proposed, skip to 4A, Traffic Alternative, below.*

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A work permit application for any work in the state right-of-way of US Route 6 shall be submitted and approved by NYS DOT, as may be applicable. A concept plan for access improvements shall be provided to NYS DOT as well as to the Town of Carmel Planning Board for the Board's review for compliance with the Findings Statement and input to the NYSDOT.

Mitigation measures were proposed in the GEIS for the eastern access road to mitigate impacts to traffic flow on US Route 6 due to the combined Gateway Summit and The Fairways projects. Thresholds have been established relative to the generation of site traffic and timing of mitigation measures as noted below. It is noted that construction of development gaining access from the westerly access road (secondary access road, in this case) can proceed at any time, and Certificates of Occupancy may be issued, without any road improvements or other traffic mitigation.

Note: If mitigation measures are installed in connection with prior applications, these thresholds may be moot.

Site development plans and construction activities that do not exceed the thresholds noted below may proceed without further review other than NYSDOT work permits as may be required for any work in the State Right of Way. Additionally, site development plans and construction not exceeding such thresholds may be constructed and receive certificates of occupancy without any additional traffic mitigation.

What is the projected peak hour trip generation for pending or approved uses to date at the eastern access road? N/A See 4A entering trips; N/A See 4A exiting trips

Left Turn Lane Threshold

Does the proposed use in combination with the aforementioned pending or approved uses generate a total of more than 60 peak hour entering vehicles at the eastern access road?

N/A See 4A Yes No

If so, has the Applicant applied to the NYS DOT for a left turn lane on US Route 6 into the eastern access road to mitigate potential traffic impacts?

N/A See 4A Yes No

Certificates of occupancy for the additional site development plans and construction projected to generate more than another 60 peak hour entering trips at the eastern access road shall be issued when either; i) NYS DOT approves a permit for the left lane and it is installed; or ii) the NYS DOT finds that such improvement is not required.

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Traffic Signal Threshold

Does the proposed use in combination with the aforementioned pending or approved uses generate a total of 100 or more peak hour exiting vehicles at the eastern access road from the Gateway Summit and The Fairways projects?

N/A See 4A Yes ☐ No ☐

If so, has the Applicant applied to NYSDOT to construct a traffic light at the eastern site access intersection with US Route 6?

☐ Yes ☐ No

Certificates of occupancy shall be issued for additional site development plans and construction projected to generate more than 100 peak hour exiting vehicles, at the eastern access road when either; i) NYS DOT approves a permit for the traffic light and it is installed; or ii) the NYS DOT finds that such traffic light is not required.

Any signal design and installation shall have the potential to accommodate a left turn lane if determined necessary and approved by NYSDOT.

4A. Modified Access Alternative. In the likely event that this access alternative is pursued the following thresholds shall apply.

A work permit application for any work in the state right-of-way of US Route 6 shall be submitted and approved by NYS DOT, as may be applicable. The developer of the site will need to provide a concept plan for access improvements to NYS DOT as well as to the Town of Carmel Planning Board for the Board's review for compliance with the Findings Statement and input to the NYSDOT. The applicant will need to provide designs for the betterment project to widen the railtrail crossing structure of US Route 6 to permit a left turn lane into the site.

Mitigation measures were proposed in the GEIS for the westerly access road to mitigate impacts to traffic flow on US Route 6 due to the combined Gateway Summit and The Fairways projects. Thresholds have been established relative to the generation of site traffic and timing of mitigation measures as noted below for the Modified Access Alternative. It is noted that construction for development gaining access from the easterly access road (secondary access road in this case) can proceed at any time, and Certificates of Occupancy can be issued without any road improvements or other traffic mitigation.

Note: If mitigation measures are installed in connection with prior applications, these thresholds may be moot.

Site development plans and construction activities that do not exceed the thresholds noted below may proceed without further review other than NYSDOT work permits as may be required for any work in the State Right of Way. Additionally, development not exceeding such thresholds may be constructed and receive certificates of occupancy without any additional traffic mitigation.

What is the projected peak hour trip generation for pending or approved uses to date at the western access road? _____ entering trips; _____ exiting trips.

36 AM, 56 PM, 46 Sat.

44 AM, 36 PM, 46 Sat.

(For both The Fairways & Gateway Summit)

Traffic Signal Threshold

Does the proposed use in combination with the aforementioned pending or approved uses generate more than 60 entering and 90 peak hour exiting vehicles at the western access road from the Gateway Summit and The Fairways projects?
☐ Yes ☒ No (both thresholds must be met).

If so, has the Applicant applied to NYSDOT to construct a traffic light at the western site access intersection with US Route 6?
☐ Yes ☐ No

Note: As per the Findings, Certificates of occupancy shall be issued for development projected to generate more than 60 peak hour entering and 90 peak hour exiting vehicles, at the western access road when either; i) NYS DOT approves a permit for the traffic light and it is installed; or ii) the NYS DOT finds that such traffic light is not required.

Any signal design and installation shall have the potential to accommodate a left turn lane if determined necessary and approved by NYSDOT.

Left Turn Lane Threshold

Does the proposed use in combination with the aforementioned pending or approved uses generate a total of more than 70 additional peak hour entering trips, for a cumulative total of more than 130 entering trips at the western road access?
☐ Yes ☒ No (Note left turn lane already constructed by Applicant)

If so, the Applicants shall apply to the NYS DOT for a left turn lane at that location. Certificates of Occupancy for the additional development projected to generate more than another 70 additional peak hour entering trips (130 cumulative peak hour trips) at the western access road shall be granted if: i) NYS DOT approves a permit for the left hand turn land and it is installed, or ii) the NYS DOT finds such improvement is not required.

5. Community Services. The mitigation requirements for community services relative to the water supply system require two separate distribution systems, "high" and "low".

The high-pressure water system will be designed and constructed to include a new pump station and the extension of the high pressure distribution system to service the existing homes on Kelly Ridge Road, Everett Drive and Bard Road above elevation 660 (approximately 3,500 linear feet of new water main pipe will be installed to service existing homes on those roads). This system will be on line prior to the first Certificate of Occupancy (CO), being issued for the Gateway Summit Senior Housing Project.

The system will include a new pump station and a new 135,000 gallon water storage tank (average daily project design flow) next to the existing tank at the end of Everett Drive. This new tank would be located south of the existing tank on the Carmel Water District #2 parcel. This tank will be online prior to the first Certificate of Occupancy being

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issued for the Gateway Senior Housing Project or The Fairways Senior Housing Project. All new water mains, pump station, tank, and appurtenances internal to the site would be installed at no cost to the water district. It is noted that the other lots within the Gateway Summit may be developed, and Certificates of Occupancy Issued, before the above described improvements to the water district are made relative to the senior housing developments in Gateway Summit, as well as The Fairways.

All project buildings will be protected by an automatic fire sprinkler system so as not to increase the Carmel Water District #2 fire protection needs. Each building system will be operational prior to the issuance of the C.O. for each building.

The project's deeds will include a restrictive covenant prohibiting the use of the municipal water system for irrigation purposes. A restrictive covenant establishing such restriction will be filed with the County at the time the subdivision plat is filed.

A Water Supply Easement is proposed to be granted to the District over an approximately 50-acre area located in the area to the north and east of the proposed YMCA on the Gateway Summit and The Fairways sites. This easement will allow the CWD #2 the right to develop, construct and maintain a groundwater supply if ever desired. This easement will also define a specific area where the Town could potentially locate a booster station. The Water Supply easement will run through the Gateway Summit senior housing lot and The Fairways, and will provide access through proposed Lot 6 (the "YMCA" lot). This easement will be as shown on the subdivision plat and an easement filed with the County at the time the subdivision plat is filed.

Does the submitted Site Plan address the construction phasing of the aforementioned mitigation measures?

☒ Yes ☐ No (Phasing to comply with approved sequencing and scope of improvements)

If not, can the plan be adjusted to meet this requirement?

☐ Yes ☐ No

6. Blasting. The GEIS concludes that development of some of the parcels at the Gateway Summit may require blasting. Any blasting which is required will be done in full conformance with the New York State Code. A blasting protocol is summarized in the GEIS, which includes pre-blasting inspections, test blasting, seismographic monitoring and daily logs of seismographic data, explosive use and field conditions.

Can the proposed site plan be implemented without the need for blasting?

☒ Yes ☐ No

If not, has a blasting plan been prepared?

☐ Yes ☐ No

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7. Recreation Facilities. The site plan analyzed for the GEIS provides recreation facilities that will be available for use by the future residents of the Gateway Summit project. These facilities include two tennis courts, an approximately 1,600 sf tennis clubhouse, two bocce courts, a courtyard with a gazebo, and access to the existing lake for recreation use. These specific recreation components may be altered without additional environmental review provided that they meet the recreational needs of the senior housing and do not substantially exceed the areas of disturbance previously anticipated and create new potentially significant adverse environmental impacts.

Does the submitted Site Plan include provision for recreation facilities in a manner consistent with the above?

☒ Yes ☐ No

If not, can the plan meet this requirement if minor revisions are made?

☐ Yes ☐ No

Conclusion:

Does the site plan substantially conform to the thresholds outlined above as established by the GEIS and the Findings Statement for the Gateway Summit and The Fairways projects? *(It is noted that the applicant may modify the site plan so that it substantially conforms to such thresholds.)*

☒ Yes ☐ No

If yes, as proposed or modified, no further SEQRA review is required.

If no, the Planning Board will conduct additional SEQRA review, specifically limited to the potentially significant adverse environmental impacts arising from the site plan exceeding the above described specific thresholds.

Accepted by resolution of the Town of Carmel Planning Board:

Planning Board Chairman

Date

Gateway Summit and The Fairways

Senior Housing

Stormwater Pollution Prevention Plan Assessment

March 4, 2016

1.0 INTRODUCTION

The Stormwater Pollution Prevention Plan (SWPPP) for Gateway Summit and The Fairways Senior Housing developments was previously approved and is current with its associated permits. The development has coverage under the New York State Department of Environmental Conservation's General Permit for Stormwater Discharges from Construction Activity. The configuration of the housing units is proposed to be slightly modified. In general the infrastructure improvements will remain the same. An assessment of the SWPPP was performed to confirm that the housing unit modifications would work with the previously approved stormwater infrastructure.

The primary changes that would impact the stormwater infrastructure would be an increase in drainage area, or increase in impervious coverage within a drainage area. The approved SWPPP used townhome style development (65% impervious) to estimate impervious cover. An assessment of both the overall drainage area and proposed impervious cover for the Amended Site Plan versus the approved SWPPP is summarized below.

2.0 GATEWAY SUMMIT SENIOR HOUSING

Subcatchment 1.1S – North Portion of the Development

	Drainage Area (Acres)	Impervious Area (Acres)
Approved SWPPP	21.9	8.8
Amended Plan	21.9	7.4

- Stormwater Treatment Train 1.1P to 1.3P requires no change.

Subcatchment 2.1S – South Portion of the Development

	Drainage Area (Acres)	Impervious Area (Acres)
Approved SWPPP	7.5	2.9
Amended Plan	7.5	2.9

- Stormwater Treatment Train 2.1P to 2.2P requires no change.

3.0 THE FAIRWAYS SENIOR HOUSING

Subcatchment 4.1S – South Portion of the Development

	Drainage Area (Acres)	Impervious Area (Acres)
Approved SWPPP	13.6	5.9
Amended Plan	13.6	5.9

- Stormwater Treatment Train 4.1P to 4.2P to 4.4P requires no change.

Note: To maintain the same impervious cover as the approved SWPPP for subcatchment 4.1S, 0.8 acres of pavement including the shared loop driveways, multifamily building driveways, and multifamily parking spaces are proposed to be porous pavement.

Subcatchment 4.2S – Central Portion of the Development

	Drainage Area (Acres)	Impervious Area (Acres)
Approved SWPPP	5.7	2.5
Amended Plan	5.7	2.5

- Stormwater Treatment Train 4.2P to 4.4P requires no change.

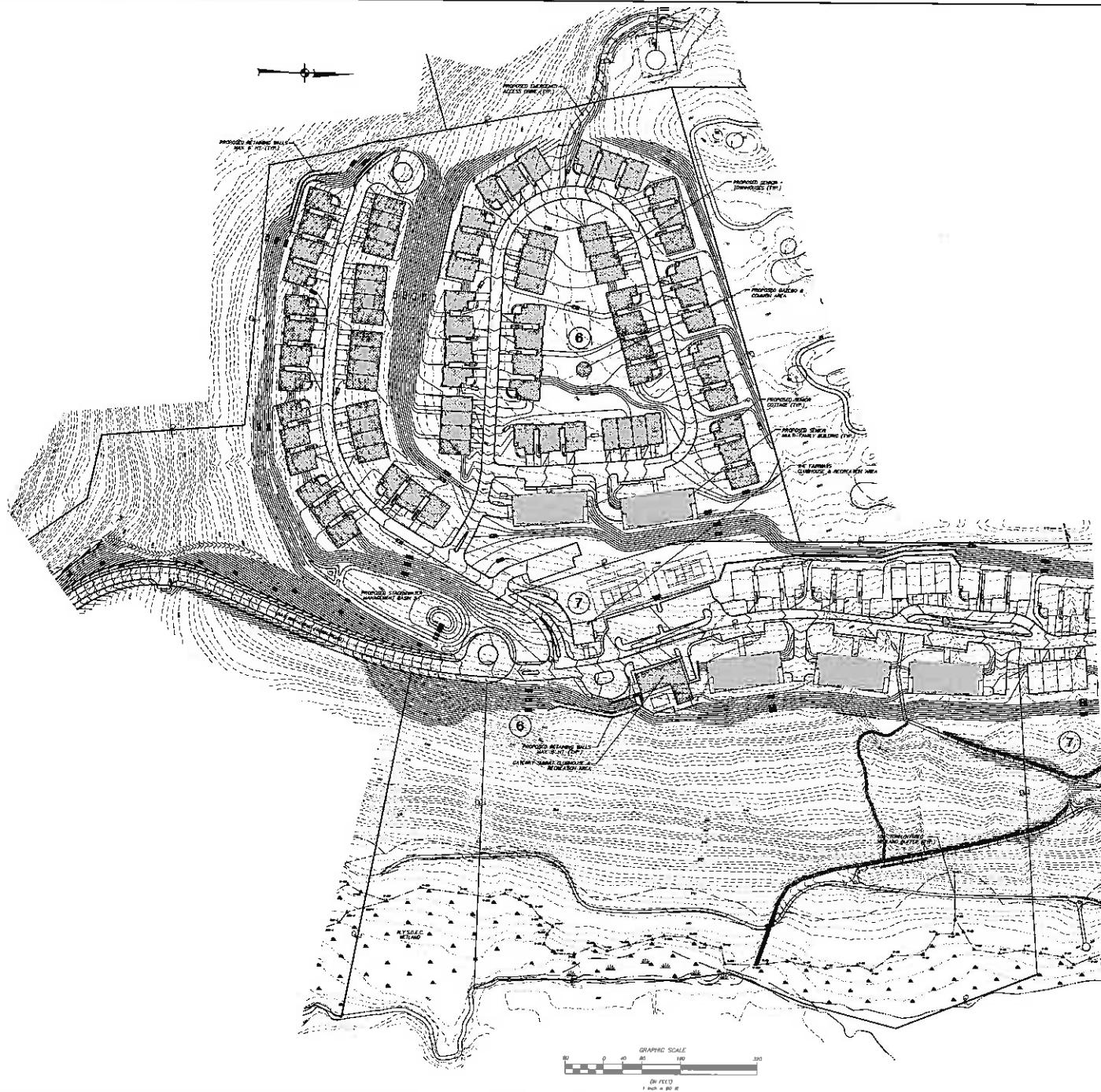
Subcatchment 4.3S – North Portion of the Development

	Drainage Area (Acres)	Impervious Area (Acres)
Approved SWPPP	5.4	2.4
Amended Plan	5.4	2.2

- Stormwater Treatment Train 4.3P to 4.4P requires no change.

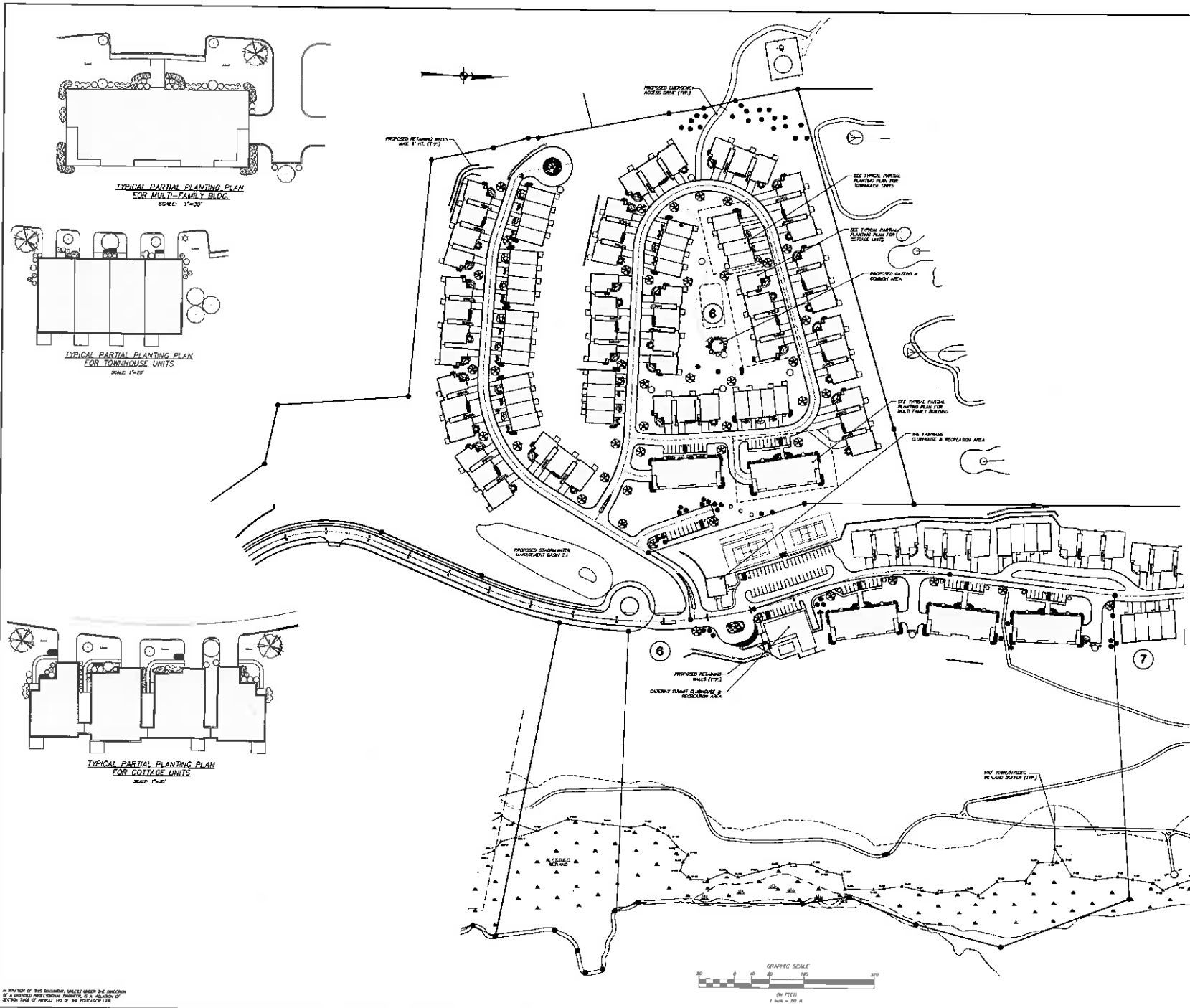
4.0 CONCLUSION

The subject stormwater basins can support the new housing configuration of the subject developments. As noted in the summary above the drainage areas to each stormwater treatment train are proposed to remain the same, and the impervious cover within the drainage area is either proposed to be unchanged or be reduced. As there is no increase in these two critical parameters, no impacts to the stormwater infrastructure is currently anticipated. An updated SWPPP will be provided with the detailed Amended Site Plans. It is also important to note that, if necessary there is the potential for modifications to the stormwater basins to increase their water quality treatment and peak flow attenuation capacities.



ALTERNATIVE OF THIS DOCUMENT, UNLESS UNDER THE SUPERVISION
OF A LICENSED PROFESSIONAL ENGINEER, SURVEYOR, OR A PROFESSIONAL
LANDSCAPE ARCHITECT, SHALL BE VOID AND OF NO EFFECT.

NO.	DATE	REVISION	BY
1	04/22/10		
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE P.C.			
PROJECT: GATEWAY SUMMIT - LOT 6A SENIOR HOUSING DEVELOPMENT 1/2 ACRES ±, 100' WIDE, 100' DEEP, 100' HIGH			
DRAWING: SCORING GRADING PLAN			
PROJECT NO.	0422106	PROJECT MANAGER	S.W.B.
DATE	3-1-10	DESIGNER	M.E.M.
SCALE	1" = 80'	CHECKED BY	D.E.M.
DRAWING NO.	SGP-1	SHEET	1



KEY	PLANTING/PAVING NAME	QTY	UNIT	REMARKS
PLANTING				
1	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
2	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
3	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
4	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
5	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
6	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
7	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
8	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
9	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
10	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
11	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
12	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
13	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
14	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
15	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
16	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
17	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
18	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
19	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
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28	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'
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100	Planting - Mature Tree / 10' x 10' x 10'	10	EA	10' x 10' x 10'

Planting Notes:

- All plant materials to be nursery grown.
- Plants shall conform with the American Association of Horticultural Producers in all major horticultural characteristics.
- Plants shall be planted in all locations designated on this plan or as noted in the field.
- All plants shall be heavy water tolerant varieties similar to those in the vicinity which they are to be planted.
- 3" x 3" x 3" Pin Oak shall not be planted over all planting holes.
- All proposed material shall be planted 2" from edge of proposed underground system to prevent 12" hole depth of impact.
- Use flow grading and placement of topsoil and any required soil amendments, to provide general appearance close to conditions with similar material as follows:
 - Topsoil: 10% to 20% of total soil volume
 - Subsoil: 80% to 90% of total soil volume
 - Gravel: 10% to 20% of total soil volume
 - Crushed Stone: 80% to 90% of total soil volume
 - Gravel: 10% to 20% of total soil volume
 - Crushed Stone: 80% to 90% of total soil volume

NO.	DATE	REVISED	BY
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
PROJECT: GATEWAY SUMMIT - LOT 6A & 6B SENIOR HOUSING DEVELOPMENT			
ALL WORK & PLAN OF CONSTRUCTION, PERMIT REQUIRED			
SENIOR LANDSCAPE & RECORDAL PLAN			
PROJECT NO.	DATE	SCALE	BY
04232 T06	04/23/2006	3" = 1'-0"	MEAL
DATE	BY	CHECKED	DATE
04/23/2006	MEAL	D.M.K.	04/23/2006
SCALE	1" = 60'	DATE	BY
SLRP-1			1

IN WITNESS WHEREOF, I, the undersigned, have caused this plan to be signed and sealed by me and the seal of the State of Florida to be hereunto affixed, this 23rd day of April, 2006.

51'-0"

117'-0"

UNIT 2.1
1782 SF

LOBBY

STAR 2

STAR 1

ELEV

TRASH

UNIT 2.2
1659 SF

BALCONY

UNIT 2.3
1495 SF

BALCONY

UNIT 2.4
1340 SF

BALCONY

UNIT 2.5
1495 SF

BALCONY

51'-0"

46'-0"

51'-0"



GATEWAY SUMMIT & THE FAIRWAYS SENIOR HOUSING
MULTI FAMILY BUILDING - FRONT ELEVATION
MARCH 4, 2016



GATEWAY SUMMIT & THE FAIRWAYS SENIOR HOUSING
MULTI FAMILY BUILDING - SIDE / REAR ELEVATION
MARCH 4, 2016



March 4, 2016

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

RE: Gateway Summit Senior Housing (Tax Map No. 55.-2-24.6 & 24.7) and
The Fairways Senior Housing (Tax Map No. 55.-2-24.8)

Dear Chairman Gary and Members of the Board:

In support of the above referenced projects, we have enclosed the following documents:

- Application for Amended Site Plan Approval for both projects dated March 4, 2016.
- Draft SEQR Evaluation Forms for both projects dated March 4, 2016.
- SEQR Site Plans (consisting of 6 sheets) dated March 4, 2016.
- Stormwater Pollution Prevention Plan (SWPPP) Assessment dated March 4, 2016.
- Architectural Plans and Elevations of the proposed multifamily building.
- Two checks for \$3,000.00 each for Amended Site Plan fees.

The applicant for The Fairways and Gateway Summit Senior Housing projects is proposing an amendment to the previously approved site plans in order to address current market conditions. The amendment generally relates to the arrangement and types of units contained within the project, but does not affect the total unit count or the general scheme of the infrastructure serving the project. The amendment will require a variance from the Town code to allow the multifamily buildings to be constructed to three stories in lieu of the code limit of two stories. Please note the proposed multifamily building will still meet the code building height limitations. This important change will allow for a much more marketable product for both the multifamily units, as well as provide a better distribution of different unit types throughout the site.

The Planning Board previously approved a SEQRA Findings Statement for both Gateway Summit and The Fairways that included a SEQRA Evaluation Form to be used to evaluate future site plans or amendments. The SEQRA Evaluation Form notes that the applicant may amend a site plan or submit a new plan. Both the Findings Statement and SEQRA Evaluation Form indicate that if such revised or new site plan submission does not substantially exceed the established thresholds no additional environmental review will be required, including but not limited to lead agency designations and determinations of significance (negative declaration). The Findings Statement states that this SEQRA Evaluation Form determination should be made at the beginning of the amended site plan review process as soon as possible after a site plan application is submitted.

The necessity to obtain an area variance from the Zoning Board of Appeals (ZBA) for the number of stories creates a unique procedural situation. Without benefit of assurance of the granting of the area variance permitting the three story buildings, the applicant is reluctant to provide all of the detail required for the full amended site plans until such variance has been granted. At the same time, the applicant understands that the Board needs sufficient detail in order to allow the process to proceed within the applicable laws and standards. The applicant envisions a three step process as follows:

1. Initial project review with the Planning Board and SEQR assessment using the pre-determined SEQR Evaluation Forms to confirm compliance of the amended projects.
2. Application to the ZBA seeking an area variance to allow three stories in lieu of the permitted two stories while staying within the code limitation for building height.
3. Following successful results from the variance request, return to the Planning Board for the detailed review of the amended site plans and architecture for the projects.


We look forward to meeting with the Board at the next available meeting to review the plan, discuss the draft SEQR Evaluation Forms, and obtain a referral to the ZBA.

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/amh

Enclosures

cc: Fred Koelsch, CRI

Insite File No. 04232.106 & 05140.100



The Fairways

TOWN OF CARMEL

SITE PLAN APPLICATION INSTRUCTIONS



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

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

No application will be placed on the agenda that is incomplete

Pre-Submission:

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

Submission Requirements:

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

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

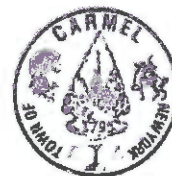
- ☒ 11 copies of the Site Plan Application Form, signed and notarized.
- ☒ 11 copies of the SEQR ~~Environmental Assessment Form~~ ^{EVALUATION FORM} (use of short form or long form shall be determined at pre-submission conference).
- ☒ 5 full size sets of the Site Plan (including floor plans and elevations)
- ☒ 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. (PREVIOUSLY SUBMITTED)
- ☐ 2 copies of all easements, covenants and restrictions. (PREVIOUSLY SUBMITTED)
- ☒ The appropriate fee, determined from the attached fee schedule. Make checks payable to the Town of Carmel.

Ron Trumble 3/9/16
Planning Board Secretary; Date

Bruce [Signature] 3/9/16
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION			
Application Name: THE FAIRWAYS SENIOR HOUSING DEVELOPMENT		Application # 16-0006	Date Submitted: 3-4-2016
Site Address: No. _____ Street: GATEWAY DRIVE Hamlet: CARMEL			
Property Location: (Identify landmarks, distance from intersections, etc.) 			
Town of Carmel Tax Map Designation: Section 55 , Block 2 Lot(s) 24.8		Zoning Designation of Site: C/BP	
Property Deed Recorded in County Clerk's Office Date 4-11-05 Liber 1701 Page 332		Liens, Mortgages or other Encumbrances Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Existing Easements Relating to the Site No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Describe and attach copies: SEE PREVIOUSLY SUBMITTED + APPROVED G+ SUBDIVISION PLAT		Are Easements Proposed? No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Describe and attach copies: SEE PREVIOUSLY SUBMITTED + APPROVED G+ SUBDIVISION PLAT	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached List to this Application Form TO BE PROVIDED LATER			
APPLICANT/OWNER INFORMATION			
Property Owner: PAR FOUR REALTY COMPANY, LLC		Phone #: 845-228-1400	Email: CRILLCC@COMCAST.NET
Owners Address: No. 1699 Street: ROUTE 6, SUITE 1 Town: CARMEL State: NY Zip: 10512		Applicant (If different than owner): SAME	
Applicant Address (If different than owner): No. _____ Street: _____ Town: _____ State: _____ Zip: _____		Individual/ Firm Responsible for Preparing Site Plan: JEFFREY J. CONTELMO, P.E., INSITE ENGINEERING, SURVEYING + LANDSCAPE ARCHITECTURE P.C.	
Address: No. 3 Street: GARRETT PLACE Town: CARMEL State: NY Zip: 10512		Phone #: 845-225-9690	Email: jcontelmo@insite-eng.com
Other Representatives:		Fax#: 845-225-9717	Email:
Owners Address: No. _____ Street: _____ Town: _____ State: _____ Zip: _____			
PROJECT DESCRIPTION			
Describe the project, proposed use and operation thereof: 150 unit Senior Housing Project			


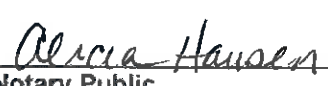
TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: <u>98.7 ±</u> Square Feet: <u> </u>		Square footage of all existing structures (by floor): <u> </u>	
# of existing parking spaces: <u>0</u>		# of proposed parking spaces: <u>410</u>	
# of existing dwelling units: <u>0</u>		# of proposed dwelling units: <u>150</u>	
Is the site served by the following public utility infrastructure: <ul style="list-style-type: none"> ▪ Is project in sewer district or will private septic system(s) be installed? <u>SEWER DISTRICT</u> ▪ If yes to Sanitary Sewer answer the following: <ul style="list-style-type: none"> ▸ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▸ Is this an in-district connection? <u> </u> Out-of district connection? <u> </u> ▸ What is the total sewer capacity at time of application? <u> </u> ▸ What is your anticipated average and maximum daily flow <u> </u> 			
For Town of Carmel Town Engineer <ul style="list-style-type: none"> ▸ What is the sewer capacity <u> </u> 			
• Water Supply Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
If Yes: <ul style="list-style-type: none"> ▸ Does approval exist to connect to water main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▸ What is the total water capacity at time of application? <u> </u> ▸ What is your anticipated average and maximum daily demand <u> </u> 			
• Storm Sewer Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
• Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
• Gas Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
• Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
For Town of Carmel Town Engineer			
Water Flows <u> </u> Sewer Flows <u> </u>			
Town Engineer, Date <u> </u>			
What is the predominant soil type(s) on the site? <u>SEE FGEIS</u>		What is the approximate depth to water table? <u>on file</u>	
Site slope categories:		15-25% <u> </u> % 25-35% <u> </u> % >35% <u> </u> %	
Estimated quantity of excavation:		Cut (C.Y.) <u> </u> Fill (C.Y.) <u> </u>	
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
Is the site located in a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the sight distance? Left <u> </u> Right <u> </u>			
Is the site located within 500' of: <u>Existing Entrance</u>			
• The boundary of an adjoining city, town or village Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
• The boundary of a state or county park, recreation area or road right-of-way Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
• A county drainage channel line. Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
• The boundary of state or county owned land on which a building is located Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations <div style="text-align: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></div>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations <div style="text-align: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></div>			
Does the site disturb more than 5,000 sq ft		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Jurisdiction: NYSDEC: <input checked="" 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 checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <i>already referred</i>	
Does the site contain waterbodies, streams or watercourses?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Are any encroachments, crossings or alterations proposed?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Is the site located adjacent to New York City watershed lands?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input type="checkbox"/> <i>TBD</i>			
Has this application been referred to the Fire Department?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> <i>previously</i>	
What is the estimated time of construction for the project? <i>see FGES on file</i>			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area			
Lot Coverage			
Lot Width			
Lot Depth			
Front Yard			
Side Yard			
Rear Yard			
Minimum Required Floor Area			
Floor Area Ratio			
Height			
Off-Street Parking			
Off-Street Loading			

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, identify variances: <div style="font-size: 1.2em; font-family: cursive;">for 3 story multifamily buildings</div>
PROPOSED BUILDING MATERIALS	
Foundation	
Structural System	TBD
Roof	
Exterior Walls	
APPLICANTS ACKNOWLEDGEMENT	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
PAUL CAMARDA PAR FOUR REALTY COMPANY, LLC Applicants Name	<div style="font-size: 1.2em; font-family: cursive; text-align: center;">  </div> Applicants Signature
Sworn before me this <u>3rd</u> day of <u>March</u> 20 <u>16</u>	
<div style="font-size: 1.2em; font-family: cursive; text-align: center;">  </div> Notary Public	<div style="font-size: 0.8em;"> Alicia Hansen Notary Public, State of New York Reg. # 01H46086470 Qualified In Dutchess County Commission Expires January 27, 20<u>19</u> </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	Weived by the Town
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	The location of all existing and proposed easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Proposed signage	<input 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"/> N/A ↑	<input type="checkbox"/>

ALL INFO SUBMITTED AS PART OF
PREVIOUSLY APPROVED SITE PLANS.



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

ALL INFO SUBMITTED AS PART OF PREVIOUSLY APPROVED SITE PLANS.

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

I JEFFREY J. CONTELMO ^{P.E.} hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:



Professionals Seal

Paula Miranda
Signature - Applicant / OWNER

3/3/16
Date

Signature - Owner

Date



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Ronan Gombert

Signature - Planning Board Secretary

3/9/16

Date

Beth PPH

Signature - Town Engineer

3/9/16

Date

8/18/06, 4:15 pm

**SEQRA Evaluation Form
for
The Fairways Site Plan**

Project Name: The Fairways - Lot 7, Senior Housing Development **Date:** 3/4/16
Applicant: Par Four Realty Company LLC
Parcel No(s): 55.-2-24.8 **Total Acreage:** 101.8 Acres
Proposed Use: Senior Housing Residential
Peak Hour Traffic Generation: AM 40 ; PM 46 ; Saturday 46

The conceptual development plan for The Fairways was approved following the preparation and review of a Generic Environmental Impact Statement (GEIS). That GEIS evaluated the potential impacts of a Senior Housing development, which may be constructed and operated on the site and established minimum thresholds and criteria for the future review of individual site plans when they are submitted to the Town of Carmel Planning Board for approval. The reviewed concept plan included 150 senior units including a mix of multi-family, town-home and single family cottage style units.

The GEIS established minimum thresholds and criteria for the future review of individual site plans when they are submitted to the Town of Carmel Planning Board for approval. The purpose of this form, which is an attachment to the Findings Statement adopted for this project by the Planning Board, is to provide a basis for determining if the submitted site plans fall within the thresholds that the Planning Board has determined would mitigate adverse environmental effects to the maximum extent practicable. Site plan elements such as location and design of buildings, and location and design of interior roads for both the commercial and residential uses may change from the concept development plans in the FGEIS without any additional environmental review, provided they substantially meet the specific development threshold established in the GEIS process and specifically set forth in the Findings Statement.

If the proposed plans and any supplemental documentation submitted demonstrate that potential effects of the proposed use, design, size, and location of future development projects site plan fall substantially within the established thresholds as determined through use of this form, the Planning Board may complete site plan review as provided in 6 NYCRR 617.10 without any additional environmental review under the SEQRA regulations.

If the established thresholds are not met, further SEQRA review will be required including the issuance of a determination of significance. It is noted that the applicant may amend a proposed site plan or submit a new plan. If such revised or new site plan submission does not substantially exceed the established thresholds, no additional environmental review will be required.

The established thresholds consider the following:

1. Landscape Plans. Future application for development of The Fairways must provide landscaping plans that comply with Town of Carmel regulations and the GEIS Findings as they apply to setbacks and landscaped buffers to adjacent properties.

During the site plan review process, individual site plans must include landscaping plans designed to enhance the visual qualities of the use. Further, stormwater treatment basins must be planted with aesthetic and functional wetland and transitional plantings to provide water quality treatment, wildlife habitat and visual enhancement, and generally comply with Section 63-27C(4) and (5) of the Town Code.

8/18/06, 4:15 pm

Does the submitted site plan meet these requirements? Yes _____

(See SEQRA Landscape Plan dated 3/4/16)

If not, can the plan meet this requirement if minor revisions are made? _____

2. **Site Disturbance.** The conceptual development plan for The Fairways analyzed in the GEIS indicates that approximately 25 acres of The Fairways site would be graded to accommodate proposed development, and of that, approximately 15 acres would be on slopes that exceed 15 percent. Significant grading activities should occur substantially within the areas of disturbance established in the concept development plans in the final GEIS. Further, the GEIS indicates that no significant grading or other land disturbance activities are expected in areas outside of those shown in the Overall Development Plan for The Fairways project and that Erosion and Sediment Control Plans must accompany site plan applications. In addition to complying with the Finding Statement, these plans must be prepared in conformance with New York State Department of Environmental Conservation (NYSDEC) and New York City Department of Environmental Protection (NYCDEP) design guidelines, with special consideration given to erosion control on any land to be disturbed on slopes greater than 15 percent.

Do the submitted Site Plans reflect overall site disturbance and disturbance of steep slopes for the construction of roads, buildings and other components of the proposed project that are generally within the areas of potential disturbance shown on the Grading Plans included in the GEIS and that do not significantly exceed the disturbance estimates in described in the GEIS?

Yes, (See SEQRA Grading Plan dated 3/4/16)

If not, can the plan meet this requirement if minor revisions are made?

____ Yes ____ No

Has a detailed Erosion and Sediment Control Plan been submitted in conformance with NYSDEC and NYCDEP design guidelines?

☒ Yes ____ No (Previous Erosion and Sediment Control Plan to be updated for new layout as part of detailed Amended Site Plan).

If not, can the Erosion and Sediment Control Plan be revised to comply with these standards?

☒ Yes ____ No

3. **Stormwater Management.** The individual site plan application is to include Management Plan that generally conforms to the Stormwater Pollution Prevention Plan (SWPPP) prepared for The Fairways generally and that complies with the New York State General Permit for Stormwater Discharge (GP-02-01) and the New York City Watershed Rules and Regulations. Adherence to these rules will be a condition of site plan approval.

Does the application include site plan specific SWPPP?

☒ Yes ____ No (Project currently has NYSDEC General Permit Coverage. SWPPP Assessment submitted for new layout, confirming compliance. SWPPP to be updated for new layout as part of detailed Amended Site Plan).

4. **Traffic.** Note: In the event that the Modified Road Configuration Alternative is proposed, skip to 4A, Traffic Alternative, below.

A work permit application for any work in the state right-of-way of US Route 6 shall be submitted and approved by NYS DOT, as may be applicable. A concept plan for access improvements shall be provided to NYS DOT as well as to the Town of Carmel Planning Board for the Board's review for compliance with the findings statement and input to NYS DOT.

8/18/06, 4:15 pm

Mitigation measures were proposed in the GEIS for the eastern access road to mitigate impacts to traffic flow on US Route 6 due to the combined Gateway Summit and The Fairways projects. Thresholds have been established relative to the generation of site traffic and timing of mitigation measures as noted below. It is noted that construction of development gaining access from the westerly access road (secondary access road in this case) can proceed at any time, and certificates of occupancy issued, without any road improvements or other traffic mitigation.

Note: If mitigation measures are installed in connection with prior applications, these thresholds may be moot.

Site development plans and construction activities that do not exceed the thresholds noted below may proceed with out further review other than NYSDOT work permits as may be required for any work in the State Right of Way. Additionally, site development plans and construction activities not exceeding such thresholds may be constructed and receive certificates of occupancy without any additional traffic mitigation.

What is the projected peak hour trip generation for pending or approved uses to date at the eastern access road? N/A See 4A **entering trips;** N/A See 4A **exiting trips**

Left Turn Lane Threshold

Does the proposed use in combination with the aforementioned pending or approved uses generate a total of more than 60 peak hour entering vehicles at the eastern access road?

N/A See 4A **Yes** ☐ **No** ☐

If so, has the Applicant applied to the NYS DOT for a left turn lane on US Route 6 into the eastern access road to mitigate potential traffic impacts?

N/A See 4A **Yes** ☐ **No** ☐

Certificates of occupancy for the additional site development plans and construction activities projected to generate more than another 60 peak hour entering trips at the eastern access road shall be issued when either; i) NYS DOT approves a permit for the left lane and it is installed; or ii) the NYS DOT finds that such improvement is not required.

Traffic Signal Threshold

Does the proposed use in combination with the aforementioned pending or approved uses generate a total of 100 or more peak hour exiting vehicles at the eastern access road from the Gateway Summit and The Fairways projects?

N/A See 4A **Yes** ☐ **No** ☐

If so, has the Applicant applied to NYSDOT to construct a traffic light at the eastern site access intersection with US Route 6?

☐ **Yes** ☐ **No**

Certificates of occupancy shall be issued for additional site development plans and construction activities projected to generate more than 100 peak hour exiting vehicles, at

8/18/06, 4:15 pm

the eastern access road when either; i) NYS DOT approves a permit for the traffic light and it is installed; or ii) the NYS DOT finds that such traffic light is not required.

Any signal design and installation shall have the potential to accommodate a left turn lane if determined necessary and approved by NYSDOT.

4A. Modified Access Alternative. In the likely event that this access alternative is pursued the following thresholds shall apply.

A work permit application for any work in the state right-of-way of US Route 6 shall be submitted and approved by NYS DOT, as may be applicable. The developer of the site will need to provide a concept plan for access improvements to NYS DOT as well as to the Town of Carmel Planning Board for the Board's review for compliance with the findings statement and input to NYS DOT. The applicant will need to provide designs for the betterment project to widen the railtrail crossing structure of US Route 6 to permit a left turn lane into the site.

Mitigation measures were proposed in the GEIS for the western access road to mitigate impacts to traffic flow on US Route 6 due to the combined Gateway Summit and The Fairways projects. Thresholds have been established relative to the generation of site traffic and timing of mitigation measures as noted below for the Modified Access Alternative. It is noted that construction of development gaining access from the eastern access road (secondary access road in this case) can proceed at any time, and certificates of occupancy issued, without and good improvement, or other traffic mitigation.

Note: If mitigation measures are installed in connection with prior applications, these thresholds may be moot.

Site development plans and construction activities that do not exceed the thresholds noted below may proceed with out further review, other than NYSDOT work permits as may be required for any work in the State Right of Way. Additionally, development not exceeding such thresholds may be constructed and receive certificates of occupancy without any additional traffic mitigation.

8/18/06, 4:15 pm

What is the projected peak hour trip generation for pending or approved uses to date at the western site access drive? _____ entering trips; _____ exiting trips.

36 AM, 56 PM, 46 Sat.

44 AM, 36 PM, 46 Sat.

(For both The Fairways & Gateway Summit)

Traffic Signal Threshold

Does the proposed use in combination with the aforementioned pending or approved uses generate more than 60 peak hour entering and 90 peak hour exiting vehicles at the western site access road from the Gateway Summit and The Fairways projects?

☐ Yes ☒ No (both thresholds must be met).

If so, has the Applicant applied to NYSDOT to construct a traffic light at the western site access intersection with US Route 6?

☐ Yes ☐ No

Note: As per the Findings, Certificates of occupancy shall be issued for development projected to generate more than 60 entering and 90 exiting at the western access road during peak hours when either; i) NYS DOT approves a permit for the traffic light and it is installed; or ii) the NYS DOT finds that such traffic light is not required.

Any signal design and installation shall have the potential to accommodate a left turn lane if determined necessary and approved by NYSDOT.

Left Turn Lane Threshold

Does the proposed use in combination with the aforementioned pending or approved uses generate a total of more than 70 additional peak hour entering trips, for a cumulative total of more than 130 peak hour entering trips at the western access road?

☐ Yes ☒ No (Note left turn lane already constructed by Applicant)

If so, the Applicants shall apply to the NYS DOT for a left turn lane at that location. Certificates of occupancy for the additional development projected to generate more than another 70 additional entering trips (130 cumulative trips) at the western access road shall be granted if: i) NYS DOT approves a permit for the left hand access road and it is installed, or ii) the NYS DOT finds such improvement is not required.

5. Open Space Preservation. The conceptual development plan analyzed in the GEIS includes provisions for preserving approximately 60 acres of the Fairways site to be within conservation easement areas. These are intended to permanently protect and preserve wetlands, wetland buffers and open space. This preserved area will include trails for hiking and access to the lake and may include water well installation.

Does the submitted Site Plan include provisions for long term preservation of open space in a manner consistent with this mitigation measure?

☒ Yes ☐ No

8/18/06, 4:15 pm

6. Community Services. The mitigation requirements for community services relative to the water supply system require two separate distribution systems, "high" and "low".

The high-pressure water system will be designed and constructed to include a new pump station and the extension of the high pressure distribution system to service the existing homes on Kelly Ridge Road, Everett Drive and Bard Road above elevation 660 (approximately 3,500 linear feet of new water main pipe will be installed to service existing homes on those roads). This system will be on line prior to the first Certificate of Occupancy (C.O.), being issued for the Project.

The system will include a new pump station and a new 135,000 gallon water storage tank (average daily project design flow) next to the existing tank at the end of Everett Drive. This new tank would be located south of the existing tank on the Carmel Water District #2 parcel. This tank will be online prior to the first C.O. being issued for the Gateway Senior Housing Project or The Fairways Senior Housing Project. All new water mains, pump station, tank, and appurtenances internal to the site would be installed at no cost to the water district.

All project buildings will be protected by an automatic fire sprinkler system so as not to increase the Carmel Water District #2 fire protection needs. Each building system will be operational prior to the issuance of the C.O. for each building.

The project's deeds will include a restrictive covenant prohibiting the use of the municipal water system for irrigation purposes. A restrictive covenant establishing such restriction will be filed with the County at the time the subdivision plat is filed.

A Water Supply Easement is proposed to be granted to the District over an approximately 50-acre area located in the area to the east of the proposed YMCA on the Gateway Summit and The Fairways sites. This easement will allow the CWD #2 the right to develop, construct and maintain a groundwater supply if ever desired. This easement will also define a specific area where the Town could potentially locate a booster station. The Water Supply easement will run through the Gateway Summit senior housing lot and The Fairways, and will provide access through lot 6 (the "YMCA" lot). This easement will be as shown on the subdivision plat and an easement filed with the County at the time the subdivision plat is filed.

Does the submitted Site Plan address the construction phasing of the aforementioned mitigation measures? ☒ Yes ☐ No

(Phasing to comply with approved sequencing and scope of improvements).

If not, can the plan be adjusted to meet this requirement? _____

8/18/06, 4:15 pm

7. **Blasting.** The GEIS concludes that development of The Fairways may require blasting. Any blasting which is required will be done in full conformance with the New York State Code. A blasting protocol is summarized in the GEIS, which includes pre-blasting inspections, test blasting, seismographic monitoring and daily logs of seismographic data, explosive use and field conditions.

Can the proposed site plan be implemented without the need for blasting? _____

☒ Yes _____ No

If not, has a blasting plan been prepared? _____ Yes _____ No

8. **Recreation Facilities.** The site plan analyzed for the GEIS provides recreation facilities that will be available for use by the future residents of the Fairways. . These facilities include a main clubhouse with two stories and a footprint that can be as large as 15,000 square feet, an indoor pool within the main clubhouse, a sport court, an approximately 1,500 square feet greenhouse, an outdoor pool and terrace, and access to the existing lake for recreation use. The specific recreation components may be altered without additional environmental review provided they meet the recreational needs of the senior housing and do not substantially exceed the areas of disturbance and create new significant adverse environmental impacts.

Does the submitted Site Plan include provision for recreation facilities in a manner consistent with the above? ☒ Yes _____ No

If not, can the plan meet this requirement if minor revisions are made?
_____ Yes _____ No

Conclusion:

Does this site plan application substantially conform with the thresholds outlined above as established by the GEIS and the Findings Statement for the Gateway Summit and Gateway Summit and The Fairways projects? (It is noted that the applicant may modify the site plan so that it is substantially conforms to the thresholds.) ☒ Yes _____ No

If yes, as proposed or modified, no further SEQRA review is required.

If no, the Planning Board will conduct additional SEQRA review, specifically limited to the potentially significant adverse environmental impacts arising from the site plan exceeding the above described specific thresholds.

Accepted by resolution of the Town of Carmel Planning Board:

Planning Board Chairman

Date



Gateway Summit and The Fairways

Senior Housing

Stormwater Pollution Prevention Plan Assessment

March 4, 2016

1.0 INTRODUCTION

The Stormwater Pollution Prevention Plan (SWPPP) for Gateway Summit and The Fairways Senior Housing developments was previously approved and is current with its associated permits. The development has coverage under the New York State Department of Environmental Conservation's General Permit for Stormwater Discharges from Construction Activity. The configuration of the housing units is proposed to be slightly modified. In general the infrastructure improvements will remain the same. An assessment of the SWPPP was performed to confirm that the housing unit modifications would work with the previously approved stormwater infrastructure.

The primary changes that would impact the stormwater infrastructure would be an increase in drainage area, or increase in impervious coverage within a drainage area. The approved SWPPP used townhome style development (65% impervious) to estimate impervious cover. An assessment of both the overall drainage area and proposed impervious cover for the Amended Site Plan versus the approved SWPPP is summarized below.

2.0 GATEWAY SUMMIT SENIOR HOUSING

Subcatchment 1.1S – North Portion of the Development

	Drainage Area (Acres)	Impervious Area (Acres)
Approved SWPPP	21.9	8.8
Amended Plan	21.9	7.4

- Stormwater Treatment Train 1.1P to 1.3P requires no change.

Subcatchment 2.1S – South Portion of the Development

	Drainage Area (Acres)	Impervious Area (Acres)
Approved SWPPP	7.5	2.9
Amended Plan	7.5	2.9

- Stormwater Treatment Train 2.1P to 2.2P requires no change.

3.0 THE FAIRWAYS SENIOR HOUSING

Subcatchment 4.1S – South Portion of the Development

	Drainage Area (Acres)	Impervious Area (Acres)
Approved SWPPP	13.6	5.9
Amended Plan	13.6	5.9

- Stormwater Treatment Train 4.1P to 4.2P to 4.4P requires no change.

Note: To maintain the same impervious cover as the approved SWPPP for subcatchment 4.1S, 0.8 acres of pavement including the shared loop driveways, multifamily building driveways, and multifamily parking spaces are proposed to be porous pavement.

Subcatchment 4.2S – Central Portion of the Development

	Drainage Area (Acres)	Impervious Area (Acres)
Approved SWPPP	5.7	2.5
Amended Plan	5.7	2.5

- Stormwater Treatment Train 4.2P to 4.4P requires no change.

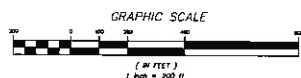
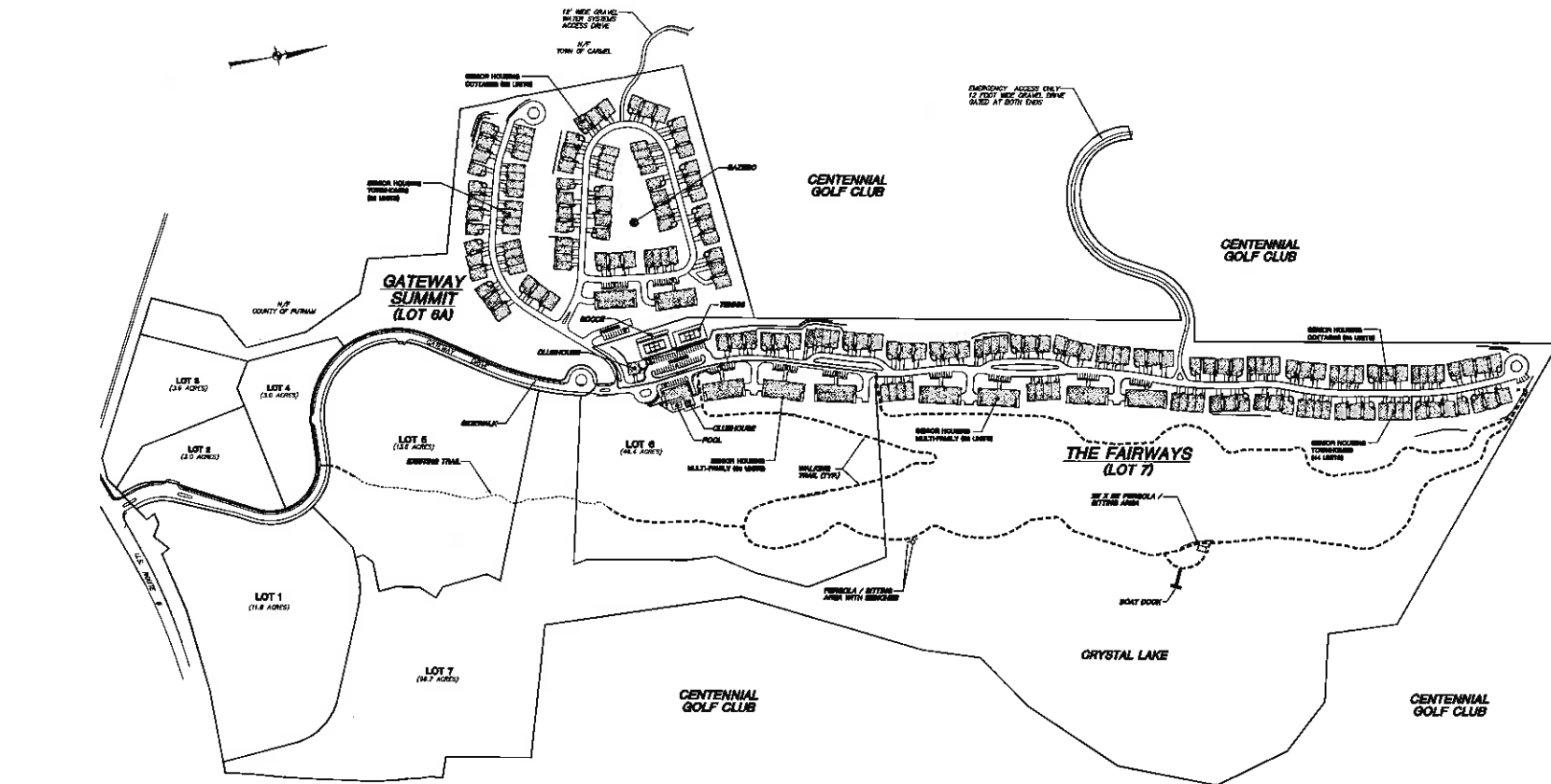
Subcatchment 4.3S – North Portion of the Development

	Drainage Area (Acres)	Impervious Area (Acres)
Approved SWPPP	5.4	2.4
Amended Plan	5.4	2.2

- Stormwater Treatment Train 4.3P to 4.4P requires no change.

4.0 CONCLUSION

The subject stormwater basins can support the new housing configuration of the subject developments. As noted in the summary above the drainage areas to each stormwater treatment train are proposed to remain the same, and the impervious cover within the drainage area is either proposed to be unchanged or be reduced. As there is no increase in these two critical parameters, no impacts to the stormwater infrastructure is currently anticipated. An updated SWPPP will be provided with the detailed Amended Site Plans. It is also important to note that, if necessary there is the potential for modifications to the stormwater basins to increase their water quality treatment and peak flow attenuation capacities.



Gateway Summit and The Fairways

Overall Amended Site Plan

Town of Carmel, Putnam County, New York

Scale: 1" = 200' March 4, 2016

UNIT SUMMARY

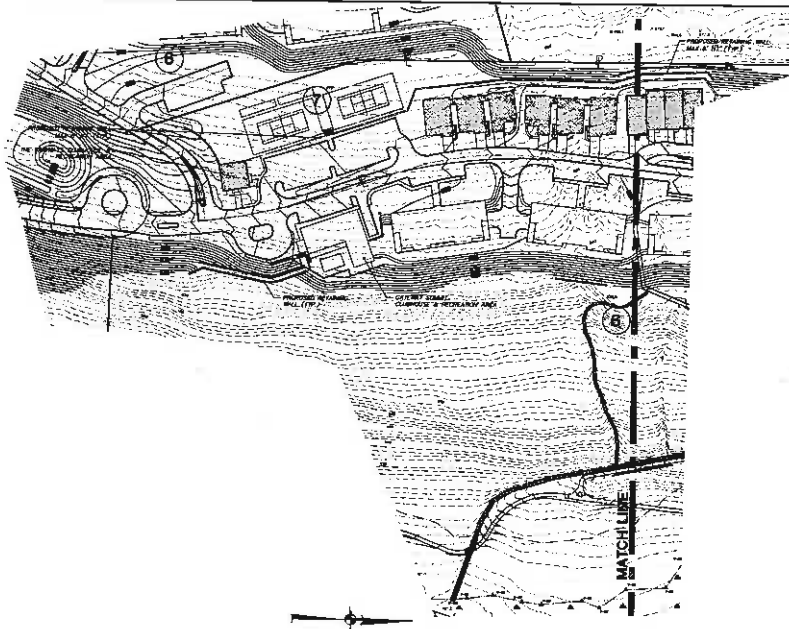
GATEWAY SUMMIT:

MULTI FAMILY	= 65 UNITS
TOWNHOUSES	= 32 UNITS
COTTAGES	= 53 UNITS
TOTAL	= 150 UNITS

THE FAIRWAYS:

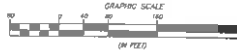
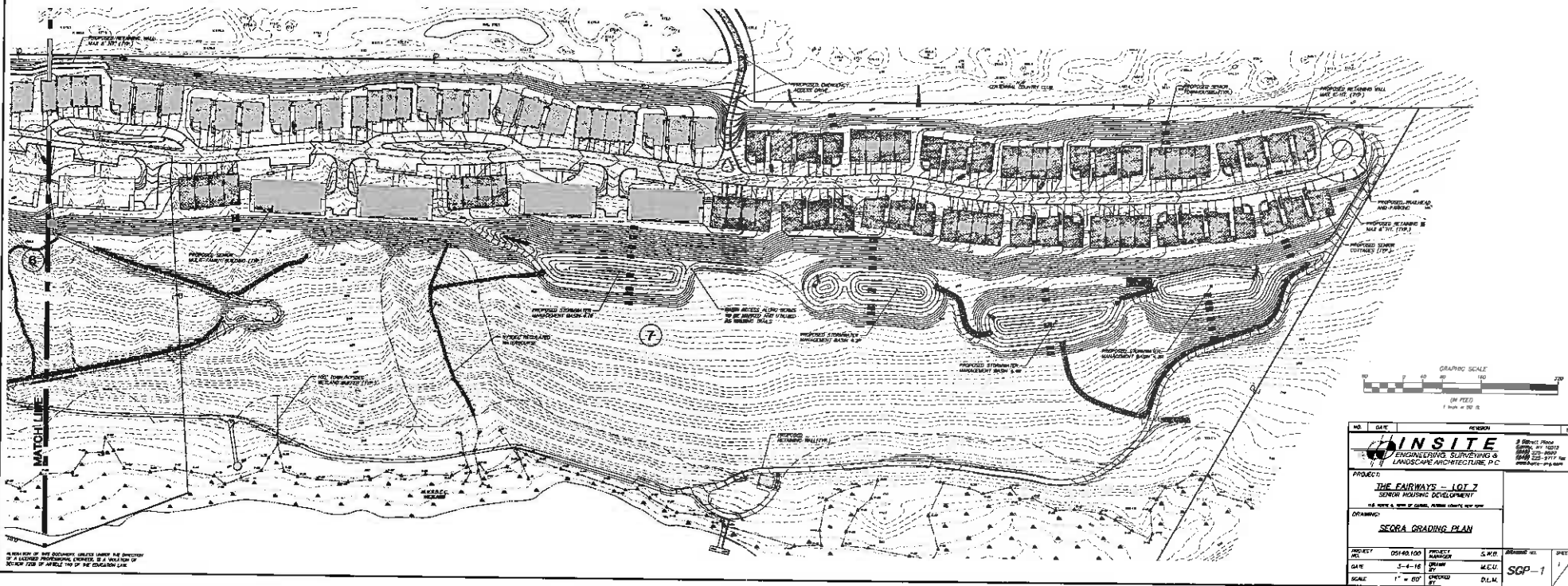
MULTI FAMILY	= 52 UNITS
TOWNHOUSES	= 44 UNITS
COTTAGES	= 54 UNITS
TOTAL	= 150 UNITS

GRAND TOTAL = 300 UNITS



LEGEND	
	Property Line
	Center of Road
	Center of Water
	Proposed of Road
	Existing Road
	Existing Water
	Proposed of Water
	Existing of Water
	Proposed of Water
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	Proposed of Water
	Existing of Water
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	Existing of Water
	Proposed of Water
	Existing of Water

REFER TO DRAWING OP-1 OF SITE PLAN SET FOR GENERAL NOTES.



NO.	DATE	REVISION	BY
1	05/10/10	1	MEU
2	05/10/10	2	MEU
3	05/10/10	3	MEU
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5	05/10/10	5	MEU
6	05/10/10	6	MEU
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85	05/10/10	85	MEU
86	05/10/10	86	MEU
87	05/10/10	87	MEU
88	05/10/10	88	MEU
89	05/10/10	89	MEU
90	05/10/10	90	MEU
91	05/10/10	91	MEU
92	05/10/10	92	MEU
93	05/10/10	93	MEU
94	05/10/10	94	MEU
95	05/10/10	95	MEU
96	05/10/10	96	MEU
97	05/10/10	97	MEU
98	05/10/10	98	MEU
99	05/10/10	99	MEU
100	05/10/10	100	MEU



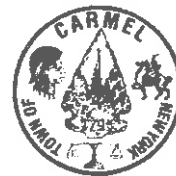
GATEWAY SUMMIT & THE FAIRWAYS SENIOR HOUSING
MULTI FAMILY BUILDING - FRONT ELEVATION
MARCH 4, 2016



GATEWAY SUMMIT & THE FAIRWAYS SENIOR HOUSING
MULTI FAMILY BUILDING - SIDE / REAR ELEVATION
MARCH 4, 2016



TOWN OF CARMEL SUBDIVISION 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 subdivision applications that have been deemed complete will be placed on the agenda in the order they are received.

Pre-Submission:

Prior to the formal submission of the subdivision, 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, 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 subdivision 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.

Submission Requirements:

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

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

- ☒ 11 copies of the Subdivision Application Form signed and notarized.
- ☒ 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- ☒ 5 full size sets of the Subdivision Plan
- ☒ 1 CD (in pdf. format) containing an electronic version of the Subdivision Plan
- ☒ 2 copies of the Disclosure Statement
- ☒ 11 copies of the Subdivision 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 Lombetta 3/10/16
Planning Board Secretary; Date

[Signature] 3/10/16
Town Engineer; Date



TOWN OF CARMEL SUBDIVISION APPLICATION



Per Town of Carmel Code – Section 131 – Subdivision of Land

SITE IDENTIFICATION INFORMATION		
Application Name: CARL Albano		Application # 16-0007
Date Submitted: 3/2/2016		
Site Address: No. 24 Street: Mechanic St Hamlet: Carmel NY 10512		
Property Location: (Identify landmarks, distance from intersections, etc.) Between Seminary Hill Road & Interlocken		
Town of Carmel Tax Map Designation: Section 55 Block 14 Lot(s) 1-26, 312		Zoning Designation of Site: Residential
Property Deed Recorded in County Clerk's Office Date 6/25/12 Liber 1900 Page 179		Liens, Mortgages or other Encumbrances Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Existing Easements Relating to the Site No <input checked="" type="checkbox"/> Describe and attach copies: Sewer		Are Easements Proposed? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Describe and attach copies:
Have Property Owners within a 500' Radius of the Site Been Identified? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: CARL & Anita Albano		Phone #: 621-1000 Email: CARL1055
Owners Address: No. 566 Street: Rt 6 Bldg #2		Fax #: 845-628-7421 @ Yahoo.com
Applicant (If different than owner):		Town: Mahopac State: NY Zip: 10541
Applicant Address (If different than owner): No. Street: Town: State: Zip:		Phone #: Fax#: Email:
Individual/ Firm Responsible for Preparing Site Plan: H Stanley Johnson & Co PC		Phone #: 914-241-3872 Fax#: 914-241-0438 Email:
Address: Smith Ave No. 42 Street: Town: MT Kisco State: NY Zip: 10549		Other Representatives: Phone #: Fax#: Email:
Owners Address: No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: Residential one family home - App is to revise the filed map to reflect the removal of conservation easement previously required by the ZBA. They have removed this restriction.		

TOWN OF CARMEL SUBDIVISION APPLICATION

PROJECT INFORMATION			
Size of existing parcel to be subdivided:			
Acres: <u>1</u>		Square Feet: <u>43560</u>	
Major Subdivision <input type="checkbox"/>		Minor Subdivision <input checked="" type="checkbox"/>	
Number of proposed lots: <u>1</u>	Size of proposed lots: <u>1 ACRE</u>		
Conventional Subdivision <input checked="" type="checkbox"/>		Cluster Subdivision <input type="checkbox"/>	
Will a 10% open space set aside be provided? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		If no, will a payment in-lieu be provided? Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
Will all new lots have frontage on a mapped street? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		If not, how will this deficiency be addressed?	
Is the site served by the following public utility infrastructure:			
<div style="display: flex; justify-content: space-between;"> ▪ Sanitary Sewer Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div> <div style="margin-left: 40px;"> If Yes: <div style="display: flex; flex-direction: column; margin-left: 20px;"> <div>▶ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></div> <div>▶ Is this an in-district connection? <u>yes</u> Out-of district connection? _____</div> <div>▶ What is the total sewer capacity at time of application? _____</div> <div>▶ What is your anticipated average and maximum daily flow _____</div> </div> </div>			
For Town of Carmel Town Engineer			
<div style="display: flex; justify-content: space-between;"> ▪ Water Supply Yes: <input type="checkbox"/> No: <input type="checkbox"/> </div> <div style="margin-left: 40px;"> If Yes: <div style="display: flex; flex-direction: column; margin-left: 20px;"> <div>▶ Does approval exist to connect to water main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></div> <div>▶ What is the total water capacity at time of application? _____</div> <div>▶ What is your anticipated average and maximum daily demand _____</div> </div> </div>			
<div style="display: flex; justify-content: space-between;"> ▪ Storm Sewer Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div>			
<div style="display: flex; justify-content: space-between;"> ▪ Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div>			
<div style="display: flex; justify-content: space-between;"> ▪ Gas Service Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div>			
<div style="display: flex; justify-content: space-between;"> ▪ Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div>			
Will any common areas be created outside of individual lots (road rights-of-way, recreation areas, stormwater management areas, etc.)? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is a homeowners association proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
What is the predominant soil type(s) on the site?		What is the approximate depth to water table?	
		<u>8-6 feet</u>	
Site slope categories: <u>15-25%</u> % <u>25-35%</u> % <u>>35%</u> %			
Estimated quantity of excavation: <u>N/A</u>		Cut (C.Y.) _____ Fill (C.Y.) _____	
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
Is the site located ion a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does a curb cut exist on the site? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
		What is the sight distance? Left <u>100'</u> Right <u>100'</u>	
Is the site located within 500' of:			
<div style="display: flex; justify-content: space-between;"> ▪ The boundary of an adjoining city, town or village Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div>			
<div style="display: flex; justify-content: space-between;"> ▪ The boundary of a state or county park, recreation area or road right-of-way Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div>			
<div style="display: flex; justify-content: space-between;"> ▪ A county drainage channel line. Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div>			

TOWN OF CARMEL SUBDIVISION APPLICATION

▪ The boundary of state or county owned land on which a building is located Yes: ☐ No: ☒

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

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

Does the site contain freshwater wetlands?
Yes: ☒ No: ☐

Jurisdiction:
NYSDEC: ☐ Town of Carmel: ☒

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

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

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

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

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

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

Will municipal or private solid waste disposal be utilized?

Public: ☒ Private: ☐

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

What is the estimated time of construction for the project?

construction complete

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area	1 AC	1 AC					
Lot Coverage							
Lot Width	98.19	98.19					
Front Yard							
Side Yard (minimum of 1)							
Side Yard (total of both)							
Rear Yard							
Habitable Floor Area							
Height							

ZBA approved

(if more than 5 lots are proposed, include additional zoning compliance information on a separate sheet)

Will variances be required? Yes: ☐ No: ☒ If yes, identify variances required for each lot:

APPLICANTS ACKNOWLEDGEMENT

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

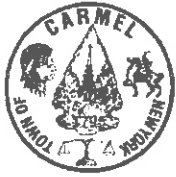
CARL & ANITA ALBANO
Applicants Name

[Signature]
Applicants Signature

Sworn before me this *1st* day of *March* 20*14*

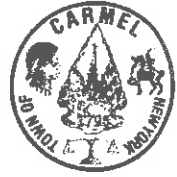
[Signature]
Notary Public

Denise Nizolek
Notary Public, State of New York
Registration no. 01N16218997
Qualified in Putnam County
Commission Expires March 15, 20*18*



TOWN OF CARMEL

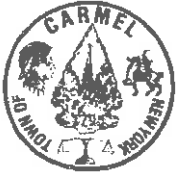
SUBDIVISION COMPLETENESS CERTIFICATION FORM



All Subdivisions submitted to the Planning Board for review shall include the following information and details, as set forth in Section 131-11-14 of the Town of Carmel Subdivision Regulations.

This form shall be included with the subdivision submission

Requirement Data		To Be Completed by the Applicant	Waived by the Town
General Requirements			
1	Key map at a scale of one inch equals 800 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Title block, including title of map; name of subdivision; name, address, seal and signature of professional engineer or land surveyor preparing the plat; written scale; date of original and all revisions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	A legend, including, names of all adjacent landowners and those within 500 feet of any property line; zoning district with the requirements of said zone; tax map, block and lot number; names and addresses of owner and subdivider; north point and graphic scale.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Location and identification of all zoning district boundaries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Identification of all maps filed in the County Clerk's office affecting properties within 500 feet of the lot to be subdivided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sketch Plan Requirements			
1	All General Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Proposed subdivision layout at a scale of not less than one inch equals 100 feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	All proposed lot lines, dimensions in feet and the areas of all lots in square feet and identifying numbers for each lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	The location of existing and proposed setback lines, streets within 200 feet of the subdivision, buildings, watercourses, railroads and bridges, culverts, drainpipes and any natural features, such as wooded areas and rock formations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Location and size of areas proposed to be reserved for recreation/open space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



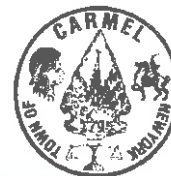
Requirement Data		To Be Completed by the Applicant	Waived by the Town
Preliminary Plat Requirements			
1	All General and Sketch Plan Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	The area included in the subdivision, by area of lots, roads, reservations if any, and total acreage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	The existing and proposed contours (at an interval of not more than two feet), suitably designated to differentiate, with proposed first-floor elevations of the buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Names of existing streets and proposed names of new streets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Preliminary profiles of all proposed roads.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Location, type and size of curbs, sidewalks and bikeways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	For subdivisions of five or more lots, front building elevation sketches and distribution of dissimilar building types on the site to avoid excessive similarity of exterior design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Plans of proposed utility layouts and all facilities, unsized.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	The natural flow of surface drainage (indicated with arrows and the final disposal of surface waters); location of existing and proposed watercourses, culverts, bridges, drainpipes, lakes and ponds, detention or retention ponds; tentative location of storm drain inlets with the drainage areas tributary to each outlined and the area shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Existing or proposed covenants or deed restrictions applying to the site and a preliminary draft of homeowners' association documents, if applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Final Plat Requirements			
1	All General, Sketch and Preliminary Plat Requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



TOWN OF CARMEL

SUBDIVISION COMPLETENESS

CERTIFICATION FORM



Requirement Data		To Be Completed by the Applicant	Waived by the Town
2	Dimensions exactly with reference to monuments, bearings, distances in feet, radii, points of curvature and tangency of property lines, lot widths and depths and square feet of each lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Location of all proposed setback lines on each lot, with corner and irregular-shaped lots identified as to front, side and rear yards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Location of all existing and proposed monuments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	All existing streets and streams within the subdivision and within 200 feet of the boundaries thereof, the width of the right-of-way of each street and existing public easements and municipal boundaries within 200 feet of the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	All proposed public easements or rights-of-way and the purposes thereof and proposed streets, identifying right-of-way width and names.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	All parcels proposed for open space/recreation use, with a statement of the purpose of each.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Construction plat, which shall include, in addition to the above: final first-floor elevations of dwellings and outside grades at their corner; proposed curb elevations at all lot corners; all existing structures, including a note indicating those to be removed and yard dimensions of those to remain; plans and profiles and proposed improvements and utility layouts; paving widths and locations, section and profiles; sidewalk widths and locations and sections; road alignment, complete with stations, center line curve data and existing and finished contours of the road and all regraded areas; details of manholes, catch basins, headwalls and any other required structure; locations of all street trees, lights and signs; maximum anticipated extent of the areas of cuts and fills where grade	<input checked="" type="checkbox"/>	<input type="checkbox"/>




TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM




Requirement Data		To Be Completed by the Applicant	Waived by the Town
	changes are proposed; the natural flow of surface drainage and the final disposal of surface waters; slopes of banks of all watercourses, if defined, and boundaries of floodplains; specifications, locations, profiles and detailed cross sections of the proposed storm drains, including all inlets and size of the drainage area of the streets, including grades and all other improvements.		
9	Final copy of the homeowners' association documents, if applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Deeds for land to be dedicated for road widening, recreation or other purposes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Erosion control standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel and with the terms of preliminary plan approval.	<input type="checkbox"/>	<input type="checkbox"/>

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

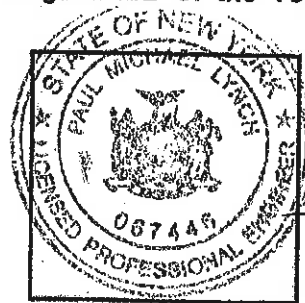
I, Paul M. Lynch hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:


Signature - Applicant

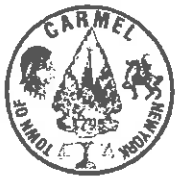

Signature - Owner

3/2/2016
Date

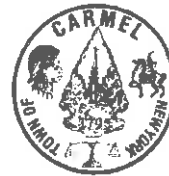
3/2/2016
Date



Professionals Seal



TOWN OF CARMEL
SUBDIVISION COMPLETENESS
CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Rose Gronluth

Signature - Planning Board Secretary

3/10/16
Date

[Signature]

Signature - Town Engineer

3/10/16
Date

617.20
Appendix B
Short Environmental Assessment Form

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.

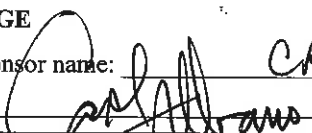
Part 1 - Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map): <div style="font-size: 1.2em; font-family: cursive;">24 Mechanic St Carmel NY 10512</div>			
Brief Description of Proposed Action: <div style="font-size: 1.2em; font-family: cursive;">Amend filed map per ZBA conservation easement restriction removed</div>			
Name of Applicant or Sponsor:		Telephone:	
<div style="font-size: 1.2em; font-family: cursive;">CARL Albano</div>		<div style="font-size: 1.2em; font-family: cursive;">845621-1000</div>	
Address:		E-Mail:	
<div style="font-size: 1.2em; font-family: cursive;">566 Rt 6 Bldg #2 Mahopac NY 10541</div>		<div style="font-size: 1.2em; font-family: cursive;">CARL1055@yahoo.com</div>	
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			<div style="font-size: 1.5em;">✓</div>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<div style="font-size: 1.5em;">✓</div>
3.a. Total acreage of the site of the proposed action? <div style="float: right; text-align: right;">1/4 acres</div>			
b. Total acreage to be physically disturbed? <div style="float: right; text-align: right;">N/A acres</div>			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <div style="float: right; text-align: right;">13 acres</div>			
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 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, a. A permitted use under the zoning regulations?	NO	YES <input checked="" type="checkbox"/>	N/A
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES	
b. Is the proposed action located in an archeological sensitive area?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES <input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, 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: _____	NO <input checked="" 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
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
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

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: CARL Albano Date: 3/2/2016

Signature: 

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<u>17</u>	

John Maxwell
Chairman

Philip Aglietti
Vice-Chair

TOWN OF CARMEL
ZONING BOARD OF APPEALS



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500
www.carmelny.org

Board Members
Rose Fabiano
Silvio Balzano
William Rossiter
Marc DiTomaso
Michael Schwarz

DECISION & ORDER

Name of Petitioner:	Carl Albano
Mailing Address:	11 Clark Place, Mahopac NY 10541
Property Address:	24 Mechanic Street, Carmel NY 10512
Tax Map Number:	55.14-1-26.31
Nature of Petition:	Change Condition of Variance Granted June 2012
Present at the Meeting:	Chairman John Maxwell, Vice-Chairman Philip Aglietti, Rose Fabiano, William Rossiter, Marc DiTomaso, Michael Schwarz, Silvio Balzano

The above referred to petition, having been duly advertised for a public hearing in the Courier and the Mahopac News, the official newspapers of the Town of Carmel on September 17th, 2015. The matter having duly come on to be heard before a duly convened meeting of the board at the Town Hall, Mahopac, NY on September 24th, 2015 and all the facts and evidence produced by the petitioner, by the administrative official concerned, and by interested parties having been duly heard, received and considered, and due deliberation having been had, the following decision is hereby made:

FINDING OF FACT:

Application concerns a one family residence currently under construction on a 1 acre piece of land. The applicant is seeking to remove a previous condition of a conservation easement from a parcel that was granted in June 2012. The property is located at 24 Mechanic Street, Carmel NY 10512 and is known by Tax Map #55.14-1-26.31.

There was public opposition to removing the previous condition that was granted in June 2012.

Purchase of additional property is not an option.

CONCLUSION:

Members of the Board are familiar with the subject premises and the conditions in the immediate neighborhood. The board has taken into consideration the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood and community.

The Board also considered those criteria for a variance as set forth at Town Law Section 267-b (3) (b) and determined that:

- 1) An undesirable change will not be produced in the character of the neighborhood and a significant detriment will not result to nearby properties if the variance is granted.
- 2) The benefit sought by the applicant cannot be achieved by other methods.
- 3) The variance, if granted, will not have an adverse effect or impact on the physical and environmental conditions in the neighborhood.
- 4) The variance request is not substantial.
- 5) The difficulty, created by the applicant, does not preclude the granting of the variance.

The activity is a Type II Action requiring no determinations as set forth at 6 N.Y.C.R.R. 617(s) (8) (S.E.Q.R.)


DECISION OF THE BOARD:

Mr. Aglietti moved to remove the previous condition of a conservation easement with the restrictions that the applicant plant evergreens as noted in his second proposal from the trees that were previously planted towards the street and stopping at the stonewall for discussion purposes. The motion was seconded by Mrs. Fabiano. A roll call vote was taken with all in favor.

Dated, Mahopac, NY
on December 9th, 2015

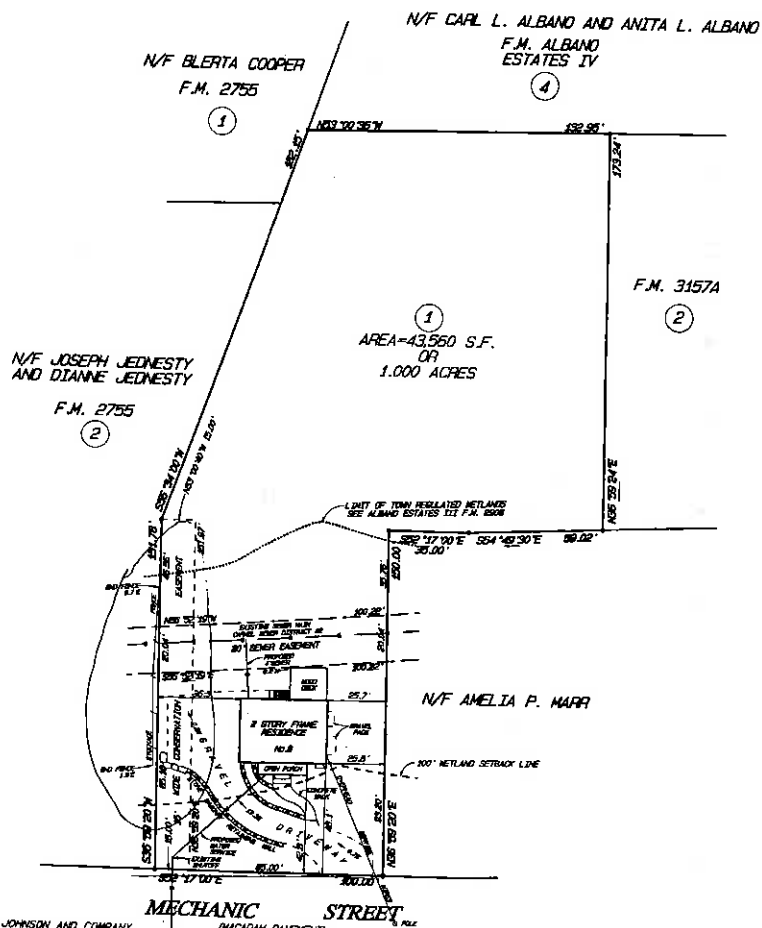
Filed in the Office of the Town Clerk
Mahopac, NY on 12/21 2015

Submitted to the Putnam County Office
of Planning on: (If blank, not required)


John Maxwell, Chairman

12/17/15

As decided on September 24th, 2015 meeting



Area = 1.000 Acres.

Tax Identification: Section 55.14 Block 1 Lot 25.312


In accordance with the existing Code of Practice for Land Surveys as adopted by The New York State Association of Professional Land Surveyors, Inc.

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7205, Subdivision 2 of the New York State Education Law.

All certifications are valid for this map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

SURVEYED: JULY 30, 2015
 MAP REVISED: AUGUST 7, 2015
 FOUNDATION LOCATED: FEBRUARY 18, 2015
 MAP REVISED: FEBRUARY 19, 2015
 SURVEYED AND MAP PREPARED: JANUARY 6, 2015

BY: 
 NEW YORK STATE LICENSED LAND SURVEYOR NO. 50037
 ROBERT S. JOHNSON, P.L.S.

SURVEY OF PROPERTY
 PREPARED FOR

ALBANO ESTATES IV

Being Lot 1 as shown on a certain map entitled "Sheet 1 of 2 Final Subdivision Plat Known as Albano Estates IV" said map filed in the Putnam County Clerk's Office, August 12, 2014 as Map No. 3157A.

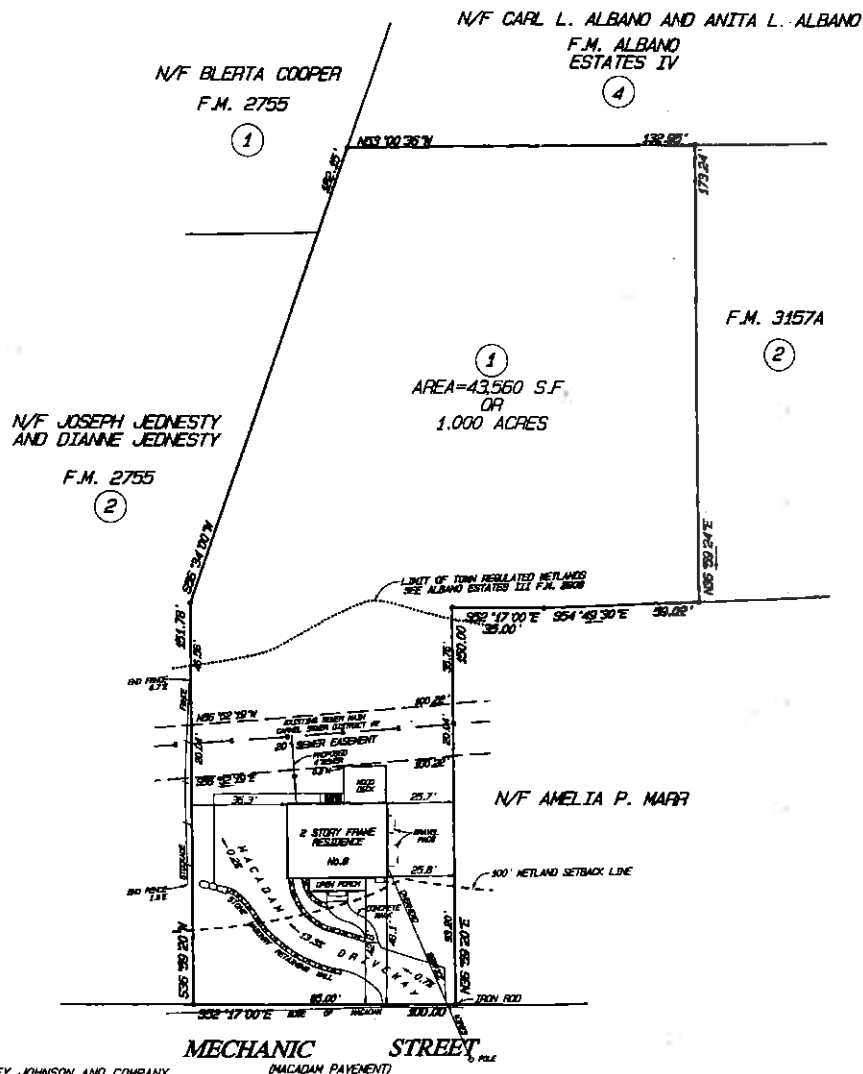
SITUATE IN THE
 TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK

SCALE: 1" = 30'

H. STANLEY JOHNSON AND COMPANY
 LAND SURVEYORS, P.C.
 42 SMITH AVENUE, P.O. BOX 93
 MT. KISCO, N.Y. 10549
 TEL. 914-241-3872
 FAX. 914-241-0438

PREPARED BY: SML JLI CHECKED BY: RSJ

JOB NO. V14-002.02



Area = 1.000 Acres.

Tax Identification: Section 55.14 Block 1 Lot 26.312

In accordance with the existing Code of Practice for Land Surveys as adopted by The New York State Association of Professional Land Surveyors, Inc.

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7203, Subdivision 2 of the New York State Education Law.

All certifications are valid for this map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

REVISED: DECEMBER 21, 2015
 SURVEYED: JULY 30, 2015
 MAP REVISED: AUGUST 7, 2015
 FOUNDATION LOCATED: FEBRUARY 18, 2015
 MAP REVISED: FEBRUARY 19, 2015
 SURVEYED AND MAP PREPARED: JANUARY 6, 2015

BY: *Robert S. Johnson*
 NEW YORK STATE LICENSED LAND SURVEYOR NO. 50037
 ROBERT S. JOHNSON, P.L.S.

SURVEY OF PROPERTY
 PREPARED FOR

ALBANO ESTATES V

Being Lot 1 as shown on a certain map entitled "Sheet 1 of 2 Final Subdivision Plat, Known as Albano Estates V," said map filed in the Putnam County Clerk's Office, August 12, 2014 as Map No. 3157A.

SITUATE IN THE
 TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK

SCALE: 1" = 30'

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 TEL. 914-241-3872
 FAX. 914-241-0438

PREPARED BY: SMS, JRJ CHECKED BY: RSJ

JOB NO. Y14-002.03



November 30th, 2015

Harold Gary
Town of Carmel
Head of Planning Board
60 McAlpin Avenue
Mahopac, NY 10541

Dear Harold,

On behalf of our client, CVS/pharmacy, we are requesting the release of a performance bond submitted to the town in September of 2014, in the amount of \$180,000.00. The bond was submitted for the CVS/pharmacy store #10038, at 1879-1905 Route 6 in the Town of Carmel, NY 10512. This location is also known as the intersection of Stoneleigh Avenue & Route 6 (SBL 55.10-1-12) and owned by ACI CARMEL LLC.

We attest to the satisfactory performance of all works and installations as set forth in the Planning Board Resolution dated September 3rd, 2014 and the Zoning Bylaws of the Town. Please return the bond to the address and contact below.

Kimberly Shardlow
(401) 770-5701
CVS Health
Bonds & Sureties
One CVS Drive, Woonsocket, RI 02895

Feel free to contact me if you have any questions or require any additional information.

Sincerely,

TMC NEW ENGLAND 2, LLC.

Chad M. Healey – AVP of Construction
TM Crowley & Associates, Inc.
Office: (401) 721-1606
Cell: (401) 258-0062
Fax: (317) 705-8801
chealey@tmcrowley.com

14 Breakneck Hill Road, Suite 101, Lincoln, Rhode Island 02865