

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice-Chair

BOARD MEMBERS

ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER
RAYMOND COTE

**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
MAY 18, 2016 – 7:00 P.M.**

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

| | | | | | |
|----|--|------------|----------|----------|----------------|
| 1. | CVS/Pharmacy – 1879-1905 Route 6, Carmel | 55.10-1-12 | 05/18/16 | 07/01/14 | Bond Reduction |
|----|--|------------|----------|----------|----------------|

RESOLUTION

| | | | | | |
|----|----------------------------|----------|--|----------|--|
| 2. | Dewn Holding – Mexico Lane | 53.-2-28 | | 02/04/16 | Re-Approval of Final Subdivision Approval |
|----|----------------------------|----------|--|----------|--|

SITE PLAN

| | | | | | |
|----|---|-----------------|--|----------|------------------------------------|
| 3. | Rooney, Sean – 17 Miller Road | 86.11-1-18 | | 05/05/16 | Amended Site Plan |
| 4. | Loewenberg, Ralph – 260 West Lake Blvd | 64.16-1-30 | | 03/14/16 | Site Plan (Bathhouse/Boathouse) |
| 5. | Lake Plaza Shopping Center – (Proposed Stop & Shop) – 983-1005 Route 6 | 65.10-1-45 & 46 | | 04/27/16 | Amended Site Plan |

MISC.

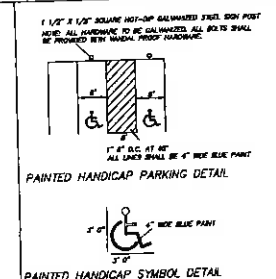
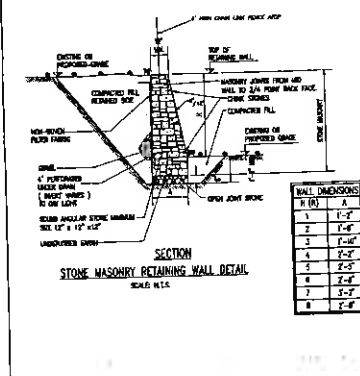
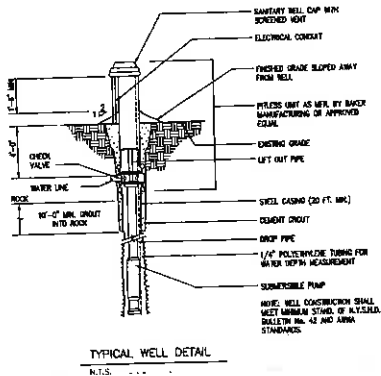
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|----|--|-----------------|--|--|-------------|
| 6. | Infantino, Thomas – 52 Split Rock Road | 64.8-1-19,20,21 | | | Bond Return |
| 7. | Minutes – 04/27/16 | | | | |

JOHN KARELL, JR., P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK, 12563
845-878-7894 FAX 845 878 4939
jack4911@yahoo.com

April 19, 2016

RESPONSE TO COMMENTS PAT CLEARY DATED APRIL 13, 2016
ROONEY, 17 MILLER ROAD, TM # 86.11-1-18

1. Noted
2. Noted
3. It is noted that the lighter weighted lines are the existing conditions, the heavier weighted lines are the proposed condition. The 19 foot aisle is as approved by the Planning Board and ZBA previously in 2008. The ZBA variance specifically approved the driveway width of 19 feet. We do not wish to modify this existing condition.
4. Parking space 8 is the existing condition. Parking space 13 is the proposed condition. The parking area is to be restriped. 24 feet is provided between the edge of parking space 13 and the edge of the building. An existing condition plan has been provided.
5. The cross hatching has been removed.
6. The proposed additions will be added to the existing building. The existing building interior will be remodeled to integrate with the new additional spaces. The new full foundation under the proposed additions will be installed and the proposed new floor system will be integrated with the existing floor system. New first floor exterior walls will be 2x6 wood frame construction with R-23 Fiberglass batt insulation with painted drywall interior. New roofing areas will be a mixture of stick built roof rafters and areas of pre-engineered roof trusses. All roof insulation will be up-graded to R-38. Second floor interior will be re-modeled to accommodate office and staff areas, no additional space will be added to the second floor. All utilities will be upgraded.
7. The wall will be visible from the bikeway. The wall will be a fieldstone wall, a detail of which is found on sheet D-1.
8. See attached letter from Dr. Rooney dated April 18, 2016 in this regard. The Site Plan Zoning table has been revised to reflect 6 employees which including the dentist requires 10 parking spaces, 13 are provided. It is noted that Mr. Rooney wanted to maximize the number of parking spaces serving the building.
9. Lighting is shown on the site plan along with a table of lighting fixtures on sheet S-1. In addition a separate lighting plan has been provided. A lighting spill plan will be provided however it is noted all lighting will be shielded.
10. Trash removal will be provided by garbage cans stored at the rear of the building.

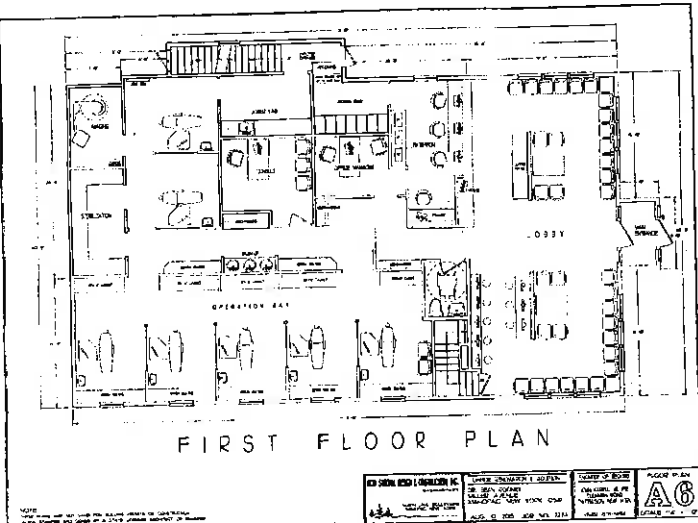
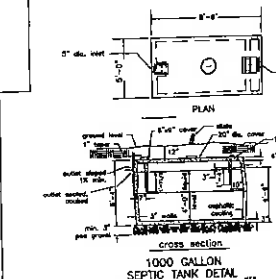
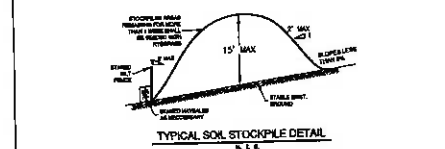
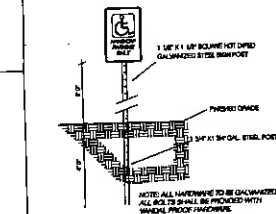
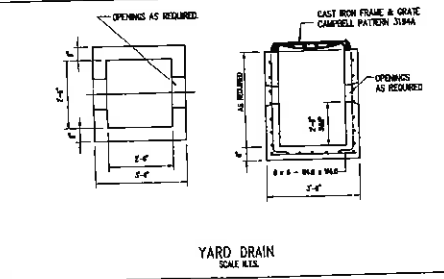
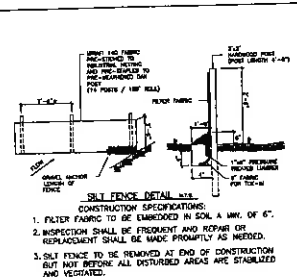
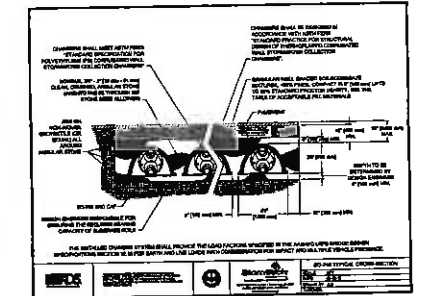


NEW FLOODING AND SEWAGE CONTROL MEASURES

1. ALL NEW BUILDINGS AND EXISTING BUILDINGS SHALL BE DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS FOR FLOODING AND SEWAGE CONTROL. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE DEC AND THE LOCAL GOVERNMENT.

2. ANY DEVELOPMENT SHALL BE DESIGNED TO PREVENT FLOODING AND SEWAGE BACKUP. THE DESIGNER SHALL PROVIDE THE FOLLOWING INFORMATION TO THE DEC AND THE LOCAL GOVERNMENT:

- A. FLOOD HAZARD MAPS AND FLOOD ELEVATIONS.
- B. SEWAGE BACKUP PREVENTION MEASURES.
- C. FLOODING AND SEWAGE CONTROL MEASURES.
- D. FLOODING AND SEWAGE CONTROL MEASURES.
- E. FLOODING AND SEWAGE CONTROL MEASURES.
- F. FLOODING AND SEWAGE CONTROL MEASURES.
- G. FLOODING AND SEWAGE CONTROL MEASURES.
- H. FLOODING AND SEWAGE CONTROL MEASURES.
- I. FLOODING AND SEWAGE CONTROL MEASURES.
- J. FLOODING AND SEWAGE CONTROL MEASURES.
- K. FLOODING AND SEWAGE CONTROL MEASURES.
- L. FLOODING AND SEWAGE CONTROL MEASURES.
- M. FLOODING AND SEWAGE CONTROL MEASURES.
- N. FLOODING AND SEWAGE CONTROL MEASURES.
- O. FLOODING AND SEWAGE CONTROL MEASURES.
- P. FLOODING AND SEWAGE CONTROL MEASURES.
- Q. FLOODING AND SEWAGE CONTROL MEASURES.
- R. FLOODING AND SEWAGE CONTROL MEASURES.
- S. FLOODING AND SEWAGE CONTROL MEASURES.
- T. FLOODING AND SEWAGE CONTROL MEASURES.
- U. FLOODING AND SEWAGE CONTROL MEASURES.
- V. FLOODING AND SEWAGE CONTROL MEASURES.
- W. FLOODING AND SEWAGE CONTROL MEASURES.
- X. FLOODING AND SEWAGE CONTROL MEASURES.
- Y. FLOODING AND SEWAGE CONTROL MEASURES.
- Z. FLOODING AND SEWAGE CONTROL MEASURES.



| | |
|---|--|
| JOHN KARELL, JR. P.E. 121 CUSHMAN ROAD PATTERSON, NEW YORK 12563 | |
| SEAN ROONEY 17 MILLER ROAD CARBARI, N.Y. TAX LOT: 85.11-1-18 | SCALE: 1" = 20' DATE: NOVEMBER 8, 2015 CHECKED: [Signature] |
| DETAILS | |
| SHEET NO. D-1 | |

ROY A. FREDRIKSEN, PE
CONSULTING ENGINEER

266 SHEAR HILL ROAD
MAHOPAC, NEW YORK 10541
845-621-4000
RAYEXDESIGN@GMAIL.COM

Date: March 3, 2016

Re: Loewenberg Bathhouse.
260 West Lake Blvd
Mahopac, NY 10541
Tax map #64.16-1-30

To whom it may concern.

This submission is for a site plan to renovate existing boat house and add second floor bathhouse on the same existing footprint. The project is located at address above and will be for seasonal use to serve the existing single family home on the same site.

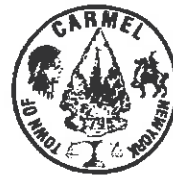
If I could be of any further assistance, please do not hesitate to contact me.

Roy A. Fredriksen, PE





TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



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

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

No application will be placed on the agenda that is incomplete

Pre-Submission:

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

Submission Requirements:

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

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

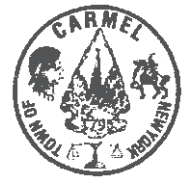
- ☒ 11 copies of the Site Plan Application Form, signed and notarized.
- ☒ 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- ☒ 5 full size sets of the Site Plan (including floor plans and elevations)
- ☒ 1 CD (in pdf.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

Rose Y. Montiel 5/12/16
Planning Board Secretary; Date

[Signature] 5/12/16
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

| SITE IDENTIFICATION INFORMATION | | | |
|--|--|--|--|
| Application Name: LOEWENBERG, Ralph | | Application # 16-0009 | Date Submitted: 5/3/16 |
| Site Address: No. 260 Street: W. LAKE BLVD Hamlet: MAHOPAC | | | |
| Property Location: (Identify landmarks, distance from intersections, etc.) ON THE EAST SIDE OF W-LAKE BLVD ACROSS FROM TENNIS COURT RD. | | | |
| Town of Carmel Tax Map Designation: Section 64.16 Block 1 Lot(s) 30 | | Zoning Designation of Site: R-120 | |
| Property Deed Recorded in County Clerk's Office Date _____ Liber _____ Page _____ | | Liens, Mortgages or other Encumbrances Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| Existing Easements Relating to the Site <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Describe and attach copies: | | Are Easements Proposed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Describe and attach copies: | |
| Have Property Owners within a 500' Radius of the Site Been Identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Attached List to this Application Form | | | |
| APPLICANT/OWNER INFORMATION | | | |
| Property Owner: RALPH LOEWENBERG | | Phone #: 914-403-6848 Fax#: | Email: |
| Owners Address: No. 260 Street: W. LAKE BLVD Town: MAHOPAC State: NY Zip: 10541 | | | |
| Applicant (If different than owner): William Besharat | | Phone #: 914-330-4999 Fax#: | Email: RAYEXDESIGN@GMAIL.COM |
| Applicant Address (If different than owner): No. 266 Street: Shear Hill Rd Town: MAHOPAC State: NY Zip: 10541 | | | |
| Individual/ Firm Responsible for Preparing Site Plan: RAYEX DESIGN ROY A. FREDRIKSEN, PE | | Phone #: 845-621-4000 Fax#: | Email: RAYEXDESIGN@GMAIL.COM |
| Address: No. 266 Street: Shear Hill Rd Town: MAHOPAC State: NY Zip: 10541 | | | |
| Other Representatives: | | Phone #: | Email: |
| Owners Address: No. _____ Street: _____ | | Town: _____ | State: _____ Zip: _____ |
| PROJECT DESCRIPTION | | | |
| Describe the project, proposed use and operation thereof: RENOVATE EXISTING BATH HOUSE AND ADD SECOND FLOOR WHICH TO BE USED AS BATHHOUSE. | | | |

TOWN OF CARMEL SITE PLAN APPLICATION

| PROJECT INFORMATION | | | |
|--|--|---|--|
| Lot size: Acres: <u>1.5</u> Square Feet: <u>67,230</u> | | Square footage of all existing structures (by floor): | |
| # of existing parking spaces: <u>5</u> | | # of proposed parking spaces: <u>5</u> | |
| # of existing dwelling units: <u>1</u> | | # of proposed dwelling units: <u>1</u> | |
| Is the site served by the following public utility infrastructure: | | | |
| Is project in sewer district or will private septic system(s) be installed? <u>NO</u> | | | |
| If yes to Sanitary Sewer answer the following: <div style="margin-left: 40px;"> ▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> ▶ Is this an in-district connection? _____ Out-of district connection? _____ ▶ What is the total sewer capacity at time of application? _____ ▶ What is your anticipated average and maximum daily flow _____ </div> | | | |
| For Town of Carmel Town Engineer ▶ What is the sewer capacity <u>NA</u> <u>PP</u> <u>5/11/16</u> | | | |
| <div style="display: flex; justify-content: space-between;"> • Water Supply Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div> | | | |
| If Yes: <div style="margin-left: 40px;"> ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> ▶ What is the total water capacity at time of application? _____ ▶ What is your anticipated average and maximum daily demand _____ </div> | | | |
| <div style="display: flex; justify-content: space-between;"> • Storm Sewer Yes: <input type="checkbox"/> No: <input 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> | | | |
| For Town of Carmel Town Engineer | | | |
| Water Flows <u>NA</u> <u>PP</u> <u>5/11/16</u> Sewer Flows <u>NA</u> <u>PP</u> <u>5/11/16</u> | | | |
| Town Engineer; Date | | | |
| What is the predominant soil type(s) on the site? <u>CSD</u> <u>Chatfield Charlton Complex</u> | | What is the approximate depth to water table? <u>N/A</u> | |
| Site slope categories: | | Estimated quantity of excavation: | |
| 15-25% <u>100</u> % | | Cut (C.Y.) <u>0</u> | |
| 25-35% _____ % | | Fill (C.Y.) _____ | |
| >35% _____ % | | Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/> | |
| Is the site located in a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | | | |
| Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> | | Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| What is the sight distance? Left <u>200ft</u> Right <u>200ft</u> | | | |
| Is the site located within 500' of: | | | |
| <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> | | | |
| <div style="display: flex; justify-content: space-between;"> • The boundary of state or county owned land on which a building is located Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div> | | | |

TOWN OF CARMEL SITE PLAN APPLICATION

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

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

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

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

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

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

Does the site contain freshwater wetlands?
 Yes: ☒ No: ☐ T, 90,

Jurisdiction:
 NYSDEC: ☐ Town of Carmel: ☒

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

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

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

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

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

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

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

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

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

What is the estimated time of construction for the project? SIX WEEKS

ZONING COMPLIANCE INFORMATION

| Zoning Provision | Required | Existing | Proposed |
|-----------------------------|--------------|-------------|-------------|
| Lot Area | 120,000 S.F. | 67,230 S.F. | 67,230 S.F. |
| Lot Coverage | | | |
| Lot Width | | | |
| Lot Depth | | | |
| Front Yard | 40' | 383' | 383' |
| Side Yard | 15' | 102' & 82' | 102' & 82' |
| Rear Yard | 15' | 0' | 0' |
| Minimum Required Floor Area | | | |
| Floor Area Ratio | | | |
| Height | 10' | 0 | 11.5' * |
| Off-Street Parking | 90 | 4 | 86 |
| Off-Street Loading | NA | | |

* VARIANCE REQUIRED

TOWN OF CARMEL SITE PLAN APPLICATION

| Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> | If yes, identify variances: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;"></th> <th style="text-align: left; border-bottom: 1px solid black;">EXISTING</th> <th style="text-align: left; border-bottom: 1px solid black;">REQ.</th> <th style="text-align: left; border-bottom: 1px solid black;">VARIANCE</th> </tr> </thead> <tbody> <tr> <td>REAR YARD SETBACK</td> <td>0</td> <td>15'</td> <td>15'</td> </tr> <tr> <td>OFF SITE PARKING</td> <td>5 P.S.</td> <td>90 P.S.</td> <td>85 P.S.</td> </tr> <tr> <td>BUILDING HEIGHT, 11.5'</td> <td colspan="3">WILL EXIST 10' ALLOWED 1.5' VARIANCE</td> </tr> </tbody> </table> | | EXISTING | REQ. | VARIANCE | REAR YARD SETBACK | 0 | 15' | 15' | OFF SITE PARKING | 5 P.S. | 90 P.S. | 85 P.S. | BUILDING HEIGHT, 11.5' | WILL EXIST 10' ALLOWED 1.5' VARIANCE | | |
|--|---|---|----------|------|----------|-------------------|---|-----|-----|------------------|--------|---------|---------|------------------------|--------------------------------------|--|--|
| | EXISTING | REQ. | VARIANCE | | | | | | | | | | | | | | |
| REAR YARD SETBACK | 0 | 15' | 15' | | | | | | | | | | | | | | |
| OFF SITE PARKING | 5 P.S. | 90 P.S. | 85 P.S. | | | | | | | | | | | | | | |
| BUILDING HEIGHT, 11.5' | WILL EXIST 10' ALLOWED 1.5' VARIANCE | | | | | | | | | | | | | | | | |
| PROPOSED BUILDING MATERIALS | | | | | | | | | | | | | | | | | |
| Foundation | EXISTING | | | | | | | | | | | | | | | | |
| Structural System | WOOD | | | | | | | | | | | | | | | | |
| Roof | ASPHALT | | | | | | | | | | | | | | | | |
| Exterior Walls | WOOD / SIDING | | | | | | | | | | | | | | | | |
| APPLICANTS ACKNOWLEDGEMENT | | | | | | | | | | | | | | | | | |
| I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct. | | | | | | | | | | | | | | | | | |
| <u>William Besharat</u> Applicants Name | <u>William Besharat</u> Applicants Signature | | | | | | | | | | | | | | | | |
| Sworn before me this <u>3rd</u> day of <u>May</u> 20 <u>16</u> | | | | | | | | | | | | | | | | | |
| <u>Phyllis Hunt Bourges</u> Notary Public | | PHYLLIS HUNT BOURGES Notary Public, State of New York No. 01BO4798459 Qualified in Putnam County Certificate Filed in New York County Commission Expires July 31, 2017 | | | | | | | | | | | | | | | |



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 | NA <input type="checkbox"/> | <input type="checkbox"/> |
| 9 | The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10 | On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures | <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 | NA <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Proposed signage | NA <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used | NA <input type="checkbox"/> | <input type="checkbox"/> |



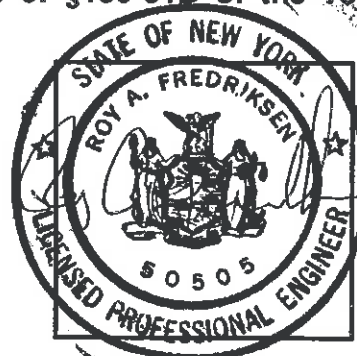
TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



| | Requirement Data | To Be Completed by the Applicant | Waived by the Town |
|----|--|-------------------------------------|--------------------------|
| 16 | The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance | <input type="checkbox"/> NA | <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 type="checkbox"/> NA | <input type="checkbox"/> |
| 18 | The location of public and private utilities, maintenance responsibilities, trash and garbage areas | <input type="checkbox"/> N/A | <input type="checkbox"/> |
| 19 | A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20 | Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

I ROY A. FREDRIKSEN PE 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:



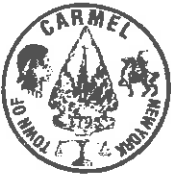
William Feshbach
Signature - Applicant

4/11/16
Date

Professionals Seal

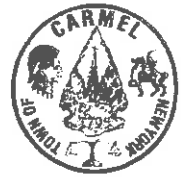
[Signature]
Signature - Owner

4-16-16
Date



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM

=====



Town Certification (to be completed by the Town)

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

Rose Trombetta

Signature - Planning Board Secretary

5/12/16

Date

[Signature]

Signature - Town Engineer

5/12/16

Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

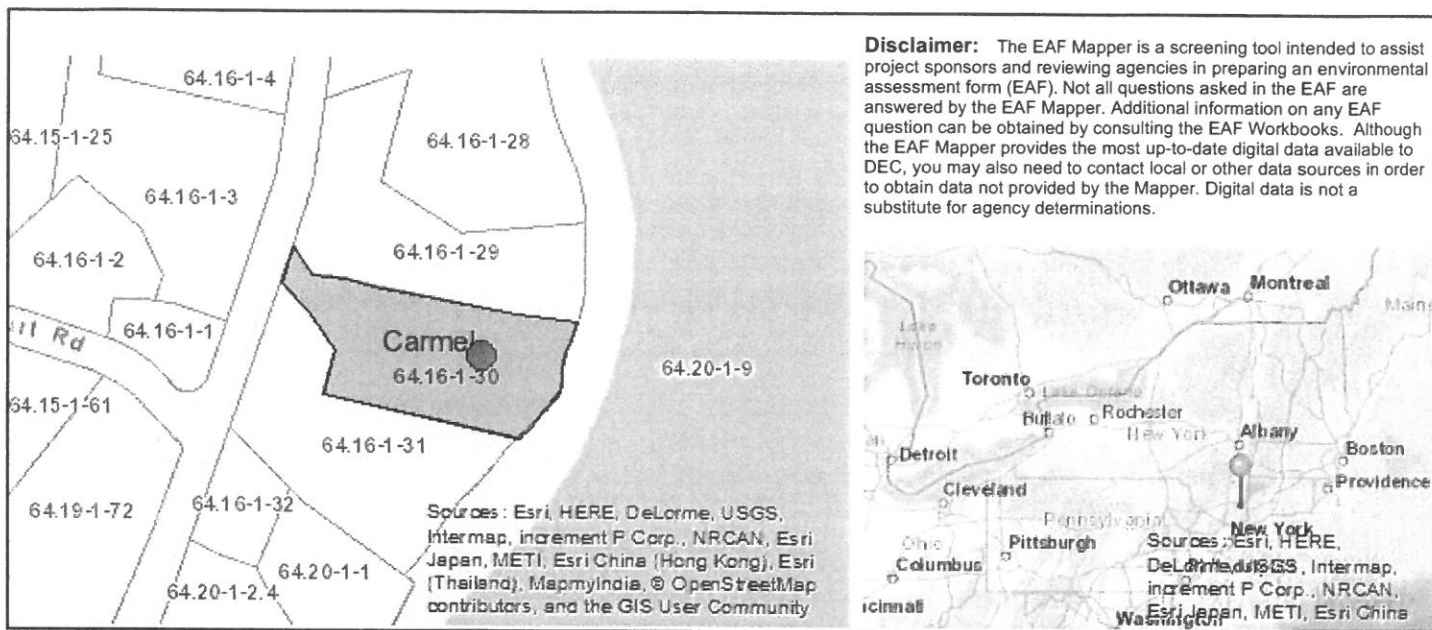
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|---|-------------------------------------|-------------------------------|---|----|-----|-------------------------------------|-------------------------------------|
| Part 1 - Project and Sponsor Information | | | | | | | |
| Loewenberg, | | | | | | | |
| Name of Action or Project: Loewenberg Addition | | | | | | | |
| Project Location (describe, and attach a location map): 260 West Lake Blvd, Mahopac, NY 10541 | | | | | | | |
| Brief Description of Proposed Action: Renovate Existing Boathouse and add second floor bathhouse on the same existing footprint of existing boathouse. | | | | | | | |
| Name of Applicant or Sponsor: William Besharat | | Telephone: 914-330-4999 | | | | | |
| | | E-Mail: Rayexdesign@gmail.com | | | | | |
| Address: 266 Shear Hill Road | | | | | | | |
| City/PO: Mahopac | | State: NY | Zip Code: 10541 | | | | |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> | NO | YES | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| NO | YES | | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | | | |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| NO | YES | | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | | | |
| 3.a. Total acreage of the site of the proposed action? 1.5 acres | | | | | | | |
| b. Total acreage to be physically disturbed? 0 acres | | | | | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.5 acres | | | | | | | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland | | | | | | | |

| | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, | NO | YES | N/A |
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | NO | YES | |
| If Yes, identify: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation service(s) available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | NO | YES | |
| If the proposed action will exceed requirements, describe design features and technologies: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | NO | YES | |
| If No, describe method for providing potable water: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the proposed action located in an archeological sensitive area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | | | |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 16. Is the project site located in the 100 year flood plain? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? | NO | YES | |
| If Yes, | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES | | | |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | | | |
| If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES | | | |

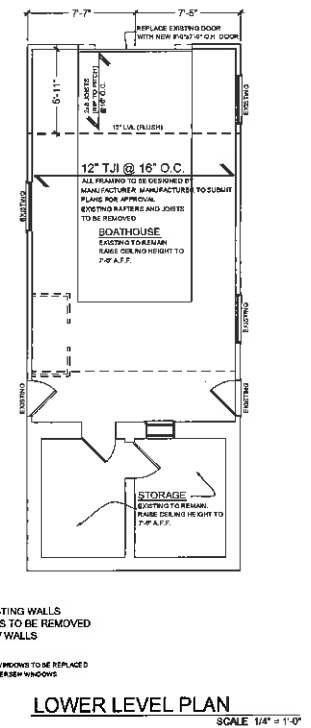
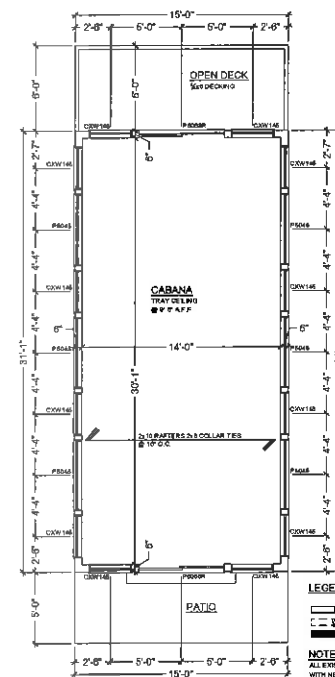
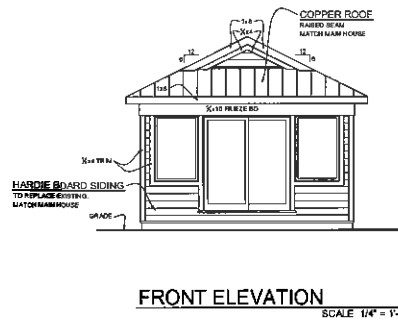
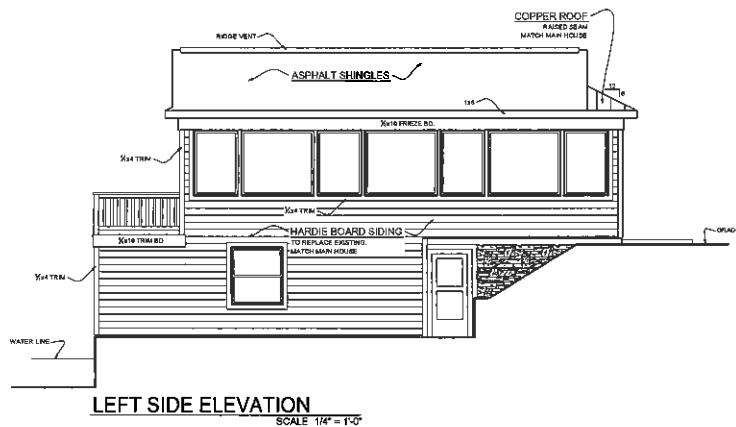
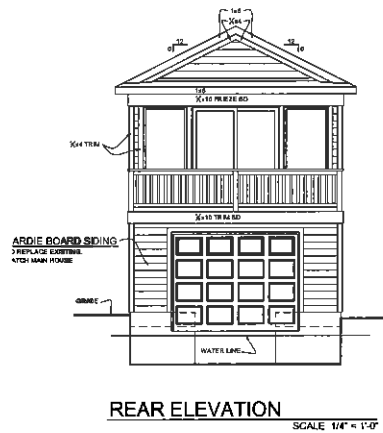
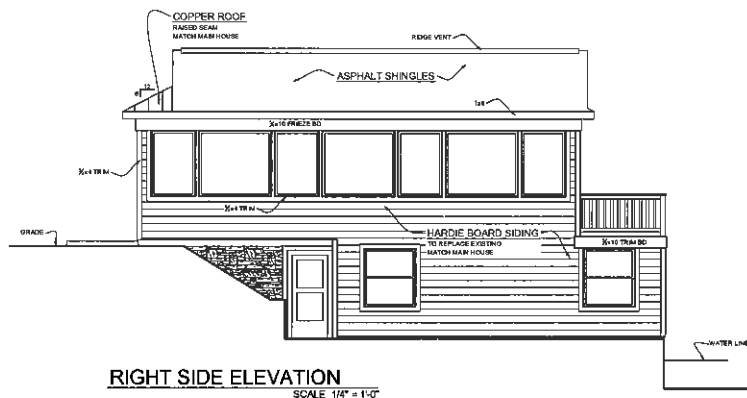
| | | |
|---|---|--|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____ | NO <input checked="checked" type="checkbox"/> | YES <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____ | NO <input checked="checked" type="checkbox"/> | YES <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____ | NO <input checked="checked" type="checkbox"/> | YES <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: William Besharat Signature: <u>William Besharat</u> <div style="text-align: right;">Date: 04/11/2016</div> | | |

EAF Mapper Summary Report

Wednesday, May 11, 2016 3:16 PM



| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National Register of Historic Places] | No |
| Part 1 / Question 12b [Archeological Sites] | Yes |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | Yes |
| Part 1 / Question 16 [100 Year Flood Plain] | Yes |
| Part 1 / Question 20 [Remediation Site] | No |



LEGEND
 [Symbol] EXISTING WALLS
 [Symbol] WALLS TO BE REMOVED
 [Symbol] NEW WALLS
 NOTE:
 ALL EXISTING WINDOWS TO BE REPLACED
 WITH NEW ALUMINUM WINDOWS

| | |
|--|-----------------------|
| RAYEX | |
| DESIGN | PLANNING CONSTRUCTION |
| 200 SHEAR HILL RD. • MAHOPAC, NY 10941 • 845-821-4000 | |
| OWNER: | JOB # |
| RALPH LOEWENBERG | DRAWN BY: |
| | CHIEF BY: |
| PROJECT: BOATHOUSE RENOVATION LOCATED AT 280 WEST LAKE BLVD. IN MAHOPAC, NY. | TAX MAP # |
| SHEET TITLE: PLANS & 2 OF 2 ELEVATIONS | |
| REVISIONS: | DATE: 5/3/2016 |



April 28, 2016

Ref: 41929.00

Via Hand Delivery

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

Richard Franzetti, PE
Town Engineer
Town of Carmel
60 McAlpin Avenue
Mahopac, New York 10541

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

Dear Chairman Gary and Members of the Planning Board and Mr. Franzetti,

VHB Engineering, Surveying and Landscape Architecture, P.C. ("VHB") is the civil and traffic engineer for Lake Plaza Shopping Center, LLC ("the Applicant") on its request for Site Plan and stormwater pollution prevention plan approval for the proposed Stop & Shop Supermarket and other improvements in the Lake Plaza Shopping Center (the "Project"). As you will recall, your Board is the lead agency responsible for conducting a coordinated environmental review of the Project under the New York State Environmental Quality Review Act ("SEQRA"). When we were last before your Board, counsel for the Applicant requested that the Board make its determination of significance under SEQRA (which the Applicant believes should be a Negative Declaration), explaining that the SEQRA determination is necessary for us to advance this application before other agencies from which the Applicant requires permits and approvals, such as the New York City Department of Environmental Protection ("DEP"). At that time, the Applicant was asked to address two topics to aid the Board in making its determination of significance under SEQRA – (i) the comments in the review memorandum by Town Engineer Richard Franzetti, P.E., originally

50 Main Street

Suite 360

Engineers | Scientists | Planners | Designers

White Plains, New York 10606

P 914.467.6600

F 914 761 3759



dated January 8, 2016 and last updated March 10, 2016; and (ii) traffic measures to control vehicles entering the Project site from the Dunkin Donuts property. This submission is made to address those items and in further support of this application.

A. Responses to Engineering Review Comments

Enclosed are the following plans and information upon which the specific responses to Town Engineer Franzetti's comments, set forth below, are based:

- 11 copies: Proposed Stop & Shop Site Plans issued for Site Plan Approval, Sheets C-00 to C-20, prepared by VHB, last revised April 27, 2016.
- 11 copies: Stormwater Pollution Prevention Plan (SWPPP), prepared by VHB, last revised April 2016
- 11 copies: Comment Memorandum from Richard Franzetti, PE, Town Engineer, updated March 10, 2016
- 11 copies: Report from David J. Klotzle, Town Wetland Inspector, to Richard Franzetti, P.E., dated January 22, 2016, regarding landscaping plan
- 11 copies: Report from David J. Klotzle, Town Wetland Inspector, to the Environmental Conservation Board, dated March 29, 2016, confirming wetland delineation and regarding landscaping plan
- 11 copies: Putnam County Department of Health Review Letter addressed to Richard Franzetti, P.E., dated January 26, 2016
- 1 copy: Easement documents (previously submitted with the initial Site Plan Application package on November 30, 2015 (the "Initial Submission").
- 1 copy: CD (Pdf of all attached materials)

I. General Comments

- Comment #1: The applicant acknowledges that the following referrals are required:
- a. New York State Department of Environmental Conservation (NYSDEC)
 - b. New York City Department of Environmental Protection (NYCDEP).
 - c. Putnam County Department of Health (PCDOH).
 - d. The Town of Carmel Environmental Conservation Board (ECB).
 - e. Mahopac Fire Department



Response #1: Comment noted. No action by the Applicant is required. The noted referrals need to be made by the Town, which the Applicant assumes has been done.

Comment #2: The applicant acknowledges that the following permits are required:

- a. NYSDEC - for stormwater and wetlands;
- b. NYCDEP for stormwater;
- c. PCDOH for well and SSTs.

Response #2: Comment noted. The Applicant has conferred with the NYSDEC, ECB, NYCDEP and PCDOH regarding the permits referred to in this comment but formal applications for the permits cannot be processed until a SEQRA determination of significance has been made by the Planning Board.

Comment #3: Copies of the November 2015 Traffic Impact Analysis have been forward to the New York State Department of Transportation and Town of Carmel Highway Department for review.

Response #3: Comment noted. No action by the Applicant is required. However, the Applicant notes that no activity is proposed that requires a permit from the New York State Department of Transportation or the Town of Carmel Highway Department, therefore no action is required.

Comment #4: The applicant acknowledges this comment and will provide verification of the wetland mapping and delineations by the NYSDEC upon receipt from the State. A copy of the wetland mapping has been forwarded to the Town of Carmel Wetlands Inspector.

Response #4: The applicant will forward the verification of the wetland mapping and delineation upon receipt from the NYSDEC. The Town's Wetland Inspector, David J. Klotzle, has confirmed that the Applicant's wetland delineation is accurate. A copy of Mr. Klotzle's Report to the Environmental Conservation Board ("ECB") to that effect, dated March 29, 2016, is enclosed.

Comment #5: A copy of the planting plan has been forwarded to the Town of Carmel Wetlands Inspector for review and comment.

Response #5: Comments noted. Planting Note 14 has been added stating, "Temporary 8 foot high deer exclusion fencing will be installed along the project's perimeter and maintained during the planting plan monitoring period to allow plants to become established." Planting Note 10 and Seeding Note 3



has been revised to require a 3-year warranty on all plants. Planting Note 15 has been added stating, "The contractor shall notify town wetlands inspector David Klotzle at least 10 days prior to site preparation and installation of the proposed plantings to ensure that proper procedures are followed." Please refer to revised Planting Plan (Sheet C-18).

Comment #6: The applicant has scheduled a meeting with the NYCDEP to discuss the Stormwater Pollution Prevention Plan (SWPPP). Review from this Department is ongoing.

Response #6: The statement is correct. The Applicant has had several meetings with NYCDEP to review the SWPPP and has received several comments. However, NYCDEP has made it clear that its review has been strictly conceptual in nature because no formal application has yet been filed because no SEQRA determination has been made. The Applicant needs a SEQRA determination to proceed with a formal, binding review process with the NYCDEP.

Comment #7: The applicant provided a water. Review from this Department is ongoing. The applicant has acknowledged that a wastewater report will be developed and that they will submit report to the NYCDEP for review.

Response #7: A Wastewater Report was prepared by Keane Coppelman Gregory Engineers and submitted to the Town, PCDOH and NYCDEP. (If additional copies are desired, please let us know.) Comments were issued to the Town Engineer by the PCDOH (copy enclosed) but a SEQRA determination is required in order to formalize and advance the reviews by the NYCDEP and the PCDOH.

Comment #8: All easements (water, sewer stormwater etc.) should be provided;

Response #8: An additional copy of all easement instruments is provided. (See attachment) (Two other copies were provided in the Initial Submission. If additional copies are required, please let us know.)



Comment #9: The applicant acknowledge that a stormwater maintenance agreement and maintenance guarantee per Town Code (§156-85 and §156-87 B respectively) is required.

Response #9: Comment noted. These agreements/guarantees will be provided by the Applicant once the site plan is approved. The Applicant assumes the delivery of them will be a condition of site plan approval. Please let us know if you would like a draft of the agreement sooner.

Comment #10: Should any public improvements be deemed necessary as part of the development of the tract, a Performance Bond and associated Engineering Fee must eventually be established for the work. The applicant will need to develop a quantity take off for bonding purposes.

Response #10: Comment noted. No action by the Applicant is required at this time.

II. Detailed Comments

Comment #1: Applicant has acknowledged that Zoning/Parking Chart on Drawing C04 should identify the number of employees. The count is needed for the total future proposed number of employees for wastewater and number of parking spaces.

Response #1: As indicated in Table 2-2 of the Urban Land Institute's publication, *Shared Parking, 2nd Edition*, a community shopping center such as the Lake Plaza facility would be expected to provide 4 parking spaces per 1000 sf of gross leasable area, of which 0.8 spaces per 1,000 sf would typically be provided for employees. Applying this value to the 164,000 sf center would suggest a maximum of 131 employees on site at any given time. Excluding K-Mart, the remaining approximately 82,000 sf of leasable retail space at Lake Plaza would need to provide 66 parking spaces to accommodate employees. A total of 86 spaces are provided in the rear of the center, which is more than adequate to accommodate this need. A note has been added to sheet C-04 indicating the number of employee.

Comment #2: Drawing C-05 identifies a retaining wall on the east side of the property. In some areas the walls are nine (9) foot tall. The applicant has acknowledged that the wall calculations will be certified by a structural engineer.

Response #2: Comment noted.



Comment #3: The stormwater design must consider the existing regulatory approved (NYCDEP) stormwater infrastructure. The applicant must meet with the NYCDEP to discuss the proposed stormwater design.

Response #3: The Applicant has met with the NYCDEP regarding the proposed stormwater design. The proposed stormwater design has incorporated the comments informally received from NYCDEP. However, as noted above, NYCDEP will not formally consider an application for the Project until the SEQRA determination is made by the Planning Board.

Comment #4: Construction Sequence should be provided.

Response #4: Construction sequence notes are provided in Drawing C-07.

Comment #5: Adequate protection should be provided in the stormwater management practice (SMP) areas to minimize disturbance during construction. Details should be provided to show how the infiltration system will be protected during construction.

Response #5: A more comprehensive erosion and sediment control plan is provided on Drawing C-07. Construction will occur in three phases to minimize the disturbance during construction. Silt fences, drainage inlet protections and soil stockpiling areas are proposed throughout the site for erosion and sediment control. Drawing C-14 show the details of the erosion and sediment control.

Comment #6: Drawing C-07 identifies the limit of work as 5.2 acres. The SWPPP identifies the total disturbance of 4.8 acres. Please clarify. It should also be noted that any disturbance over 5 acres requires permission from the NYSDEC.

Response #6: The latest total limit of work is now 5.64 acres. Both Drawing C-07 and SWPPP have been updated accordingly to reflect the latest limit of work. As noted above, construction will occur in three phases, none of which will exceed five acres of disturbance.

Comment #7: All sewers must meet the Town of Carmel Town Code § 120-29.

Response #7: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.



Comment #8: Sidewalks, manholes and guiderails should be installed per §128 of the Town of Carmel Town Code.

Response #8: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #9: All water service connections must be K-copper.

Response #9: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #10: Gate valves shall be AWWA non-rising stem type, as manufactured by Mueller Company, Model A-2360-23, or approved equal, conforming to the latest AWWA Standard for Gate Valves – 3" through 48" - for Water and Other Liquids, AWWA Designation C-509.

Response #10: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #11: Sizes up to and including 12" shall be 250 psi working pressure. The valve body and bonnet shall be ductile iron. All interior and exterior metal surfaces shall be coated with a two-part thermosetting epoxy complying with AWWA C550.

Response #11: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #12: Valves shall have dual "O" ring seals, inside screw, resilient wedge seats in accordance with AWWA Designation C-550 and shall be constructed so as to provide unobstructed full port clearance when fully open and immediate complete closure when closed. The ends of the valves shall be mechanical joint.

Response #12: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #13: All valves shall be arranged to open in counter clockwise direction unless otherwise specifically indicated and operating nuts shall be 2" square.

Response #13: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #14: Valves shall be tested to a pressure of not less than two times the working pressure.

Response #14: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.



Comment #15: All hydrants shall be six inches in size with six-inch mechanical joint inlet connection and shall be equal to the Mueller Centurion A-421, with one (1) 4.5" pumper nozzle and two (2) 2.5" hose nozzles.

Response #15: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #16: Water Service Saddles shall be equal to those manufactured by Mueller, Model 7.5" x 1" SS Series Stainless Steel Saddle, Double Stud.

Response #16: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #17: Corporation stops shall be equal to those as manufactured by Mueller Company, Model B- 25000Series, NRS and of the size required. Such corporation stops shall meet the requirements of AWWA Specification No. C800.

Response #17: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #18: Curb valves (stops) shall be equal to those as manufactured by Mueller Company, Model H- 15214 and shall conform to AWWA Specification No. C800.

Response #18: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #19: Curb boxes shall be equal to those as manufactured by Mueller Company and similar to Mueller extension type with arch pattern base model H-10314 all extension rods shall be stainless steel.

Response #19: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #20: All fire hydrants shall be the approved AWWA type fire hydrants in conformance with the American Water Works Association Standard for Fire Hydrants for Ordinary Water Works Service, AWWA Designation C502, and shall have a 5-1/4" valve opening, a 6" mechanical joint inlet complete with an auxiliary gate valve (close coupled), a 6" mechanical joint shoe, and all appurtenances.

Response #20: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #21: Fire hydrants shall be rated for a working pressure of 250 Psi. Fire hydrants shall be sized for a 4'-6" bury.

Response #21: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.



B. Controlling Vehicles from the Dunkin Donuts Driveway

As the Board requested, the Applicant had VHB investigate whether there were measures that could be implemented on the Project site to discourage vehicles from driving from Dunkin Donuts directly into the main parking area in the Center, or at least control those movements. You may recall that the Applicant does not own or control the Dunkin Donuts site and it has no authority to make changes to that site. In addition, there exists a cross-access easement between the Lake Plaza property and the Dunkin Donuts/Valvoline property which permits vehicles to travel between the sites and the Applicant has no authority to interfere with the parties' rights under that easement. VHB's investigation could not ignore these legal realities.

John Canning, P.E. from VHB and Pablo Medeiros (on behalf of the Applicant) met with Chairman Gary and Patrick Cleary, AICP, DEP, PP, LEED AP to discuss some concepts VHB developed to address the Board's concern. At the conclusion of the meeting, Mr. Canning was asked to examine what other options might be viable to control traffic entering the Project site from Dunkin Donuts, taking into consideration the cross-access agreement and the requirement under the Applicant's agreement with Stop & Shop to provide a certain number of parking spaces in front of its store.

Specifically, VHB examined variations of a circulation pattern suggested at the meeting that was premised upon reconfiguring and extending the travel lane from Dunkin Donuts into the Project site to make it more restrictive and difficult to navigate and, therefore, less attractive to use. VHB discounted the alternatives because each would significantly extend the travel lane into the area designated for Stop & Shop parking and reduce the number of parking spaces available for Stop & Shop and the Center from that approved by the ZBA. In addition, each alternative would make moving through the Shopping Center and moving between the Center and Dunkin Donuts unnecessarily more complicated. This effect is problematic and undesirable because it creates more potential conflicts between movements at the point at which the Dunkin Donuts driveway and Shopping Center roadway converge. VHB is reluctant to support these types of non-standard solutions as the additional complexity they introduce could have unintended, negative consequences.

It became clear from this analysis of alternatives that, on balance, the most effective approach to controlling the existing traffic condition at the Dunkin Donuts driveway is to implement measures originally requested by your Board which have already been incorporated into the Site Plans. They include the raised concrete islands adjacent to and directly opposite the Dunkin Donuts driveway which will have the effect of preventing vehicles entering the Project site from Dunkin Donuts to shoot straight into the parking lot and travel at unacceptable rates of speed. Instead, those vehicles will have to slow to walking speed so they can negotiate the new safety features.

In addition, the Applicant proposes a new raised island through the middle of the parking lot which will prevent K-Mart shoppers from making a bee-line between K-Mart and the Center's main signalized



driveway. It is VHB's professional opinion that these measures represent a vast improvement over, and will dramatically improve, the existing condition, that site operating conditions will be significantly safer than they are now and that the measures should, on their own, resolve the concerns expressed by the Board without any additional measures of the type suggested to or considered by VHB. For these reasons, VHB endorses the existing Site Plan and the measures incorporated therein as the "preferred plan" for addressing the Board's concern about vehicle movements between the Dunkin Donuts and Project site.

We ask that you schedule this matter for further consideration at the Board's May 11, 2016 meeting at which time we would be pleased to address any of the foregoing items and the SEQRA determination with you. In the interim, please feel free to contact either of us (Michael Junghans, P.E. at (914) 467-6607 or mwjunghans@vhb.com or John Canning, P.E. at (914) 467-6605 or jcanning@VHB.com) if you have any questions or require further information.

C. Additional Changes per discussions with the Town Environmental Conservation Board:

- Updated the wetland buffer impact areas.
- Updated the Soil Erosion and Control Plan (Sheet C-07) to provide the area of disturbance within the 100-foot wetland buffer.
- Updated the Soil Erosion and Control Plan (Sheet C-07) to include silt fence locations, drainage inlet protection locations, a fuel-staging location, and a spill kit location.
- Updated the SWPPP to include the "Catch Basin Construction Checklist" found in Attachment F.
- Updated the Soil Erosion and Control Plan (Sheet C-07) to provide construction phasing notes.
- Landscaping plan was reviewed by David J Klotzle as requested. Comments included in Report prepared by David J. Klotzle Wetland Inspector, to Richard Franzetti, P.E., dated January 22, 2016.
- Report from David J. Klotzle, Town Wetland Inspector, to the Environmental Conservation Board, dated March 29, 2016, confirming wetland delineation and regarding landscaping plan and mitigation area.
- Confirmed with Town of Carmel on April 21, 2016 via email with Rose Trombetta and David J. Klotzle that no tree count or tree clearing permit is necessary, per Town of Carmel Chapter 142-8.A (1). Tree clearing activities are covered by the Planning Board site plan approval.

Hon. Harold Gary, Chairman
and Members of the Planning Board
Richard Franzetti, P.E.
Ref: 41929.00
April 28, 2016
Page 11



Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Franzetti", with a long horizontal stroke extending to the right.

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

A handwritten signature in blue ink, appearing to read "John C. ...", with a long horizontal stroke extending to the right.

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

cc: Mr. Robert Laga and Members of the Environmental Conservation Board
Mr. Robert Heidenberg
Mr. Pablo Medeiros
Ms. Deborah Farr
Geraldine N. Tortorella, Esq.

Richard J. Franzetti, P.E.
Town Engineer



(845) 628-1500
(845) 628-2087
Fax (845) 628-7085

*Office of the Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541*

MEMORANDUM

To: Carmel Planning Board
From: Richard J. Franzetti P.E. Town Engineer
Date: January 8, 2016
Re: Lake Plaza – Amended Site Plan 65.10-1-45 and 46

DOCUMENTS REVIEWED:

1. C-00 Cover Sheet, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015
2. C-01 Legend & General Notes, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
3. C-02 Abutters List & Maps, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
4. C-03 Existing Conditions Plan, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
5. **C-04 Layout & Materials Plan, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to March 4, 2016.**
6. **C-05 Grading & Drainage Plan, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to March 4, 2016.**
7. C-06 Utility Plan, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
8. C-07 Erosion & Sediment Control Plan, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
9. C-08 Delivery Truck & Pedestrian Maneuvering Plan, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015
10. C-09 Fire Truck Maneuvering Plan, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
11. C-09.1 Passenger Car Maneuvering Plan, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C.,
12. C-10 Site Details 1, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
13. C-11 Site Details 2, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015
14. C-12 Site Details 3, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015
15. C-13 Site Details 4, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015

Tel: (845) 628-1500 Fax: (845) 628-7085 email: info@carrollm.com

G:\Engineering\Planning Board\65.10-1-45 - Lake Plaza Shopping Center\03-10-16 65.10-1-45 and 46 Lake Plaza - Stop and shop RJF AsP.doc

March 10, 2016

Lake Plaza – Amended Site Plan 65.10-1-45 and 46

16. C-14 Site Details 5, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
17. C-15 Site Lighting Photometric Plan, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015
18. C-16 Site Lighting Plan Details 1, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
19. C-17 Site Lighting Plan Details 2, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015
20. C-18 Planting Plan and Notes, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
21. C-19 Planting Details, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.

This application involves renovations and expansion of the Lake Plaza Center Shopping Center, including the demolition of the existing 24,000 square foot an existing supermarket and the adjacent 7,800 square foot store. These are to be replaced by a new 53,595 square foot supermarket and a new 3,785 square foot tenant space (no tenant identified). Additionally, the applicant proposes to renovate the façade along the entire shopping center, install new signage for the Stop & Shop, construct additional parking spaces to replace those lost due to the building expansion, repave the parking area, upgrade site lighting and landscaping and to construct new stormwater and utility improvements.

As part of this submission this Department has only reviewed the updated drawings (in bold above).

The applicant has provided additional information based on discussions with the New York Department of Environmental Protection (NYCDEP). At present the NYCDEP is requiring additional bioretention areas on both the north (Baldwin Road) and east (rear) sides of the property.

Comments from the 01/08/16 memorandum are provided on the following pages and will need to be addressed prior to final approval.

March 10, 2016

Lake Plaza – Amended Site Plan 65.10-1-45 and 46

Based upon our review of this submittal, the Engineering Department offers the following comments:

I. General Comments

1. The applicant acknowledges that the following referrals are required:
 - a. New York State Department of Environmental Conservation (NYSDEC)
 - b. NYCDEP
 - c. Putnam County Department of Health (PCDOH).
 - d. The Town of Carmel Environmental Conservation Board (ECB).
 - e. Mahopac Fire Department
2. The applicant acknowledges that the following permits are required:
 - a. NYSDEC - for stormwater and wetlands;
 - b. NYCDEP for stormwater;
 - c. PCDOH for well and SSTs.
3. Copies of the November 2015 Traffic Impact Analysis have been forward to the New York State Department of Transportation and Town of Carmel Highway Department for review.
4. The applicant acknowledges this comment and will provide verification of the wetland mapping and delineations by the NYSDEC upon receipt from the State. A copy of the wetland mapping has been forwarded to the Town of Carmel Wetlands Inspector.
5. A copy of the planting plan has been forwarded to the Town of Carmel Wetlands Inspector for review and comment.
6. The applicant has scheduled a meeting with the NYCDEP to discuss the Stormwater Pollution Prevention Plan (SWPPP). Review from this Department is ongoing.
7. The applicant provided a water use report. Review from this Department is ongoing. The applicant has acknowledged that a wastewater report will be developed and that they will submit report to the NYCDEP for review.
8. All easements (water, sewer stormwater etc.) should be provided;
9. The applicant acknowledge that a stormwater maintenance agreement and maintenance guarantee per Town Code (§156-85 and §156-87 B respectively) is required.
10. Should any public improvements be deemed necessary as part of the development of the tract, a Performance Bond and associated Engineering Fee must eventually be established for the work. The applicant will need to develop a quantity take off for bonding purposes.

I trust that this is adequate for the Board's needs. Should you have any questions, do not hesitate to contact me.

The Engineering Department will work directly with the applicants engineer to address the following preliminary detailed comments:

II. Detailed Comments:

March 10, 2016

Lake Plaza – Amended Site Plan 65.10-1-45 and 46

1. Applicant has acknowledged that Zoning/Parking Chart on Drawing C04 should identify the number of employees. The count is needed for the total future proposed number of employees for wastewater and number of parking spaces.
2. Drawing C-05 identifies a retaining wall on the east side of the property. In some areas the walls are nine (9) foot tall. The applicant has acknowledged that the wall calculations will be certified by a structural engineer.
3. The stormwater design must consider the existing regulatory approved (NYCDEP) stormwater infrastructure. The applicant must meet with the NYCDEP to discuss the proposed stormwater design.
4. Construction Sequence should be provided
5. Adequate protection should be provided in the stormwater management practice (SMP) areas to minimize disturbance during construction. Details should be provided to show how the infiltration system will be protected during construction.
6. Drawing C-07 identifies the limit of work as 5.2 acres. The SWPPP identifies the total disturbance of 4.8 acres. Please clarify. It should also be noted that any disturbance over 5 acres requires permission from the NYSDEC.

The applicant notes that the items 10 through 24 will be complies with - notes/details should be provided on the drawings for these.

7. All sewers must meet the Town of Carmel Town Code § 120-29.
8. Sidewalks, manholes and guiderails should be installed per §128 of the Town of Carmel Town Code
9. All water service connections must be K-copper.
10. Gate valves shall be AWWA non-rising stem type, as manufactured by Mueller Company, Model A-2360-23, or approved equal, conforming to the latest AWWA Standard for Gate Valves - 3" through 48" - for Water and Other Liquids, AWWA Designation C-509.
11. Sizes up to and including 12" shall be 250 psi working pressure. The valve body and bonnet shall be ductile iron. All interior and exterior metal surfaces shall be coated with a two-part thermosetting epoxy complying with AWWA C550.
12. Valves shall have dual "O" ring seals, inside screw, resilient wedge seats in accordance with AWWA Designation C-550 and shall be constructed so as to provide unobstructed full port clearance when fully open and immediate complete closure when closed. The ends of the valves shall be mechanical joint.
13. All valves shall be arranged to open in counter clockwise direction unless otherwise specifically indicated and operating nuts shall be 2" square.
14. Valves shall be tested to a pressure of not less than two times the working pressure.
15. All hydrants shall be six inches in size with six-inch mechanical joint inlet connection and shall be equal to the Mueller Centurion A-421, with one (1) 4 ½ " pumper nozzle and two (2) 2 ½ " hose nozzles.
16. Water Service Saddles shall be equal to those manufactured by Mueller, Model 7 ½" x 1" SS Series Stainless Steel Saddle, Double Stud.
17. Corporation stops shall be equal to those as manufactured by Mueller Company, Model B-25000Series, NRS and of the size required. Such corporation stops shall meet the requirements of AWWA Specification No. C800.

March 10, 2016

Lake Plaza – Amended Site Plan 65.10-1-45 and 46

18. Curb valves (stops) shall be equal to those as manufactured by Mueller Company, Model H-15214 and shall conform to AWWA Specification No. C800.
19. Curb boxes shall be equal to those as manufactured by Mueller Company and similar to Mueller extension type with arch pattern base model H-10314 all extension rods shall be stainless steel.
20. All fire hydrants shall be the approved AWWA type fire hydrants in conformance with the American Water Works Association Standard for Fire Hydrants for Ordinary Water Works Service, AWWA Designation C502, and shall have a 5-1/4" valve opening, a 6" mechanical joint inlet complete with an auxiliary gate valve (close coupled), a 6" mechanical joint shoe, and all appurtenances.
21. Fire hydrants shall be rated for a working pressure of 250 Psi. Fire hydrants shall be sized for a 4'-6" bury.

David J Klotzle Wetland
Inspector

Carmel Town Hall
60 McAlpin
Avenue Mahopac
New York , 10541
845 628-1500
E-Mail: dklotzle@bestweb.net

To: Carmel ECB

Date: 3/29/16

Re: Lake Plaza Shopping Center Rt. 6 Mahopac TM # 65.10-1-45 & 46

Lake Plaza /Stop and Shop Planting / Landscape Plans & Wetland Determinations.

My review of these plans by Michael Younghans PE and dated as 12/31/15

1. All plant materials are well chosen for this site.
2. Plans should include deer fencing to protect the young woody perennials like the Red Twig Dogwoods and Red Maples.
- 3) As always I recommend site plans should require a three-year warrantee on all plants. The typical one-year warrantee does not account for the second and third year root growth beyond the root ball and prepared planting pit.
4. The wetland inspector should be notified at least 10 days prior to site preparation and instillation of these plant materials to insure proper procedures are followed

Wetland Delineations

Wetlands are correctly flagged in the field on this site and properly portrayed on a site plan titled Existing Conditions by Michael Younghans PE and dated 3/31/15
Wetland areas should be protected with orange construction fencing .

David J Klotzle Wetland
Inspector

Carmel Town Hall
60 McAlpin
Avenue Mahopac
New York ,10541
845 628-1500

E-Mail: dklotzle@bestweb.net

TO: RICHARD FRANZETTI
Date: 1/22/16

Review of landscape Plan for the Lake Plaza Shopping Center (TM 65.10-1-45)
My review of these plans by Juan Carlos Vargas Jr. dated 11/23/15

1. All plant materials are native and well selected for the site.
2. Plans should include deer fencing to protect the young woody perennials where necessary.
3. PB should require a three-year warranty on all plants.
4. The wetland inspector should be notified 10 days prior to site preparation and installation of these plant materials to insure proper procedures are followed.

The following is reprinted here from the Carmel Tree Code regarding tree planting in public areas as a guideline for these and future plantings.

§ 142-7

Specifications and requirements. *(for trees not shrubs)*

A.

Trees shall be B&B and shall not be less than two to 2 1/2 inches caliper, measured six inches above the top of the ball, nor less than 10 feet high. They must be well-branched, the branches to start not less than six feet from the crown of the root system. Trees shall be nursery-grown, and a nursery inspection certificate shall be available covering all trees.

B.

In general, excavations for planting shall be at least one foot deeper and two feet wider than the ball of earth supplied with the tree. The pit shall be rock free and refilled with seven parts topsoil and one part humus and the parent soil discarded. Hardpan shall be loosened for an additional 12 inches from the bottom of the pit. Trees shall be adequately fertilized and watered at the time of planting and mulched with three inches of approved mulch immediately after planting. Mulch shall be placed within a topsoil saucer three inches deep and as large as the pit in diameter.

C.

Trees shall be staked and guyed immediately after planting. Stakes shall be cedar or oak eight feet long, no less than two inches in diameter and driven into the bottom of the tree pit. Trees shall be guyed to the stakes using No. 10 wire covered with rubber hose or equal. The wire shall be fastened to the stake in such a manner that it will not slip or come into contact with the tree trunk. The trunk of the tree shall be protected with tree wrapping paper.

D.

Removal of debris is required. The property must be left in a neat and orderly condition in accordance with good and accepted planting and tree surgery practice.

E.

Trees shall not be planted between May 15 and September 15 without specific authorization of the Planning Board.

F.

Notice must be given to the Planning Board 30 days prior to the start of planting in order that the plants and trees may be inspected and approved for tree variety, condition, size and quality. All work shall be subject to the general supervision and approval of the Planning Board and the Town Engineer.

G.

Any tree improperly planted or not meeting the specifications of the tree plan and this chapter will be removed upon written demand of the Planning Board and replaced with properly planted tree(s) that meet the specifications of the tree plan and this chapter. Any tree that does not survive or is in an unhealthy condition at the end of one year shall be replaced by the owner of the property at no cost to the Town of Carmel. Said replacement shall be made within 60 days following written demand for such replacement or within a more extended period as may be specified by the Planning Board.

MICHAEL NESHEIWAT, M.D.
Interim Commissioner of Health



MARYELLEN ODELL
County Executive

ROBERT MORRIS, P.E., MPH
Director of Environmental Health

DEPARTMENT OF HEALTH

1 Geneva Road, Brewster, New York 10509
Phone # (845) 808-1390 Fax # (845) 278-7921

January 26, 2016

Mr. Richard Franzetti, P.E.
Town of Carmel
Town Hall
60 McAlpin Avenue
Mahopac, NY 10541

Re: Lake Plaza Shopping Center Expansion
(T) Carmel, TM 65.10-1-45

Dear Mr. Franzetti:

This Department has received the water and wastewater facility reports for the Lake Plaza Shopping Center as prepared by Peter Gregory, P.E. Upon review of the submitted reports, this Department offers the following comments:

1. The wastewater report should clarify that the tabulated average daily flow of 14,000 gpd is based on maximum expected hydraulic loading rates and is not the existing usage.
2. The wastewater report needs to demonstrate how the anticipated flow increase of 4,000 gpd was derived for the shopping center expansion.
3. The wastewater report should include actual water usage data from similar sized Stop and Shop Supermarkets.
4. The wastewater report should address how grease from food service operations will be treated.
5. It appears the design flow of the shopping center on page 3 of the water facilities report was based on the existing 155,000 SF shopping center instead of the proposed expansion to 180,000 SF.
6. Why was 2 gpm used as a well yield for Well #2 in Section C on page 3 of the water facilities report?
7. The proposed water system design specifies a 10,000 gallon storage tank which may not provide a minimum of one days storage.
8. The water facilities report does not address how the distribution system will be pressurized.
9. Why was a well cycle yield of 100 gpm used in the disinfection calculations in Section G of the water facilities report?
10. A well permit(s) is to be obtained from this Department for any proposed source well prior to installation.

Upon completion of the above, this Department will continue its review. Kindly advise us if there are any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael J. Budzinski".

Michael J. Budzinski, P.E.
Director of Engineering

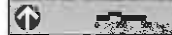
MJB:cml
cc: Peter Gregory, P.E.

| | |
|--------------|--------------------|
| Issued for | Site Plan Approval |
| Date Issued | November 30, 2015 |
| Latest Issue | April 27, 2016 |

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

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

65.10-1-45
65.10-1-46



| No. | Drawing Title | Latest Issue |
|--------|--|----------------|
| C-01 | Legend And General Notes | April 27, 2011 |
| C-02 | Butter's List and Map | April 27, 2011 |
| C-03 | Existing Conditions Plan | April 27, 2011 |
| C-04 | Layout and Materials Plan | April 27, 2011 |
| C-04.1 | Signage Summary | April 27, 2011 |
| C-04.2 | Stop & Shop Elevation Plan | April 27, 2011 |
| C-05 | Grading and Drainage Plan | April 27, 2011 |
| C-06 | Utility Plan | April 27, 2011 |
| C-07 | Erosion and Sediment Control Plan | April 27, 2011 |
| C-08 | Delivery Truck and Pedestrian Maneuvering Plan | April 27, 2011 |
| C-09 | Fire Truck Maneuvering Plan | April 27, 2011 |
| C-09.1 | Passenger Car Maneuvering Plan | April 27, 2011 |
| C-10 | Site Details 1 | April 27, 2011 |
| C-11 | Site Details 2 | April 27, 2011 |
| C-12 | Site Details 3 | April 27, 2011 |
| C-13 | Site Details 4 | April 27, 2011 |
| C-14 | Site Details 5 | April 27, 2011 |
| C-15 | Site Lighting Photometric Plan | April 27, 2011 |
| C-16 | Site Lighting Plan Details 1 | April 27, 2011 |
| C-17 | Site Lighting Plan Details 2 | April 27, 2011 |
| C-18 | Planting Plan and Notes | April 27, 2011 |
| C-19 | Planting Details | April 27, 2011 |
| C-20 | Sight Line Triangle Plan | April 27, 2011 |

vhb.com

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

Michels & Waldron Associates LLC
645 Westwood Avenue
River Vale, New Jersey, 07675

Keane Coppelman Gregory Engineer, P.C.
113 Smith Avenue
Mt. Kisco, New York 10549



WHS Project : 41929.00_Proposed Supermarket
Issued for : Site Plan Approval April 27, 2015

Matchline

UtilityDermatitis

500-Foot Abutter's List

| NAME | COMPANY | ADDRESS | CITY STATE ZIP | PINCEL ID |
|-----------------------|--------------------------------|--------------------|-------------------------|------------|
| | MANOR PARK MOBILE PARK LLC | PO BOX 448 | NEWPORT NEWS VA 23601 | 45-9-1-31 |
| ROBERT BUTTIGLIONE | | WTE 138 308 RD | BALDWIN PLACE, NY 10505 | 45-10-2-24 |
| CARL LONKUST | | 1007 RT 5 | BAIDWYN, NY 10541 | 45-10-2-34 |
| Sharon L. L. L. L. L. | | 18 BALDWIN LN | BAIDWYN, NY 10541 | 45-10-2-35 |
| GEORGE PALMIANO | | 16 COONEY RD | BAIDWYN, NY 10541 | 45-10-2-3 |
| ELLA RODRIGUEZ | | 18 BALDWIN LN | BAIDWYN, NY 10541 | 45-10-2-37 |
| KATHLEEN EDWARDS | | 2 BALDWIN LN | BAIDWYN, NY 10541 | 45-10-2-45 |
| EILEEN MARIE ZOTTOLI | | 23 BALDWIN LN | BAIDWYN, NY 10541 | 45-10-2-49 |
| GEORGE PALMIANO | | 24 COONEY RD | BAIDWYN, NY 10541 | 45-10-2-2 |
| REGINE GUN | | 30 WYCH POND RD | BAIDWYN, NY 10541 | 45-9-1-37 |
| CARLOS TENENPAGH | | 390 EAST LAKE BLVD | BAIDWYN, NY 10541 | 45-9-1-33 |
| ANTHONY MONARDO | | PO BOX 762 | BAIDWYN, NY 10541 | 45-10-1-52 |
| NICKI STEIN | | 888 RT 6 | BAIDWYN, NY 10541 | 45-9-1-26 |
| ANTHONY MONARDO | | PO BOX 652 | BAIDWYN, NY 10541 | 45-10-1-53 |
| | ISLAND DREAM ASSOCIATES, LLC | 110 CHERYL HILL RD | CARMEL, NY 10512 | 45-10-1-50 |
| | 80 EAST LAKE BOULEVARD LLC | PO BOX 297 | BALDWIN PLACE, NY 10505 | 45-9-1-28 |
| | SATISFA FAMILY LTD PARTNERSHIP | 23 EASLE RD | BAIDWYN, CT 06430 | 45-1-4-6-2 |
| | ROADING BROOK LLC | 25 MAAN ST PLAT 1 | HARTFORD, CT 0610 | 45-1-4-1-1 |
| LAWRENCE VELLA | | 15 MINCK CT | BREWSTER, NY 12709 | 45-10-1-48 |

Parcel Information Source: Town of Carmel Planning Office

500-Foot Abutter's Map



Tax Parcels
65.10.1.45
65.10.1.46

Proposed Stop & Shop

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

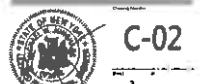
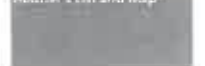
| IC | Event | Date | Appr. |
|----|---------------------------------|------------|-------|
| 1 | PLANNING BOARD SUBMISSION | 7/28/2015 | WGL |
| 2 | SEA APPLICATION | 02/10/2016 | WGL |
| 3 | PLANNING BOARD SUBMISSION | 03/04/2016 | WGL |
| 4 | CCB & PLANNING BOARD SUBMISSION | 04/27/2016 | WGL |

DATE: 10/10/74 BY: MWS

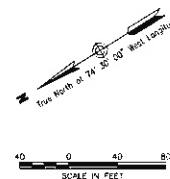
Site Plan Approval November 30, 2015

Not Approved for Construction

Abstracts and Index



Michael W. Jungreis
N.Y. Practising Lawyer
NY Lic No 072073



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

| No. | Item | Date | Amount |
|-----|----------------------------|------------|--------|
| 1 | PLANNING BOARD RESOLUTION | 12/15/2015 | \$0.00 |
| 2 | 2016 APPLICATION | 02/10/2016 | \$0.00 |
| 3 | PLANNING BOARD RESOLUTION | 03/04/2016 | \$0.00 |
| 4 | COMMITTEE BOARD SUBMISSION | 04/27/2016 | \$0.00 |

DNOC MWJ

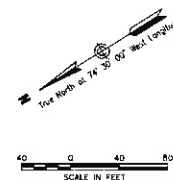
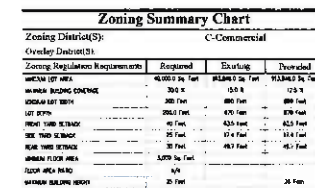
Site Plan Approval November 30, 2011

Reinforced for Construction



Michael W. Turchetta
U.S. Department of Justice
NYL No. 625122

C-03



| Legend | | Proposed Stop & Shop | |
|--|--------------------------------|---|---|
|  PERVIOUS PAVER | | 983-1005 Route 6 Town of Carmel, Malapasc, New York, 10541 | |
|  CONCRETE | | ASBESTOS 12/29/2006 WHS | |
|  HEAVY DUTY FLEXIBLE BITUMINOUS PAVEMENT | | 2.5% ASPHALT 02/02/2006 WHS | |
|  STANDARD DUTY FLEXIBLE BITUMINOUS PAVEMENT | | 2.5% ASPHALT 02/02/2006 WHS | |
|  MILL AND OVERLAY | | 2.5% ASPHALT 02/02/2006 WHS | |
| Sign Summary | | | |
| MUTCD Number | Specifications With / Hinge | Date | |
| W-3 | 36" 24" | 12/29/06 |  |
| W-4 | 36" 24" | 12/29/06 |  |
| W-1 | 12" 12" | 12/29/06 |  |
| W-2 | 12" 12" | 12/29/06 |  |
| W-5 | 12" 6" | 12/29/06 |  |

Site Plan Approval

Not Applicable for Construction

Layout and Materials Plan



C-04

County Number _____

5

Signature _____ **Date** _____

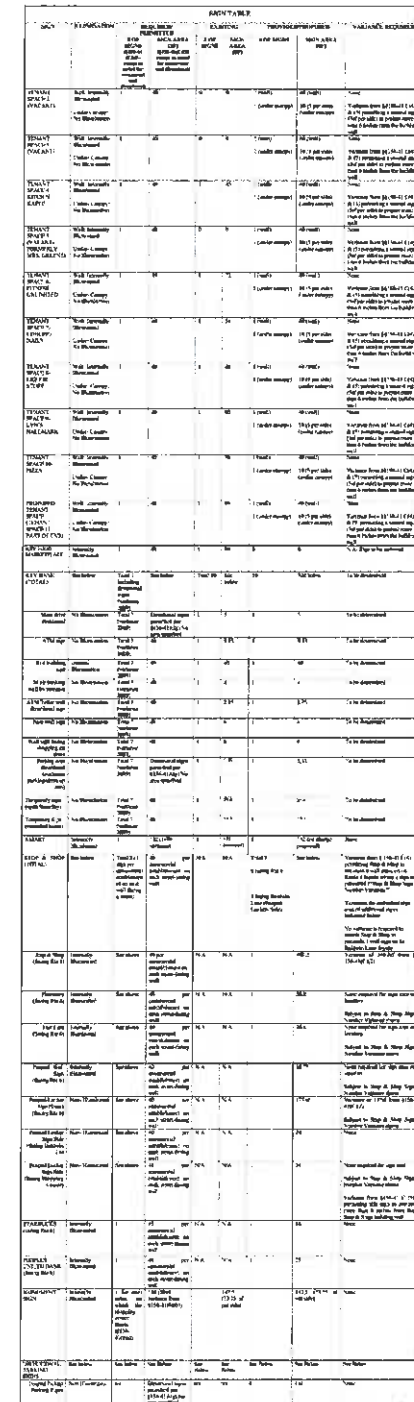
Signature _____ **Date** _____

Signature _____ **Date** _____

Signature _____ **Date** _____

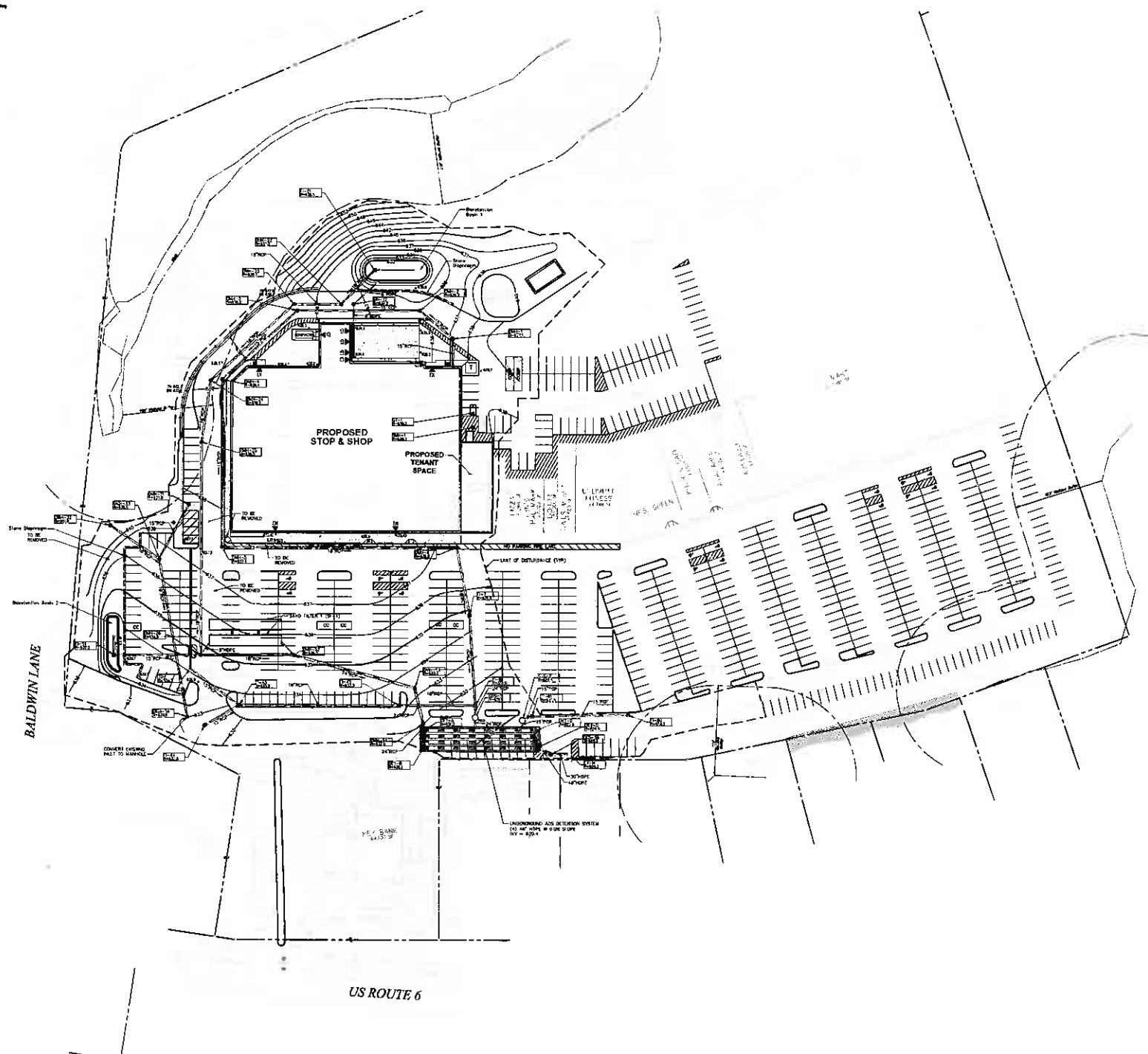
Signature _____ **Date** _____

Signature _____ **Date** _____

NY Lic No 012072 **41929.00**



Architectural rendering of the proposed Stop & Shop Supermarket building. The rendering shows a long, single-story commercial building with a light-colored facade. The Stop & Shop logo is prominently displayed on the right side of the building. To the left, there are signs for Peapod and other tenants. The building is surrounded by a parking lot with several cars parked. The sky is blue with some clouds.



Tax Parcels
65 10-2-45
65 10-2-46

Proposed Stop & Shop

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

| No | Spencer | City | Age |
|----|-------------------------------|------------|-----|
| 1 | PLANNING BOARD RECOMMENDATION | 12/29/2003 | W |
| 2 | CEA APPLICATION | 02/02/2006 | W |
| 3 | PLANNING BOARD RECOMMENDATION | 02/04/2008 | W |
| 4 | CEA PLANNING BOARD SUBMISSION | 04/23/2008 | W |

Figure 1 shows a schematic diagram of the experimental setup. It depicts a cross-section of the ground with a horizontal surface line. Below the surface, a rectangular region represents the soil. Within this soil region, there is a horizontal line labeled 'DR/IC' and a vertical line labeled 'MW/1'. At the bottom of the diagram, a scale bar is provided, ranging from 0 to 10 cm.

Site Plan Approval November 30, 2015

Fast-Response Air Construction

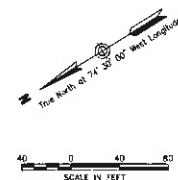
Grading and Drainage



C-05

Michael W. Aughran
R.N., Professional Engineer
NY Lic. No. 972092

41929.0



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

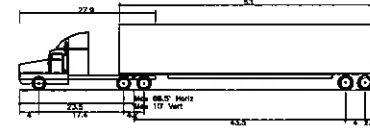
Site Plan Approval November 30, 201

Fast Approval for Construction



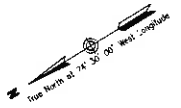
Michael W. Jurgens
W.C. Professorial Professor
NY 10016, U.S.A.
4192906

- [illegible]



WB-67 - Interstate Semi-Trailer
Overall Length 73.50ft
Overall Width 8.50ft
Overall Body Height 13.50ft
Min Body Ground Clearance 1.50ft
Max Truck Width 8.50ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40

WB-67 Truck Dimensions



0 40 80
SCALE IN FEET

BALDWIN LANE

US ROUTE 6

See Details
05.30-1-45
05.30-1-46

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

1. Planning Board Resolution 12/19/2011
2. Zoning Commission 03/06/2012
3. Planning Board Resolution 03/06/2012
4. EIS & Planning Board Submittal 04/07/2012

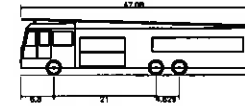
Project: DRUC
Date: 11/30/2012

Site Plan Approval November 30, 2012

Mark Approved for Construction
Delivery Truck and
Freightliner Maintenance
Plan

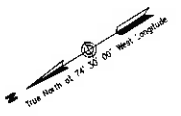
C-08
November 30, 2012
41928.00

WB-67 Truck Steering Path



| | |
|------------------------------|---------|
| Fire Truck | |
| Overall Length | 47.00ft |
| Overall Width | 10.00ft |
| Overall Body Height | 11.25ft |
| Min Body Ground Clearance | 1.50ft |
| Track Width | 9.00ft |
| Lock-to-lock time | 6.00s |
| Max Steering Angle (Virtual) | 34.40° |

Fire Truck Dimensions



0 40 80
SCALE IN FEET

BALDWIN LANE

PROPOSED
STOP & SHOP

PROPOSED
TENANT
SPACE

US ROUTE 6

Tax Parcel:
65.10-1.45
65.10-1.46

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

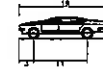
| Item | Description | Date | By |
|------|----------------------------------|------------|----|
| 1 | PROPOSED BOARD REVIEW/REVISION | 10/29/2013 | AW |
| 2 | NEW APPLICATION | 10/27/2014 | AW |
| 3 | PROPOSED BOARD RE-EVALUATION | 12/16/2014 | AW |
| 4 | CCR to PLANNING BOARD SUBMISSION | 04/27/2015 | AW |

Site Plan Approval November 30, 2015



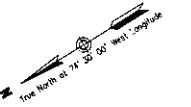
Project Number
C-09
10
Michael W. Jungblut
A/E Professional Engineer
NY Lic. No. 67302
41829-00

Fire Truck Steering Path

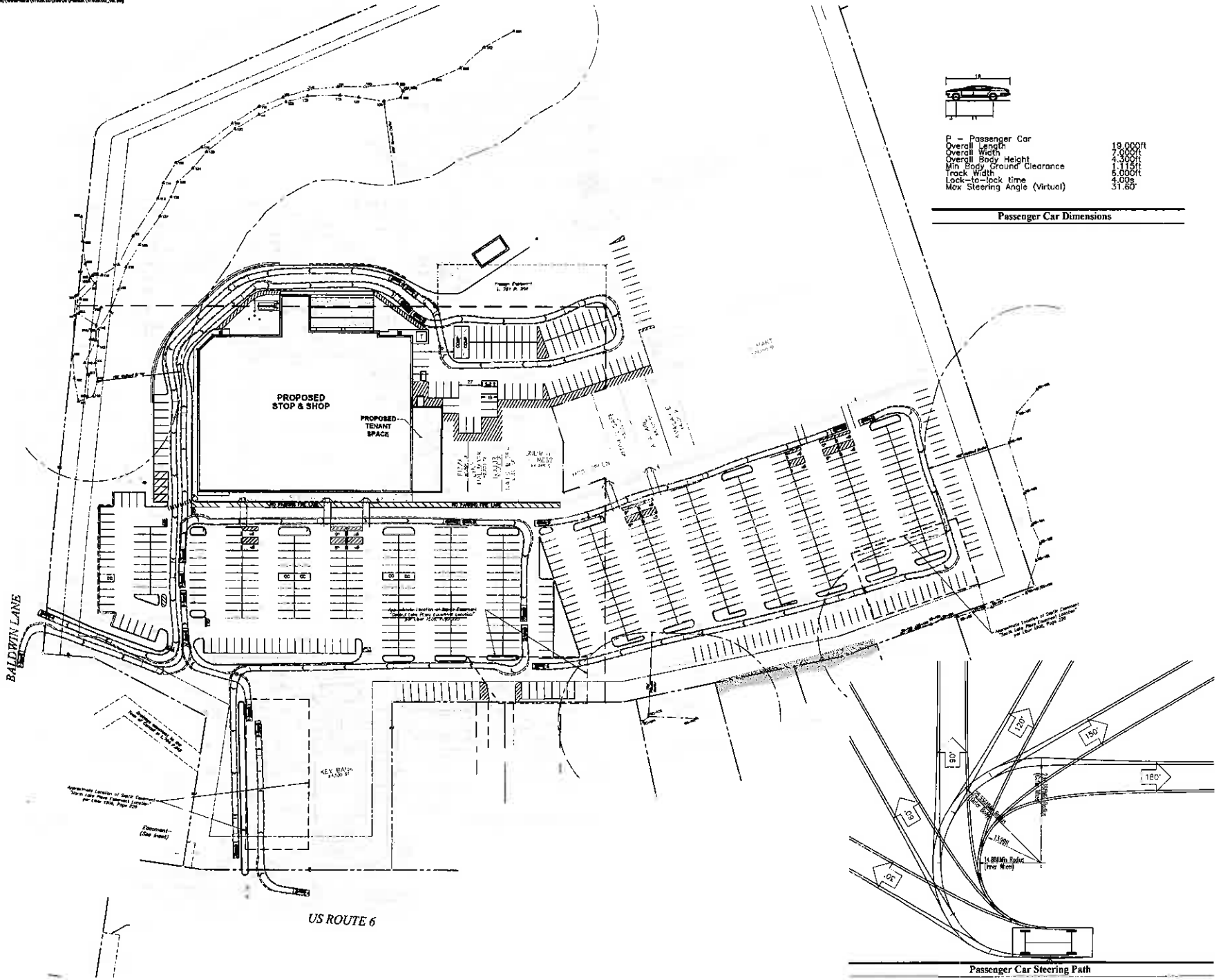


| | |
|------------------------------|--------|
| P - Passenger Car | |
| Overall Length | 19'00" |
| Overall Width | 7'00" |
| Overall Body Height | 4'30" |
| Min. Body Ground Clearance | 1'11" |
| Track Width | 6'00" |
| Lock-to-lock time | 4.00s |
| Max Steering Angle (Virtual) | 31.80° |

Passenger Car Dimensions



SCALE IN FEET
0 20 40 60



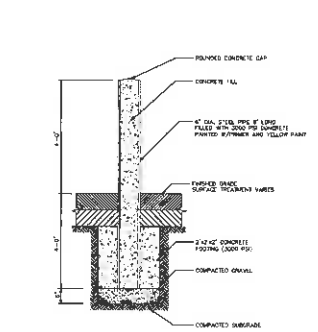
Proposed Stop & Shop
983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

| Item | Description | Date | By |
|------|--------------------------------|------------|-----|
| 1 | PLANNED ROAD IMPROVEMENTS | 12/08/2013 | vhs |
| 2 | TRUCK/LOADING | 06/10/2014 | vhs |
| 3 | PLANNED ROAD IMPROVEMENTS | 05/10/2014 | vhs |
| 4 | CR & PLANNED ROAD IMPROVEMENTS | 07/07/2014 | vhs |

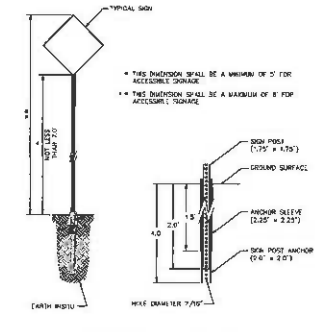
Site Plan Approval November 30, 2015

Not Approved For Construction
Passenger
Steering Path

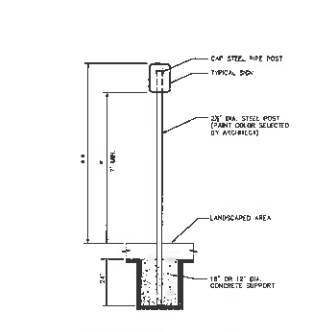
C-9.1
11
Michael W. Jungblum
611 Planning Director
NY Lic No. 072072
41929.00



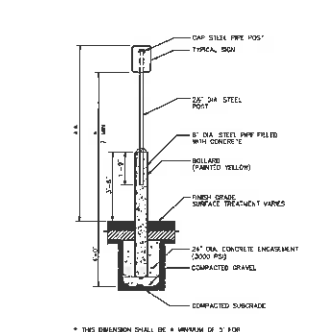
Bollard
NTS Source: VHB 12_2006



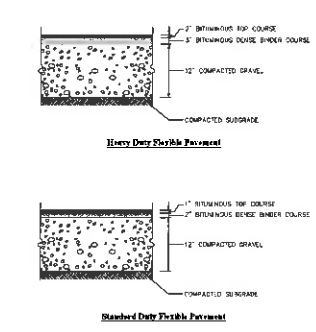
Sign Post - Type 'B'
NTS Source: VHB 12_2006



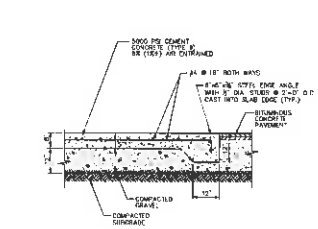
Sign Post - Type 'A'
NTS Source: VHB 12_2006



Bollard Mounted Sign
NTS Source: VHB 12_2006

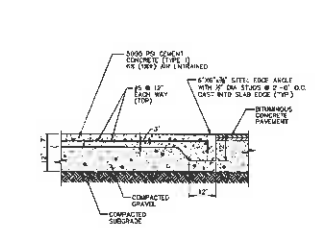


Heavy Duty Flexible Pavement
NTS Source: VHB 12_2006



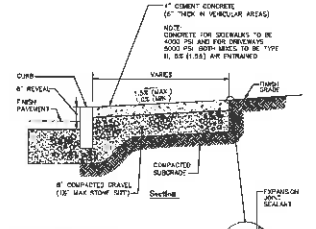
- Notes:**
1. SIZE OF PAD TO BE AS INDICATED ON PLAN.
 2. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE TYPICALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.

Loading Deck Pad
NTS Source: VHB 12_2006



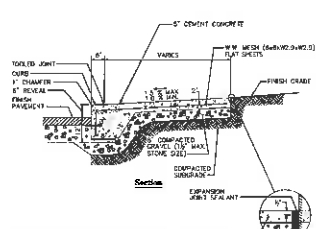
- Notes:**
1. SIZE OF COMPACTOR PAD TO BE AS INDICATED ON PLAN.
 2. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE TYPICALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.

Compactor Pad
NTS Source: VHB 12_2006



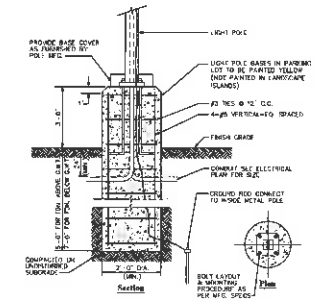
- Notes:**
1. PROVIDE EXPANSION JOINTS AT 15' MIN. SPACING WITH PRE-FORMED EXPANSION JOINT FILLER.
 2. PROVIDE TOoled CONTROL JOINTS AT 15' MIN. SPACING WITH PRE-FORMED EXPANSION JOINT FILLER & SEALER.
 3. PROVIDE BROKEN FINISH IN DIRECTION PERPENDICULAR TO CURB.

Concrete Sidewalk
NTS Source: VHB 12_2006



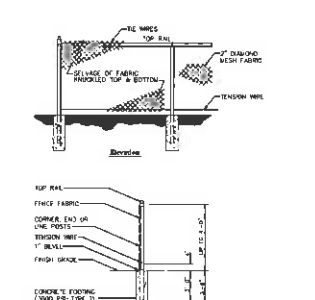
- Notes:**
1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI AND FOR CURBS AND SIDEWALKS TO BE TYPE II. SEE AN ENTRAINED.
 2. PROVIDE EXPANSION JOINTS AT MIN. 15 FEET ON CENTER WITH PRE-FORMED EXPANSION JOINT FILLER & SEALER.
 3. PROVIDE TOoled CONTROL JOINTS AT 15' MIN. SPACING WITH PRE-FORMED EXPANSION JOINT FILLER & SEALER.
 4. PROVIDE BROKEN FINISH IN DIRECTION PERPENDICULAR TO CURB.

Monolithic Concrete Curb (MCC) & Sidewalk
NTS Source: VHB 12_2006



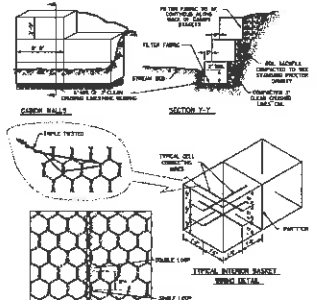
- Notes:**
1. LIGHT POLE FOUNDATION DESIGN IS SUBJECT TO CHANGE BASED ON FINAL POLE AND FIXTURE SPECIFICATION AND GEOTECHNICAL SITE INVESTIGATION.
 2. CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH 5000 PSI. AN ENTRAINED TYPE II CEMENT.

Light Pole
NTS Source: VHB 12_2006



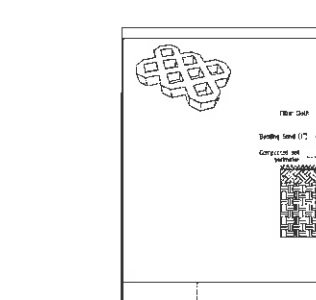
- Notes:**
1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH 'CONCRETE' MANUFACTURER'S INSTRUCTIONS' PRODUCT SPECIFICATIONS.

Chain Link Fence up to 4'
NTS Source: VHB 12_2006



- Notes:**
1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH 'CONCRETE' MANUFACTURER'S INSTRUCTIONS' PRODUCT SPECIFICATIONS.

Gabion Retaining Wall
NTS Source: VHB 12_2006



- Notes:**
1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH 'CONCRETE' MANUFACTURER'S INSTRUCTIONS' PRODUCT SPECIFICATIONS.

Pervious Pavement
NTS Source: VHB 12_2006

Bituminous Concrete Pavement Sections
NTS Source: VHB 12_2006



- Notes:**
1. SIZE OF PAD TO BE AS INDICATED ON PLAN.
 2. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE TYPICALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.

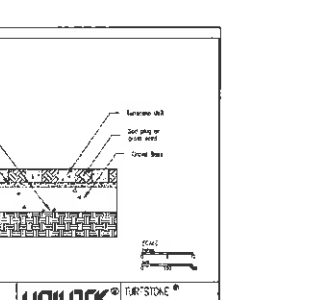
Bituminous Concrete Pavement Sections
NTS Source: VHB 12_2006

Light Pole
NTS Source: VHB 12_2006

Chain Link Fence up to 4'
NTS Source: VHB 12_2006

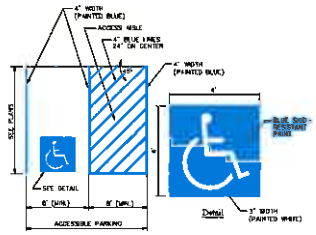
Gabion Retaining Wall
NTS Source: VHB 12_2006

Pervious Pavement
NTS Source: VHB 12_2006



- Notes:**
1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH 'CONCRETE' MANUFACTURER'S INSTRUCTIONS' PRODUCT SPECIFICATIONS.

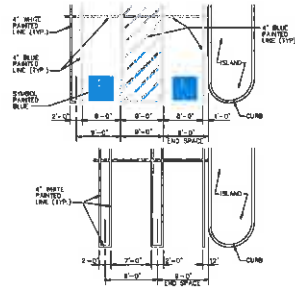
Proposed Stop & Shop
NTS Source: VHB 12_2006



- Notes:**
1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
 2. 4" STRIPING WIDTHS TO BE CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
 3. ALL STRIPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.

Accessible Parking Space

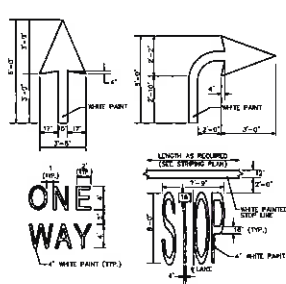
N.T.S. Source: VHB 12.2006



- Notes:**
1. ALL PAINT SHALL BE FAST DRYING PAVEMENT PAINT MEETING THE REQUIREMENTS OF AASHTO M280. PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
 2. SYMBOLS & MARKING SHALL CONFORM TO THE REQUIREMENTS OF THE AASHTO M280. PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
 3. ALL STRIPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.

Pavement Markings - Stall Layout

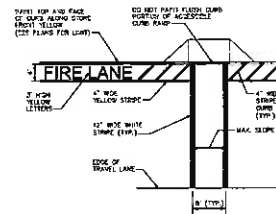
N.T.S. Source: VHB 12.2006



- Notes:**
1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK & LAYOUTING SHALL.

Painted Pavement Markings - On Site

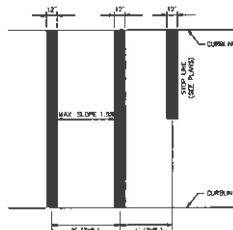
N.T.S. Source: VHB 12.2006



- Notes:**
1. THIRTEEN (13) LINES SHALL BE APPLIED IN ONE APPLICATION. NO COMBINATION OF LINES (TWO - 4 HIGH LINES) WILL BE ACCEPTED.
 2. CROSS WALK SLOPE SHALL NOT EXCEED 1.5%.
 3. FIRE LANE TWO PARKING FIRE LANE SHALL BE PAINTED OF THE PAVEMENT IN 3 INCH LETTERS IN A LOCATION ALONG THE FRONT DRIVE LANE ADJACENT TO THE FRONT CURBLINE (SPACED 10' O.C.).
 4. FIRE LANE TWO PARKING FIRE LANE SHALL BE LOCATED AT THE FRONT DRIVE LANE FROM THE FRONT CURBLINE TO THE ACCESSIBLE PARKING SPACE.

Crosswalk and Fire Lane Striping

N.T.S. Source: VHB 12.2006



- Notes:**
1. THIRTEEN (13) LINES SHALL BE APPLIED IN ONE APPLICATION. NO COMBINATION OF LINES (TWO - 4 HIGH LINES) WILL BE ACCEPTED.
 2. CROSS WALK SLOPE SHALL NOT EXCEED 1.5%.

Crosswalk

N.T.S. Source: VHB 12.2006

Stop and Shop Peapod Pick-up LOCKERS

- Materials:**
- ACM - Aluminum Composite Material Side Panels, Doors, Roof
 - Aluminum Tube
 - Aluminum Angle
 - Interior Insulation Construction
 - Stainless Steel Hardware for assembly
 - Galvanized Steel Bi-Pass Door Track
 - EPS Foam Insulation Panel
 - Aluminum Diamond Plate Flooring surface
 - 115v AC Impeller Fans

Stop and Shop Peapod Lockers' Materials

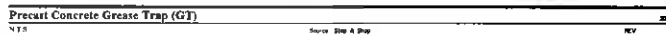
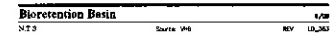
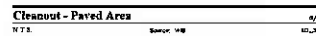
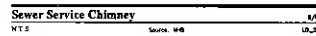
N.T.S. Source: VHB 12.2006

Proposed Stop & Shop
983-1005 Route 6
Town of Carmel, Mahopac, New York, 10941

| NO. | DESCRIPTION | DATE | BY |
|-----|--------------------------|------------|----|
| 1 | PLANNED BOARD SUBMISSION | 12/22/2015 | WV |
| 2 | 2ND APPLICATION | 04/16/2016 | WV |
| 3 | PLANNED BOARD SUBMISSION | 04/16/2016 | WV |
| 4 | 2ND APPLICATION | 04/16/2016 | WV |

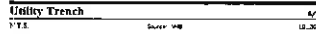
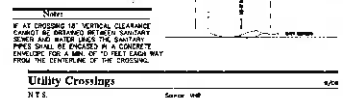
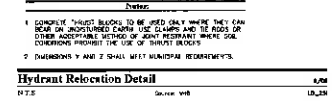
Site Plan Approval November 30, 2015

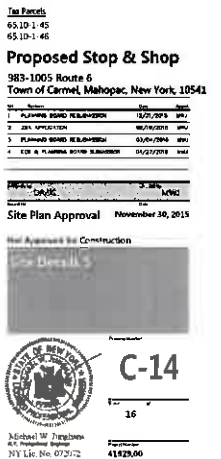
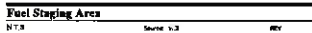
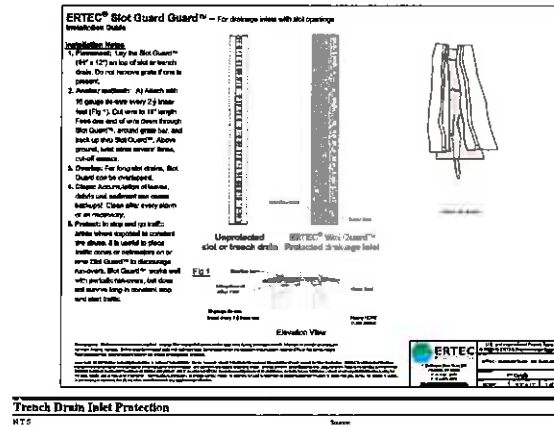
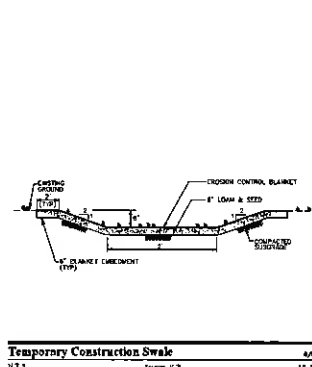
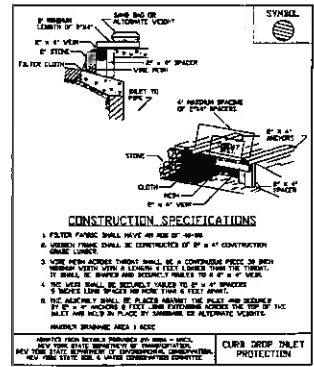
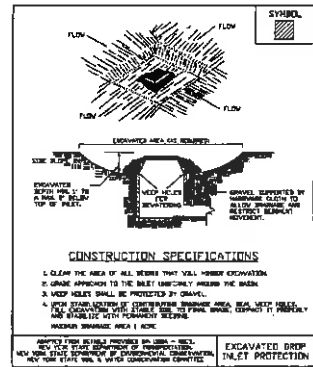
Not Approved for Construction
Site Outside of

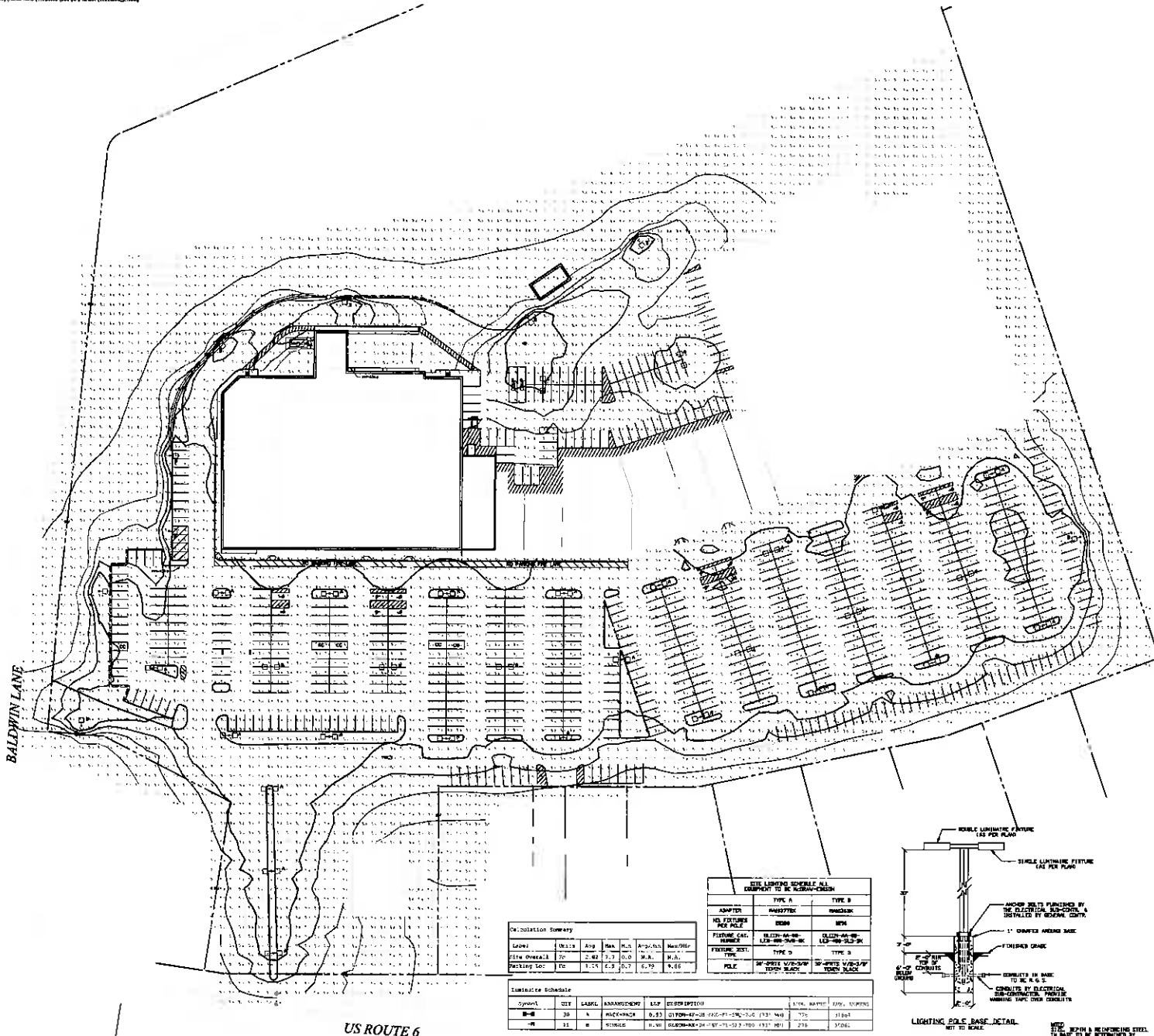
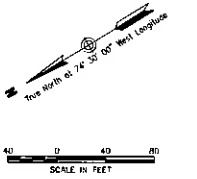


| Notes | | |
|---|--|--|
| 1. PROVIDE BLOCKS FOR TAPPING. SLEEVE HEAD EXOS. GATE VALVES, AND VERTICAL RODS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR BOLTS AT VERTICAL BONES AND GATE VALVES. | | |
| 2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE DURING FITTING. | | |
| 3. CONCRETE SHALL BE 3000 PSI TYPE I. | | |

| Concrete Thrust Block | | |
|-----------------------|-----------|------|
| W.T.S. | SMALL 140 | 12.2 |







Calculation Summary

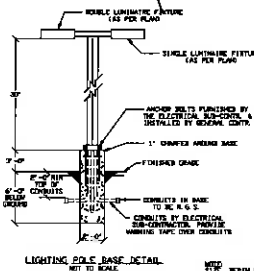
| Item | Unit | Value | Min | Max | Avg | Std Dev | Max Diff |
|---------------|-------|-------|-------|-------|-------|---------|----------|
| Site Area | Sq Ft | 2,482 | 2,482 | 2,482 | 2,482 | 0.0 | 0.0 |
| Building Area | Sq Ft | 1,151 | 1,151 | 1,151 | 1,151 | 0.0 | 0.0 |

Lighting Schedule

| Symbol | Qty | Label | Manufacturer | Wattage | Beam Spread | Height | Notes |
|--------|-----|-------|--------------|---------|-------------|-----------|-------|
| 1 | 30 | A | PROSCENIO | 0.87 | 120° | 10' - 12' | 120° |
| 2 | 15 | B | PROSCENIO | 0.87 | 120° | 10' - 12' | 120° |

Lighting Schedule - All Equipment to be Approved

| Item | Type | Manufacturer | Model | Wattage | Beam Spread | Height | Notes |
|------|--------|--------------|-----------|---------|-------------|-----------|-------|
| 1 | TYPE A | PROSCENIO | PROSCENIO | 0.87 | 120° | 10' - 12' | 120° |
| 2 | TYPE B | PROSCENIO | PROSCENIO | 0.87 | 120° | 10' - 12' | 120° |



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

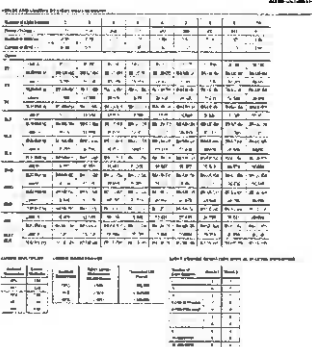
Site Plan Approval November 30, 2015

Lighting Plan

C-15

17

10/10/2010 1:10:10 PM



11/28

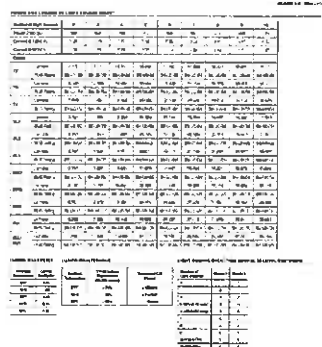
247.5

Sensor Engineering Adaptive, Inc.

1108

$$\frac{1}{N} \sum_{i=1}^N \frac{1}{\sigma_i^2}$$

Starting 1 January 1990 the



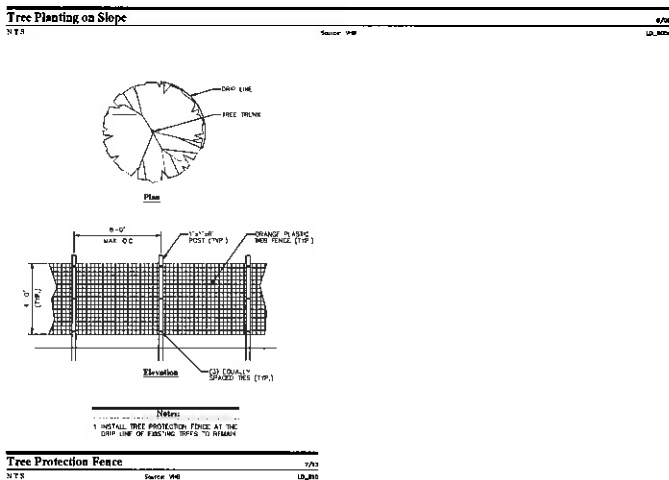
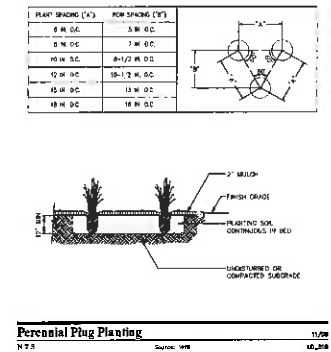
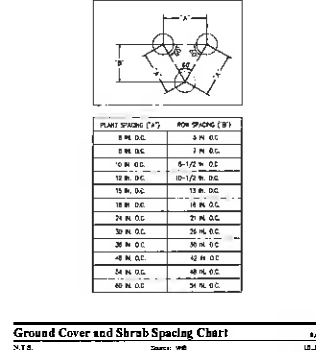
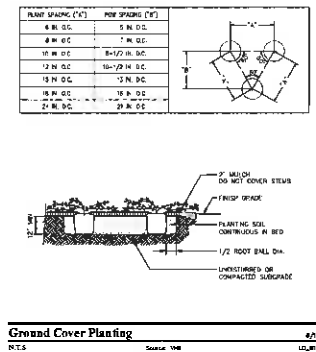
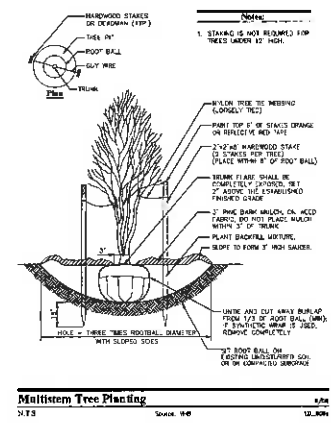
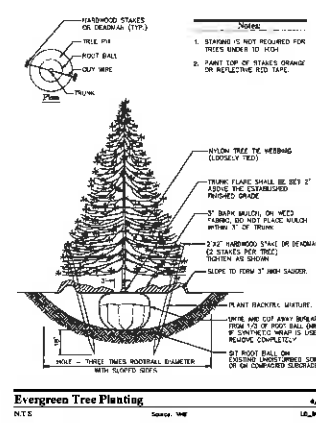
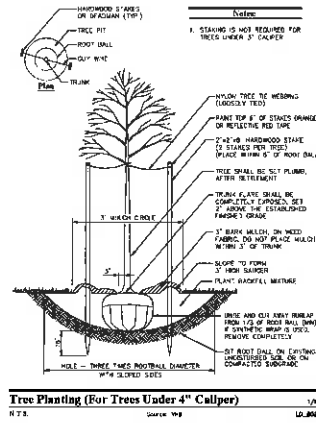
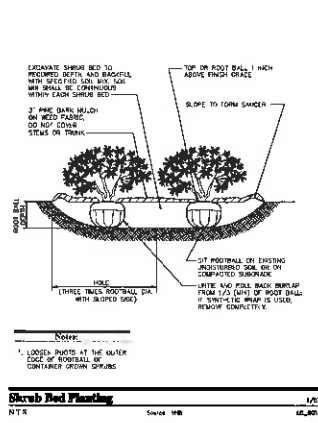
29,00





Sumner, Charles M. 1890-1970

RE: Stephen Lawrence Architect
2000 - 2001



Proposed Stop & Shop

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

| No. | Expend. | Date | Approved |
|-----|---------------------------------|------------|----------|
| 1 | PLANNING BOARD REORGANIZATION | 12/29/2015 | WJL |
| 2 | CCB & PLANNING BOARD SUBMISSION | 04/27/2016 | WJL |

Site Plan Approval November 30, 2015

Not Approved for Construction

பி.என்.சி.சி. கி.வி. 2

100

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

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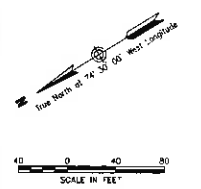
Juan Carlos Vargas, Jr.
R.F. Hughes Leadership Award

NY Lic No 602107

Small text at the top left of the page, likely a reference or title.



vhb
Engineering, Surveying &
Landscape Architecture, PC
50 Main Street
Suite 350
White Plains, NY 10606
P: 914.467.9600
F: 914.761.8759



Top Sheet
65.10-8.45
65.10-1.46

Proposed Stop & Shop
989-1005 Route 8
Town of Carmel, Meliopolis, New York, 10541

| No. | Revised | Scale | Revised | Date | By |
|-----|---------|-------------|---------|------------|-----|
| 1 | Revised | Scale | Revised | 12/26/2018 | vhb |
| 2 | 2nd | Application | | 08/03/2019 | vhb |
| 3 | Revised | Scale | Revised | 08/03/2019 | vhb |
| 4 | 2nd | Application | Scale | 08/27/2019 | vhb |

Site Plan Approval November 30, 2019

Best Approval for Construction
Sight Line
Through Plan

Seal of the State of New York
C-20
22
Michael W. Jorgensen
NY License No. 072971
41929.00

General Notes

1. ALL NOTES SHOWN ON THIS PLAN AND ALL NOTES SHOWN ON THE PREVIOUS SHEET OF THIS SET ARE TO BE READ AND INTERPRETED IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND THE TOWN OF CARMEL, NEW YORK, LOCAL LAW NO. 10-1.
2. THE FOLLOWING NOTES APPLY TO THIS PROJECT: (a) ALL NOTES - POSTED SPEED - 10 MPH; (b) ALL NOTES - 10 MPH - 10 MPH - 10 MPH.
3. THE FOLLOWING NOTES APPLY TO THIS PROJECT: (a) ALL NOTES - POSTED SPEED - 10 MPH; (b) ALL NOTES - 10 MPH - 10 MPH - 10 MPH.

Wednesday, April 27, 2016

Planning Board
Town of Carmel
Town Hall
Mahopac, NY 10541

RE: Bond release for 52 Split Rock Road

To Whom It May Concern,

I, Tom Infantino, would like to request the release of our bond for 52 Split Rock Road, Mahopac, NY 10541 – Tax Map #64.8-1-19. The property has already been inspected by the town engineer. Please contact me at 845-531-9177 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Infantino', with a long horizontal flourish extending to the right.

Thomas Infantino