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 Rooney, Sean - 17 Miller Road 86.11-1-18 05/05/16 Amended Site Plan 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. Infantino, Thomas - 52 Split Rock Road 64.8-1-19,20,21

Bond Return

Minutes - 04/27/16

JOHN KARELL, JR., P.E. 121 CUSHMAN ROAD PATTERSON, NEW YORK, 12563

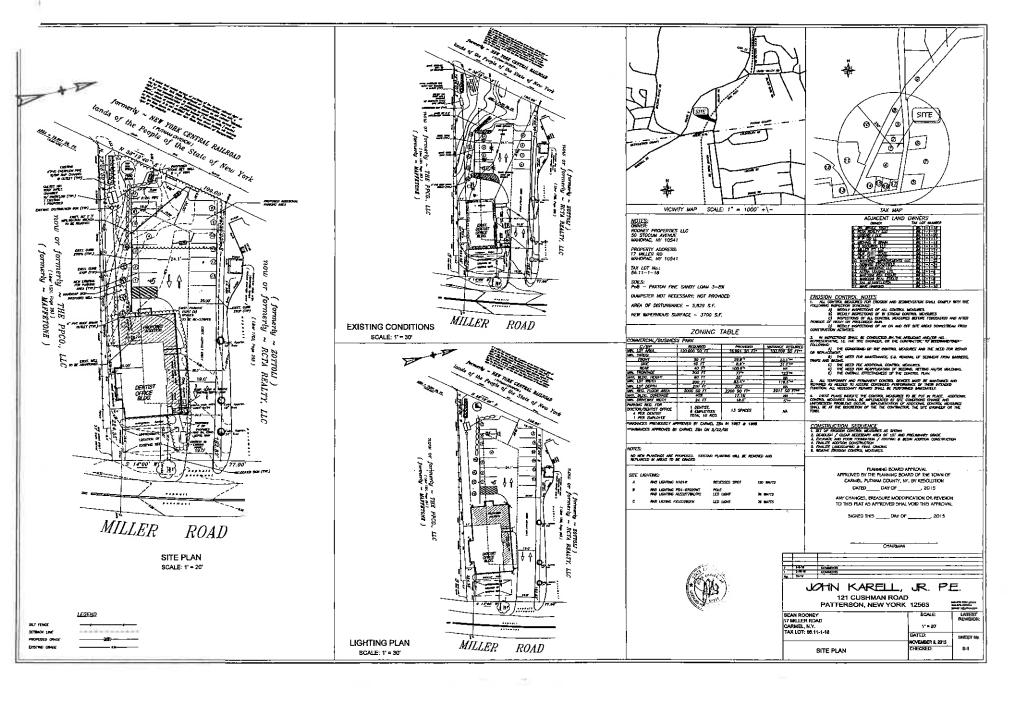
845-878-7894 FAX 845 878 4939

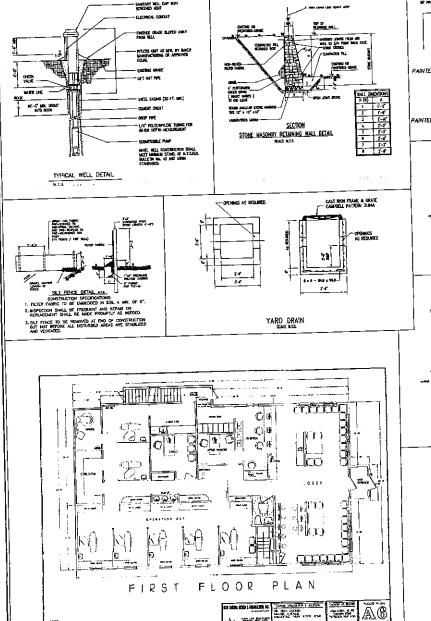
jack4911@vahoo.com

April 19, 2016

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

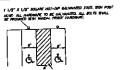
- 1. Noted
- 2. Noted
- 3. It is noted that the lighter weighted lines are the existing conditions, the heavier weighted lines are the proposed condition. The 19 foot aisle is as approved by the Planning Board and ZBA previously in 2008. The ZBA variance specifically approved the driveway width of 19 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.





ALL TO SHEET

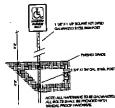
WATER THE ME THE THE BEAM AREA IN THE REAL PROPERTY OF THE PERSON.



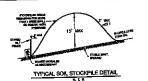
PAINTED HANDICAP PARKING DETAIL

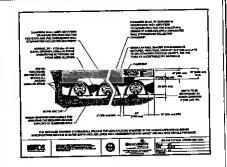


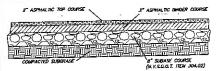
PAINTED HANDICAP SYMBOL DETAIL



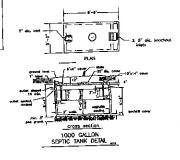
S. EXPONENTS SHAFT MIX ME, INCOMED MISSEN HAN MEET, (ME) OF WHO MINE OF SHARMER MEETINGS. THE SHAE OF WE







PARKING SPACE/PAVEMENT/DRIVEWAY SECTION DETAIL (FOR ALL PARKING SPACES)
(HTS)





· 64-19 COMMENTS		==
1 ESE-10 CONMENTS		
JOHN KARE	IL, JR. P.	E.
121 CUSHMA PATTERSON, NEV		estages into phone and disputed to judget tigget to make
	SCALE	LATEST
17 MILLER ROAD CARMEL N.Y.	1" = 20"	REVISION
SEAN ROONEY 17 MULER ROAD CARMEL, N.Y. TAX LDT: 86.11-1-18		REVISION SHEET N

<u>ROY A. FREDRIKSEN, PE</u>

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



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 presubmission conference through the Planning Board Secretary at (845) 628-1500 extension 190.

<u>Submission Requirements:</u>

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: 6 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). Q-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.

Planning Board Secretary; Date

Γown Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code - Section 156 - Zoning

SITE IDENTIFICAT	TION INFO	RMATION	
Application Name:		Application #	Date/Submitted:
LOEWENBERG RAIPL		16-0009	5/3/16
No. 260 Street: W. LAKE BLVD HE		In II a Do	•
Property Location: (Identify landmarks, distance from	amlet: ///	AHOPAC	<u></u>
ON THE EAST SIDE OF W. LAK	i intersection	ons, etc.)	
TENNIS COURT RD.		2 61 0/2033	- Com
Town of Carmel Tax Map Designation:	Zoning [Designation of Site	
Section 64.16 Block Lot(s) 30	<u>L</u> .		15-150
Property Deed Recorded in County Clerk's Office	Liens, M	ortgages or other	Encumbrances
Date Liber Page	Yes L	No	
Existing Easements Relating to the Site		ements Proposed?	
No Yes Describe and attach copies:	No Y	es Describe and	d attach copies:
\$			
Have Property Owners within a 500' Radius of the S	Sife Reen I	dentified?	
Yes No Attached List to this App			
APPLICANT/O			
Property Owner:	Phone #:	914-403-6848	Email:
RALPH LOEWENBERG	Fax#:	1117702-6070	
Owners Address:			
No. 260 Street: W. LAKE BLUD TO	wn: MAI		State: NY Zip: (054/
Applicant (If different than owner):	Phone #:	914-330-4999	Email: RAYEXDESIGN
Applicant Address (If different than owner):	Fax#:		CO GMAIL. COM
	wn. M A I	LOPAC	Otatailly Time Comme
Individual/ Firm Responsible for Preparing Site		845-621-4000	State:N Y Zip: / O SY/
Plan: RAYEX DESIGN	Fax#:	842-611-4010	RAYEX DESIGNA
ROY A. FREDRIKSEN, PE			GMAIL COM
Address:	<u></u>		
No. 266 Street: Shear Hill Rd Tou	wn: M46		State://JZip: 1054/
Other Representatives:	Phone #:		Email:
Owners Address:	Fax#:	<u> </u>	
No. Street: Toy	400		Otata Zin
PROJECT D		ON	State: Zip:
Describe the project, proposed use and operation t		4//	
RENOVATE EXISTING BOAT HOUSE AT	ND AD	D SECOND I	=LOOR WHICH TO
BE USED AS BATHHOUSE.			- 1
			1

TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION		
Lot size: Square footage of all existing structures (by floor):		
Acres: Square Feet: 67,730		
# of existing parking spaces: 5 # of proposed parking spaces: 5 # of proposed dwelling units: 1		
# of existing dwelling units: # of proposed dwelling units 1 Is the site served by the following public utility infrastructure:		
Is project in sewer district or will private septic system(s) be installed?		
If yes to Sanitary Sewer answer the following:		
,		
▶ Does approval exist to connect to sewer main? Yes: ☐ No: ☐		
▶ Is this an in-district connection? Out-of district connection?		
What is the total sewer capacity at time of application? What is your anticipated average and maximum daily flow		
For Town of Carmel Town Engineer		
▶ What is the sewer capacity Na 1/1/ 5/11/6		
▼ Water Supply Yes: ☐ No: ᠒∕		
if Yes: ▶ Does approval exist to connect to water main? Yes: ☐ No: ☐		
▶ What is the total water capacity at time of application?		
▶ What is your anticipated average and maximum daily demand		
■ Storm Sewer Yes: □ No: □		
■ Electric Service Yes: 🍱 No: 🗆		
■ Gas Service Yes: □ No: □ K		
Telephone/Cable Lines Yes: ☑ No: □		
For Town of Carmel Town Engineer		
Water Flows Sewer Flows		
Town Engineer; Date		
What is the predominant soil type(s) on the What is the approximate depth to water table?		
site? CaD.		
CAMILLA CAMILLANDI COMPANY		
Site slope categories: 15-25% 100 % 25-35% % >35% %		
Estimated quantity of excavation: Cut (C.Y.)		
Is Blasting Proposed Yes: No: Unknown: Is the site located in a designated Critical Environmental Area? Yes: No: V		
Does a curb cut exist on the Are new curb cuts proposed? What is the sight distance?		
site? Yes: No: Ves: No: No: Left 200 + Right 200 +		
Is the site located within 500' of:		
The boundary of an adjoining city, town or village Yes: No: Ves:		
The boundary of a state or county park, recreation area or road right-of-way Yes: □ No: ☑		
• A county drainage channel line. Yes: □ No: ☑		
The boundary of state or county owned land on which a building is located Yes: □ No: □		

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal	Register of Historic	: Place (or substantia	ally contiguous)
Yes: No: No:			
Is the site located in a designated floor	iplain?		
Yes: No: 1	the Current MVCDE	C Starmwater Beaut	otions /
will the project require coverage under	the Current N13DE	C Stormwater Regul	ations
			Yes: □ No:⊠
Will the project require coverage under	the Current NYCDE	P Stormwater Regul	ations
			Yes: ☐ No: 🔼
Does the site disturb more than 5,000 s	sq ft	Yes: ☐ No: 🏿	
Does the site disturb more than 1 acre		Yes: ☐ No: ☑	
		•	
Does the site contain freshwater wetlar	nds?		
Yes: ☒ No: ☐ Jurisdiction:			T.
NYSDEC: Town of Carm	ol: M		4
If present, the wetlands must be delineate		letland Professional a	and survey located on
the Site Plan.	sa m the held by a vv	Cuaria i roicssionai, c	ind survey localed on
Are encroachments in regulated wetlar	nds or wetland buffe	rs proposed? Ye	s: 🗆 No: 🗆
Does this application require a			
Conservation Board?			
Does the site contain waterbodies, stre	ams or watercourse	s? Yes: 🔼 No): 🗆
Are any encroachments, crossings or alterations proposed? Yes: ☐ No: ☒			
Is the site located adjacent to New York			: <u> </u>
Is the project funded, partially or in total	al, by grants or loans	s from a public sourc	ce?
Yes: No: 🖂			
Will municipal or private solid waste disposal be utilized? Public: □ Private: ☒			
Has this application been referred to th	e Fire Department?	Yes: ☑ No	o: 🗆
What is the estimated time of construc	tion for the project?	SIX WEEKS	
		200 MEGES	
	COMPLIANCE INFO		
Zoning Provision	Required	Existing	Proposed
Lot Area	120,000 S.F.	67,230 S.F.	67.2305 F.
Lot Coverage			
Lot Width			
Lot Depth			500)
Front Yard	40'	3831	3831
Side Yard	151	1021 # 821	102/482
Rear Yard	15	0'	01
Minimum Required Floor Area			
Floor Area Ratio	161	The	
Height	10'	4	11.5
Off-Street Parking Off-Street Loading	90 N4	4	86
Un-oncer Loading	1 1 T		1 1

* VARIANCE REQUIRED

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required?	If yes, identify variances: EXISTING REG. VARIANCE	
Yes: ☒ No: ☐	REAR YAND SETBACK 0 15' 15'	
	REAR YAND SETDACK 0 15' 15' DIFF SITE PARKING 5PS. 90PS. 85 P.S.	
	BUILDING HEIGHT, 11.5 WILL EXIST 10 ALLOWED 1.5	VARIANCE
PROPO	SED BUILDING MATERIALS	
Foundation	EXISTING	
Structural System	WOOD	ĵ.
Roof	ASPHALT	
Exterior Walls	WOOD / SIDING	l.
APPLIC	ANTS ACKNOWLEDGEMENT	
William Besharat Applicants Name	ng documents and drawings attached hereto are true and William Besharaf Applicants Signature	
Sworn before me this	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 COMPLETENSS 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	I		
2	Name of the applicant and owner (if different from applicant)	M		
3	Original drawing date, revision dates, scale and north arrow	K		
4	Tax map, block and lot number(s), zoning district	ĬZĮ		
5	All existing property lines, name of owner of each property within a 500' radius of the site	Ø		
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers			H-Ann
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures			Shroom
8	The location of all existing and proposed easements	NA		are the RI
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<u>N</u>		
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	A		WA
11	Sidewalks, paths and other means of pedestrian circulation	Ø		NA:
12	On-site parking and loading spaces and travel aisles with dimensions	M		W
13	The location, height and type of exterior lighting fixtures	NA O		7
14	Proposed signage	AU		
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			



TOWN OF CARMEL SITE PLAN COMPLETENSS CERTIFICATION FORM



	Requirement Data	To Be Completed by the Applicant	Walved 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	DA DA		L
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	NA		
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	414		
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	×		
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	Ø.		

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:

Signature - Applicant

Signature - Owner

4/11/16

4-16-16

Professionals Seal



TOWN OF CARMEL SITE PLAN COMPLETENSS CERTIFICATION FORM



Town Certification (to be completed by the Town) 1 Rose Trombetta hereby confirm that to	
I Mich Flancetty hereby confirm that t	the site plan meets all of the
requirements of §156-61B of the Town of Carmel Zonir	ng Ordinance:
Kone Tumbelle	5/12/16
Signature - Planning Board Secretary	Date
	5/12/16
Signature - Town Engineer	Date

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

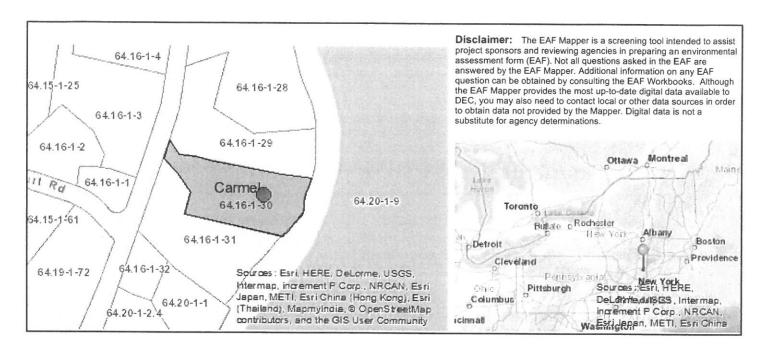
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

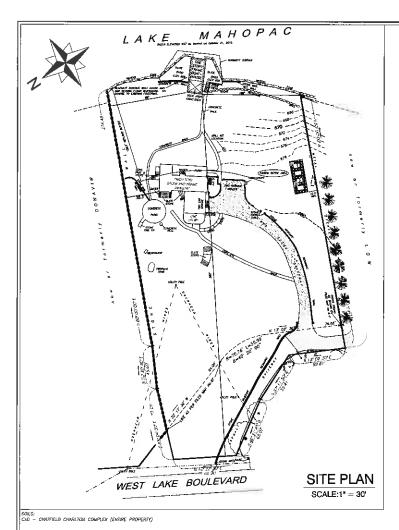
Part 1 - Project and Sponsor Information	M.S.A.V. HINNING			
Loewnberg,				
Name of Action or Project:				
Loewnberg Addition				
Project Location (describe, and attach a location map):				
260 West Lake Blvd, Mahopac, NY 10541				
Brief Description of Proposed Action:				
Renovate Existing Boathouse and add second floor bathhouse on the same existing foo	tprint of	existing boathouse.		
	5	-		
Name of Applicant or Sponsor:	Talani			
William Besharat		none: 914-330-4999		
	E-Mai	l: Rayexdesign@gmail.d	com	
Address:				
266 Shear Hill Road				
City/PO:		State:	Zip Code	
Mahopac		NY	10541	
1. Does the proposed action only involve the legislative adoption of a plan, le	ocal law	, ordinance,	NO	YES
administrative rule, or regulation?	d	· ow		
If Yes, attach a narrative description of the intent of the proposed action and may be affected in the municipality and proceed to Part 2. If no, continue to	questio	ronmental resources t n 2.	hat	$ \checkmark $
2. Does the proposed action require a permit, approval or funding from any	other go	overnmental Agency?	NO	YES
If Yes, list agency(s) name and permit or approval:				
			V	
3.a. Total acreage of the site of the proposed action?	1	5 acres		
b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned		0 acres		
or controlled by the applicant or project sponsor?	1	5 acres		
	22000	<u></u>		
4. Check all land uses that occur on, adjoining and near the proposed action.				
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Comm			oan)	
□Forest □Agriculture □Aquatic □Other (specify)	:		
Parkland				

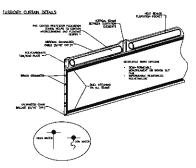
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?	H	√	H
		V	
6. Is the proposed action consistent with the predominant character of the existing built or natural		NO	YES
landscape?			V
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Ar	ea?	NO	YES
If Yes, identify:			
		√	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
		V	
b. Are public transportation service(s) available at or near the site of the proposed action?			
o. The public transportation service(s) available at or hear the site of the proposed action:		\checkmark	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed act	ion?	\checkmark	
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:			
		\checkmark	
10 W/H d			
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			
11 Will the annual attention to the cities of the cities o		210	******
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
They deserve method for providing wastervater treatment.		\checkmark	Ш
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places?			IES
b. Is the proposed action located in an archeological sensitive area?		\checkmark	
5. 15 the proposed action rocated in an archeological sensitive area:			\checkmark
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain	n	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?			1
		Ш	V
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
11 103, Identify the wettaile of waterbody and extent of alterations in square feet of acres.			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check a		apply:	
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successi	onal		
☐ Wetland ☐ Urban ☑ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	MEC
		NO	YES
by the State or Federal government as threatened or endangered?			\checkmark
16. Is the project site located in the 100 year flood plain?		NO	YES
17 Will 4			V
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
If Yes, a. Will storm water discharges flow to adjacent properties?		V	
TIO TIES	1		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drain	(s)?		
If Yes, briefly describe:	3):		
The street describe.			
			1

18. Does the proposed action include construction or other activities that result in the impoundment of	NO	YES
water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed	NO	YES
solid waste management facility?		
If Yes, describe:	√	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste?		
If Yes, describe:	✓	Ш
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE EKNOWLEDGE	BEST O	F MY
Applicant/sponsor name: William Besharat Signature: Date: 04/11/2016		



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





CONSTRUCTION SEQUENCE.

1. PLACE TURBURY CURIAN IN LANGUER OF ENSING BOAHHOUSE.

1. PLACE TURBURY OF THE PROPERTY OF ENSING BOAHHOUSE.

4. CONSTRUCT NEW BOAHHOUSE WITH SAME TOOPRENT AND FOUNDATION.

5. CREASE THE BOAHHOUSE WITH SAME TOOPRENT AND FOUNDATION.

5. PREMOT RESIDENT THAT MENTINGUES ADDRESS.

6. ATTER CONSTRUCTION IS COMPACT READES THE BOAT CURIAN.

GENDON MOTES.

15. MACHIERY IS REEDED TO CONSTRUCT THIS PROJECT.

2. SPLA HIT IS PROMICED IN CASE OF EMERGENCY NEED.

2. PRIANCA CHELLATION:

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BULK REGULATION TABLE FOR PROPOSED ADDITION ONLY

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FRONT YARD	40 FT	383 FT		
SIDE YARD	15 FT	102 & 82 FT		
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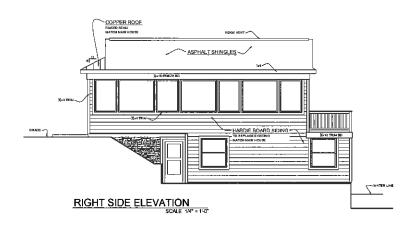
N.Y.S. EDUCATION NOTE
IT IS A VIOLATION OF ARTICLE 145 OF THE
NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY WITHOUT THE WRITTEN VERIFICATION OR ADOPTION BY A N.Y.S.
LICENSED ENGINEER IN ACCORDANCE WITH
SECTION 7209(2).

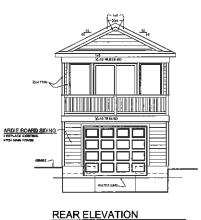
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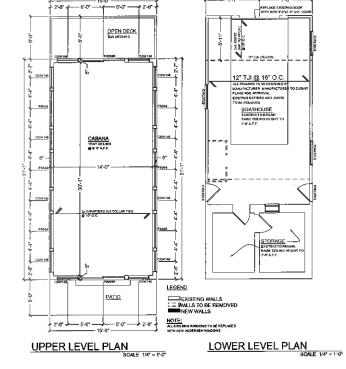
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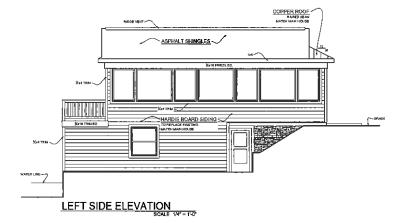
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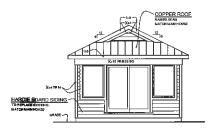






— 6-0" — 2'-6"





FRONT ELEVATION

SGALE 1/4" = 1'-0"





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)
- 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 Poliution 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 in 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 an 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.



Sincerely,

Director of Land Engineering

VHB Engineering, Land Survey and Landscape Architecture PC

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.



(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
- 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.
- C-06 Utility Plan, prepared by VH8 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
- C-12 Site Details 3, prepared by VHB Engineering. Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
- C-13 Site Detaits 4, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015

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

- 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 bioretenion 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.
- 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 quarantee 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:

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

- 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.
- 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
- 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.
- 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.
- Sidewalks, manholes and guiderails should be installed per §128 of the Town of Carmel Town Code
- 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 least10 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/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 warrantee on all plants.
- 4. The wetland inspector should be notified 10 days prior to site preparation and instillation 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)

Α

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.

В.

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.

Huchan

Director of Engineering

MJB:cml

cc: Peter Gregory, P.E.

Site Plans

Issued for Site Plan Approval

Date Issued November 30, 2015 Latest Issue April 27, 2016

Proposed Stop & Shop

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

Owner/Applicant

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

Tax Parcels (Map-Block-Lot)

65.10-1-45 65.10-1-46



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No.	Drawing Title	Latest Issue
C-01	Legend And General Notes	April 27, 2016
C-02	Abutter's List and Map	April 27, 2015
C-03	Existing Conditions Plan	April 27, 2016
C-04	Layout and Materials Plan	April 27, 2016
C-04.1	Signage Summary	April 27, 2016
C-04.2	Stop & Shop Elevation Plan	April 27, 2016
C-0\$	Grading and Drainage Plan	April 27, 2016
C-06	Litility Plan	April 27, 2016
C-07	Erosion and Sediment Control Plan	April 27, 2016
C-08	Delivery Truck and Pedestrian Maneuvering Plan	April 27, 2016
C-09	Fire Truck Maneuvering Plan	April 27, 2016
C-09.1	Passenger Car Maneuvering Plan	April 27, 2016
C-10	Site Details 1	April 27, 2016
C-11	Site Details 2	April 27, 2016
C-12	Site Details 3	April 27, 2016
C-13	Site Details 4	April 27, 2016
C-14	Site Details 5	April 27, 2016
C-15	Site Lighting Photometric Plan	April 27, 2016
C-16	Site Lighting Plan Details 1	April 27, 2016
C-17	Site Lighting Plan Details 2	April 27, 2016
C-18	Planting Plan and Notes	April 27, 2016
C-19	Planting Details	April 27, 2016
C-20	Sight Line Triangle Plan	April 27, 2016



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

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

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

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- PROJECT LIMIT LINC

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DYCL	BOUGHE YELLOW CENTER LINE	
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- PROR TO STATUTE ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL BOTTLY AFFECTIVATY ALFACISTS AND SHALL RETAIL DOSSIN CONTROL MEASURES AS SHOWN ON THE THAN ARE AS BENTHED IN FRENCH, SHALL AND LOCAL APPROVED BENTHALMED THIS PROJECT.
- CONTRACTOR SHALL REPORT AND MUNICAN EROSIGN CONTROL MEASURED AND REMOVE SEDMENT THERETHOM ON A METICAT BASS AND INSPOSE OF SEDMENTS IN AN URLAND ANDA SHORT SHAT THEY DO MOST ENCURRAN OTHER TOWNINGS STRUCTURES AND PROTECTED ANDAS.
- CONTRACTOR SHALL BE TALLY RESAMPBET TO CONTROL CONSMICTION SUCH THAT STOMEWATON SHALL NOT AFTCH REQULATORY PROTECTED AREAS, WHENER SUCH SEDAMPHATION IS CAUSED BY AREAS, WHO, OF DESCE OF POR
- CONCOUNTS SHALL PERHODOL CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE LIPIOSED FOR A MARKAN OF THE BETTRE THEY ARE OBJECTED, SEEDED, OR OTHERWISE STABILIZED TO PRESENT CROSSON
- ALL SIN, ENDOON AND SEMBATH CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH HEW YORK STANDARDS AND SPECTICATIONS FOR EPICEUM AND STEMBER! CONTROL (MYSEIC), AUG. 2006)
- ALL EPOSAM AND SEDMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND THALL BE IN AZCORDANCE INTIL THE RESERS RECORDERED.
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- MAY CRANCO ANYAS NOT SUBJECT TO FURBER DISTANDANCE OR CONSTRUCTION PRAFTS SHALL, WITHIN TO DAYS OF FIRM, GRADING, REGIMN PERMANENT YEARTAINE COMED IN COMBINATION WITH SUFFAME MIXED AS SER THE SEPTEMBRISH.
- CUY OR THE SLOPES STEEPER THAN 3-1 SHALL BE STABLASED IMMEDIATELY AFTER SHARING
- . THE STE SHILL AT ALL THES BE SENGED AND MAINTAINED SLICH THAT ALL STORMANTE? RUNCEF IS CHARTED TO SOLL CRESSION AND SCHOOLST CONTROL FACLURES.
- ALL SIGNA CRAINAGE OUT[CTS SHALL BE STWEETED, AS REQUIRED, RETORS THE DISCHARGE FRANTS RECIME OFFERENMENT.
- CONSPICION FENCING SHALL BE USED TO PROTECT SIBSTING TISES TO REMAIN, WELLANDS AND OTHER SENSITIVE WEARS REFER TO THEE PROTECTION NOTES ON LANGSCAPE PLAY FOR ADDITIONAL INFORMATION.
- IF JOH ANY REASON THE CONSTRUCTION IS HALTED FOR EXTENDED PERSONS, THE COMPRACTOR SHALL STABULET THE SOLDER MAYING OF MER MADRO-SELD OR OWNER MEANS, TO THE SATISFACTION OF THE EMPIRETY FOR ALL AND REMOVED BY ME OF MERCHANDERS.
- STORM WATER FROM DISTURBED AREAS MUST BE PASSED THROUGH MA APPROVED CONTROL DEMOS BEFORE BOME COMMANDE DISTURBED AREAS OF DESCRIPTION OF OF STANFAGE BY STURE. DIST CENTROL — MATER SHALL RE APPLED BY STRENGER OR MATER MICH. SURMA CHARGE OF CATCHS TO MEMBER SCHOOLS BANGSOON AND MARKEN ACCEPTANCE ARE COLLEGE CONSIDERAS, REPORTED THE TRANSPORTS SHALL BE DONE AS RECTOR OFFIC CHARGE ARE STRENGED.
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- THE CONTRACTOR SHALL REPAIR OR REPLACE DIMAGED CROSON CONTROL DEVICES INVESTALLY, AND IN HE DATE, MORE MAIN YEARS (24) NOUNE AFTER OPERIORIS SUCH SERICEMENTS.
- THE CONTRACTOR SHALL BE PREPARED TO IMPLIBITING THERM DRAINING CONTRALS AND ZROSON DONORS, MEASURED AS MAY BE HOOSSARY DURING THE COURSE OF CONSTRUCTION
- THE CONTRACTOR SHALL MAKE AVAILABLE CHERT ALL FOLIPMENT, MATERIALS AND LARGE RECESSABY TO PREFIERING (MAJORICAL PROVIDER CONTROL, AND DRAWARE AMPRICEMENT WITHIN FROM (4) HINNES OF ANY

- PHASES OF CONSTRUCTION INCLUMES CLEARING AND GREENING, PRELIMINARY SITE PREPARATION, LITELY INSTALLATION, PRELIMINARY GRADHIC, ETC., REQUIRE, TREE PROTECTION MEASURES TO BE IN FRACE.
- COMPACTOR SHALL REFER TO THE EROSON DETAILS FOR THE PROTECTION MEASURES PROFOSED.
- COMPACTOR SHALL BE RESPONSIBLE FOR COMPANION WITH ALL SIDMENT AND DROSSIN CONTROL PRACTICES THE STANKIN AND ERBORN CONTROL PRACTICES ARE TO BE RESTALLED PRICE TO ANY MAJOR SOLD DESIGNATIONS AND MARKANED LITTLE PRAMERY PROTECTION IS (STERILING).
- ALL EPOSON AND SECURITY CONTROL WEARLASES SHALL BE INSTALLED AS DESCRIBED IN THE PLANS
- ALL TOPSON, NOT TO BE USED FOR THAL CROSSED SHALL BY REMAYING FROM THE DIE BAMIDHARLY AND PLAND IN A STANDING STOOPING OR FILL NEED. ALL TOPSON RECYFEED FOR FRAX. GALDRICK AND STORED ON STEET SHALL BY LAND, FEBRUATION, EMPORARLY SEEDEN DAY MULTICON HATHAIL AT DAY.
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- SEMENT AND CHOSEN CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABULTCO WHEN THE DRAINGE AREA HAS BEEN PROPERLY STABULTED BY PERMANNEL MEASURES.
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50 Main Street Suite 360

White Plains, NY 10606 n: 914 457 6600 f: 914,761 3759

Tax Parcels 65.10-1-45 65.10 1-46

Proposed Stop & Shop 983-1005 Route 6

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Site Plan Approval November 30, 2015

lot Approved for Construction





500-Foot Abutter's List

500-Foot Abutter's Map

NAME	COMPANY	ADDRESS	CITY STATE ZIP	PARCEL IO
	MANOPAC MOBILE PARK LLC	PO 80X 443	MONOPAC FALLS, NY 10542	65.9-1-11
NOBERT BUTTIGLIONE		ATE 238 20x Bs	BALDWIN PLACE, NY 10505	65.10-2-4
CARLUNOUST		1007 FT S	SENHOPAC, NY 12541	65 10-2-14
Provide Address		18 BALDAYIN LN	MAHOPAC, NY 20541	65.10-2-16
GEORGE PALMIENO		16 COCKEY RD	WAHOPAC, NY 10541	65.10-2-3
ELLA RODRIGUEZ		18 BALDYYN LN	MAHOPAC, NY 10543	65.10-2-17
KATHLEEN EDWARDS		2 BALDININ LIN	MANHOPAC, NY 10541	65.10-2-15
ELLEN MARIE ZOTTOLI		22 BALDAVIN UN	MAHOPAC, NY 10541	65.10-2-19
GEORGE PALMIERO		24 COOMEY NO	MAHOPAC, NY 10543	65.10-2-2
REGINA GUSS		30 WORDS POND RD	MAHOPAC, NY 10541	65.9-1-32
CAJUOS TEHENPAGUAY		390 EAST LAKE BLVD	MAHOPAC, NY 10541	65.9-1-33
ANTHONY MORANDO		PO BOX 5%2	MAHOPAC, NY 10543	65.10-1-52
MICOLE STERN		368 RT 6	MAHOPAC, NY 10543	65.9-1-26
ANTHONY MORANDO		PO BOK £62	MAHORAC, RY 10541	65.10 1-51
	ISLAND DREAM ASSOCIATES, LLC	110 CHECKY HILL RD	CAUMEL, MY 10512	65.10-1-50
	966 EAST LAITE MOULEVAND LLC	PO BOX 297	BALCAWAN PLACE, NY 10505	65.9-1-22
	BATISTA FAAHLY LTD PARTNERSHIP	20 EVSLE NO	BANBURY, CT CSILO	65.19-1-19.2
	ROARING BROOK LLC	25 MAIN ST FLATH	HARTFORD, CT 0610	65.10-1-93.1
LAWIENCEVELA		15 MINGS CT	BREWSTER, NY 10508	65.10-1-44

Parcel Information Source: Town of Carmel Planning Office



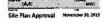


Tax Parcels 65.10-1-45 65.10-1-46

Proposed Stop & Shop

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

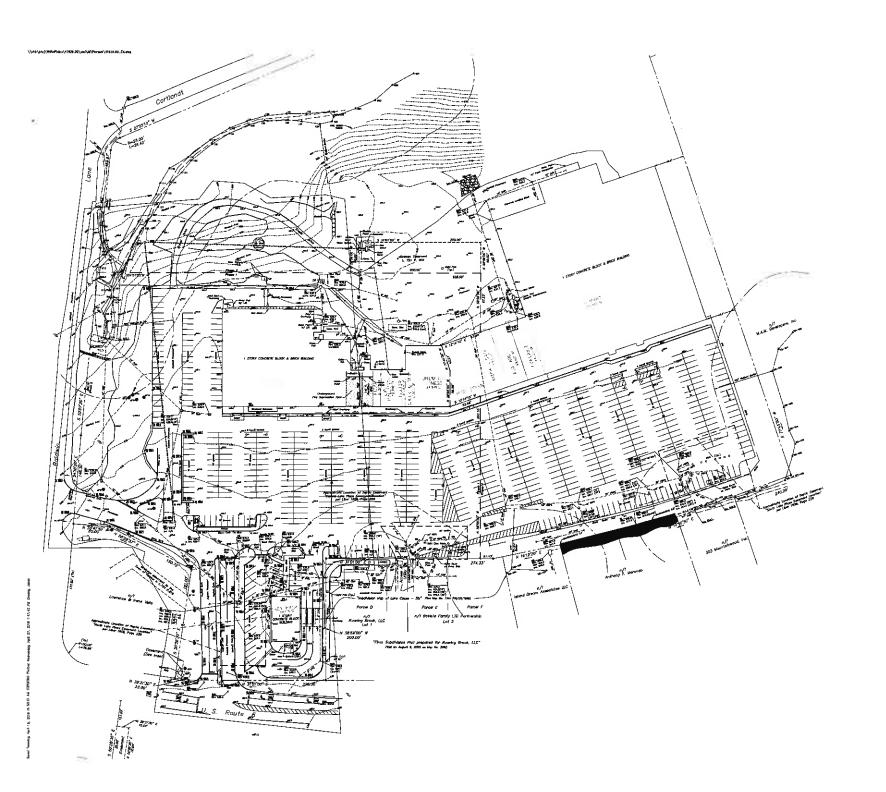
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Tax Parcels 65.10-1-45 65.10-1-46

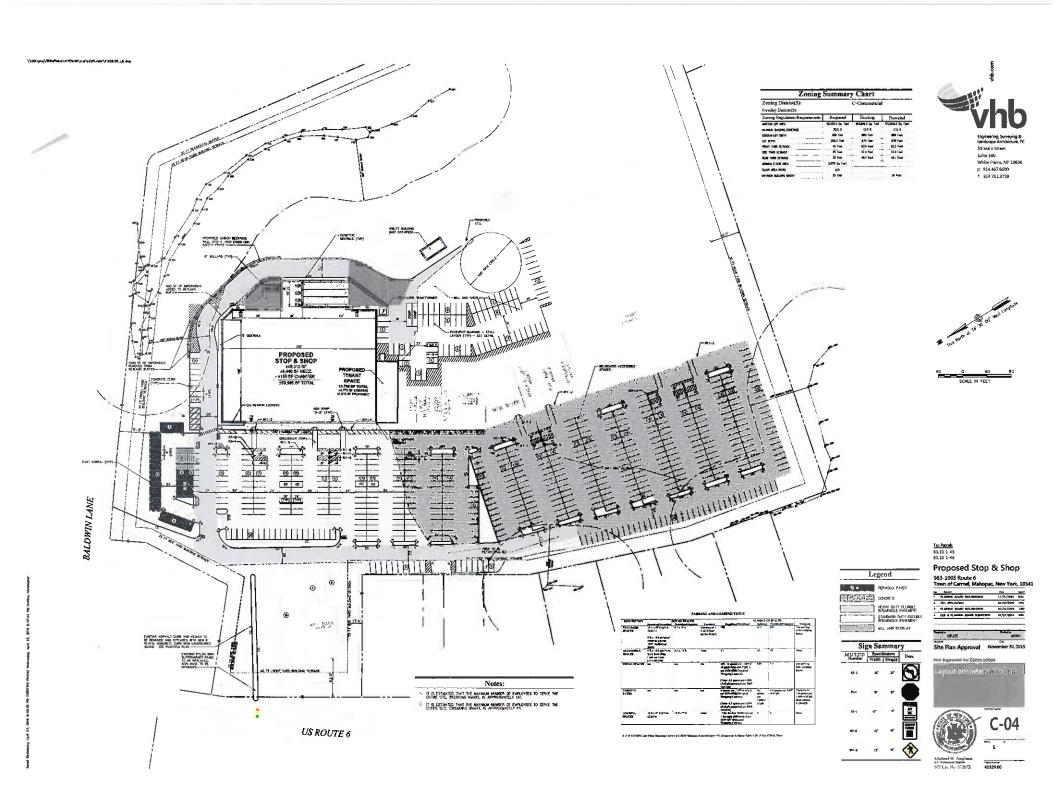
Proposed Stop & Shop 983-1005 Route 6 Town of Carmel, Mahopac, New York, 10541

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Site Plan Approval November 30, 2015









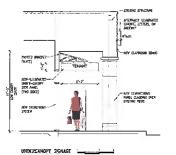
















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Suite 360 White Plains, NY 10606 p: 914,467,6600 f: 914,761,3759

Tax Parcels 65.10 1 45 65.10-1-46

Proposed Stop & Shop

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

Site Plan Approva! November 30, 2015

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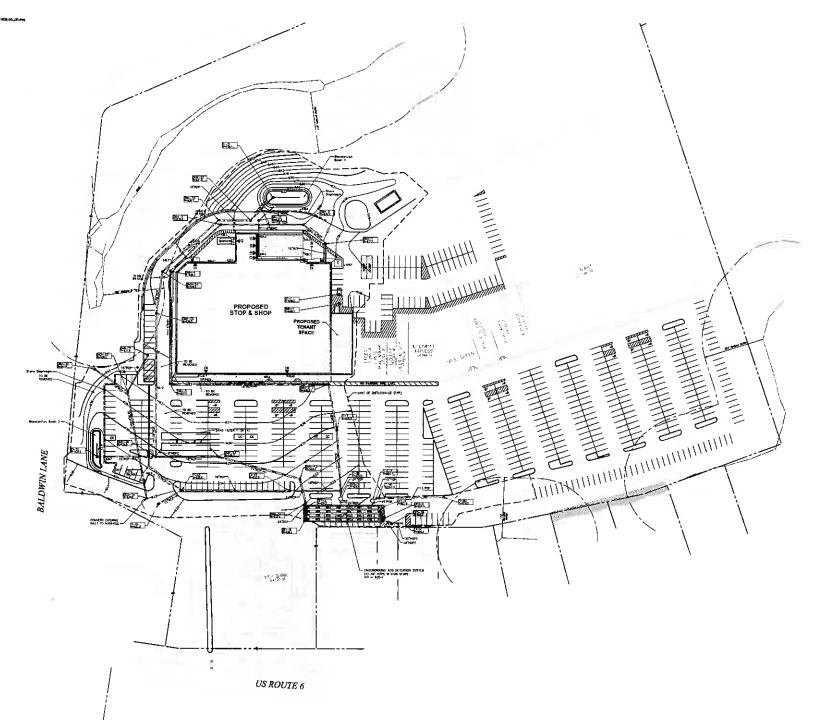
Proposed Stop & Shop 983-1005 Route 6 Town of Carmel, Mahopac, New York, 10541

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Suite 350 White Plains, NY 10606 p. 914 467 6600 f: 914 761.3759

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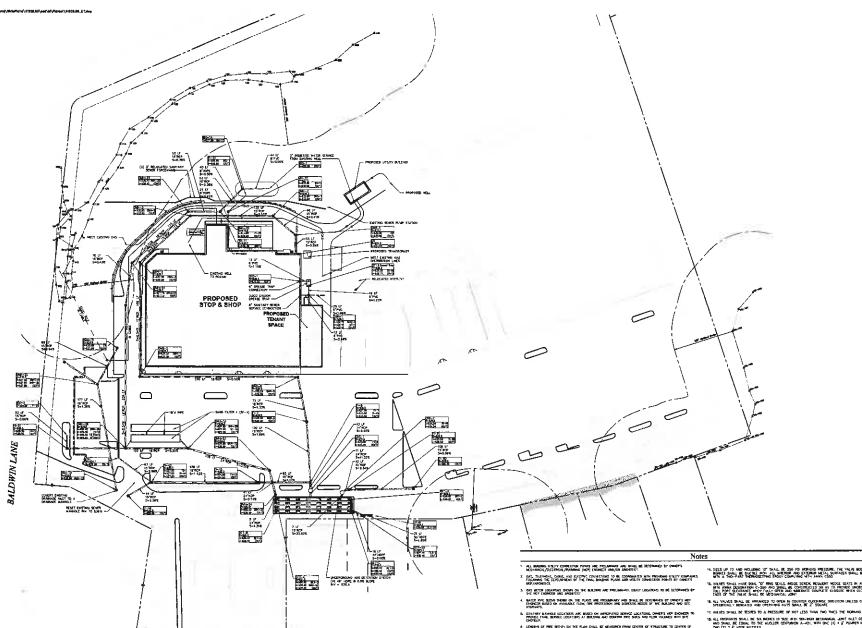
Proposed Stop & Shop 983-1005 Route 6

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Site Plan Approval





US ROUTE 6

Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759

Tex Parcels 65.10-1 45 65.10-1-46

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

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DIVAC Site Plan Approval





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Michael W Jumphane NY Lie No. 072072

12. MIL WATER SERVICE CONNECTIONS MUST BE K-COPPER 15. GATE VALVES SHALL BE AREA NON-REPORT STEW THE AS MANAFACTURED BY MARLLER COMPANY, MODEL A-250-23. OR APPROVED COLAL, CONFIDENCE OF THE LATEST WARM STANDARD FOR GAT VALVES - 27 TROUGHE AG' - FOR BRITT MAY DIRECT LOUIS, ARMAD DESENTATION CO.

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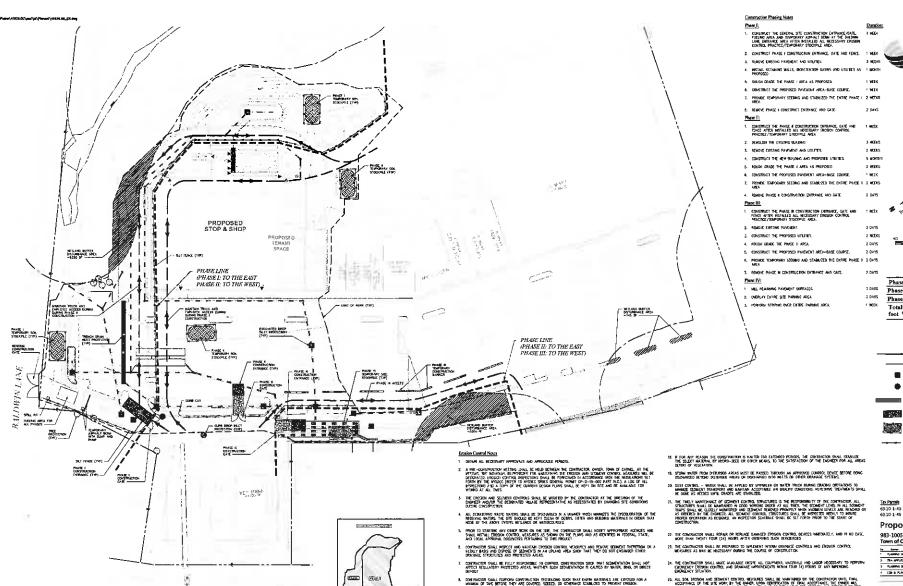
ur, water semince saddles small be equal to those manufactured by mueller, wodel 7 }" k 1" SS series stanlers stell saddle double stud.

NO. COMPORATION STOPS SMALL ME EQUIA. TO THOSE AS MANUFACTURED BY MUBLIFR COMPANY, MOCEL M-2500CSEMES, NPS AND OF SIZE REDUNED, SUCH COMPORATION STOPS SAMLL MEET THE REQUIREMENTS OF ARMS SPECIFICATION NO CAROL.

21, CLMB VALVES (STOPS) SHALL BE EQUAL TO THOSE AS MANUFACTURED BY MUCLER COMPANY, WORLD. H-15214 AND SHALL CONFORM TO ANNA SPECIFICATION NO. 1800. 22. CLASS BOXES SHALL BE FOUGL TO THOSE AS MARKFACTURED BY BLETLER COMPANY AND SHALL BE WILLER DYTOSOON TYPE WITH ARCH PATTERN BASK MEDEL H-10316 ALL EXTENSION BOXES SHALL BE STANKESS SHEEL.

23. ALL TREE MORANTS SHALL BE APPROVED AWAR TYPE FIRE HYDRAYTS BI COMMISSION WAS THE FIRE HYDRAYTS BY COMMISSION STANDARD FOR FIRE HYDRAYTS BOY ON SERVICE, AMPRIC DESCRIPTION, COST, AMP SHALL MAYE, A S. 1/2* MAYE OFFINION IN BELT COMPLIES WITH MIN AURILARY GATE VALVE (CLOSE COMPLIES WITH MIN AURILARY GATE VALVE (CLOSE COMPLIES), A 6'-50C. AMP ALL PROMISSIONS.

24. FREE HYDRANIS SHALL BE RATED FOR A WORKING PRESSURE OF 250 PG. FREE HYDRANIS SHALL BE SIZED FOR A 4-6" BURY.



USROUTE

ALL SOL EROSON AND SEOMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH HEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDMENT CONTROL (NYSDECL AUC. 2005).

 AL SIDPA BRANACE OUTLITS SHALL BE STARRUZTO, AS REQUIRED, WYORK THE OSCIMAROS PRINTS BYCOME OSCINAZIONA 17. CÓRSTRUCTRON FETRANG SHALL BY LISCO TO PROTECT EMISTING TREES TO REMAIN, WETLANDS AND OTHER SERS/TIVE ARSAS, REPER TO LISCE PROJECTION MOTES OF LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.

IO. ALL EMODIAN AND ESDIMENT CONTROL MEASURES SHALL BE MAINTAINED WITH COMPLETION OF CONSTRUCTION AND STALL RE IN ACCORDANCE WITH THE INFESSED REQUIREMENTS.

25. ALL SOL (ROSON AND SEDMENT CONTROL MEASURES SHALL BE MAINTARED BY THE ACCEPTANCE OF THE SITE WORK BY THE OWNER, UPON CENTERCATION OF FIRML ACC ASSISSE RESPONSEMENTY FOR THE CONTINUED MAINTENANCE OF PERMANENT SOL (RO MEASURES.)

. PHASES OF CONSTRUCTION INCLUDING CLEARING AND GRUESTIC, PRELIMINARY SITE PREFARATION, UTILI INSTALLATION, PRELIMINARY GRADING, ETC., REQUIRE THEE PROTECTION MEASURES TO BE IN PLACE.

NO CONSTRUCTION ACTIVATES OF ANY KIND SHOULD OCCUR WITHIN THE LIMITS OF THE PROTECTED AREAS INCLUDING, BUT NOT UNITED TO GROUNG, ENCANATION, STOCKPILLING OF MATERIALS, STOCKED OCCURRENCY, PROTECTE PROVIDED AND AN INCREASE OF CONSTRUCTION.

25. CONTRACTOR SHALL REFER TO THE EROSON DETAILS FOR THE PROTECTION MEASURES PROPOSED

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPILIANCE WITH ALL SEDMENT AND EROSION CONTROL PRACTICES. THE SEDMENT AND EROSION CONTROL PRACTICES AND TO DE 465/ALLIO PRIOR TO MAY MAKER SOIL DISTURBANCES AND WARRANCE WITH PROTECTION IS ESTIMALISHED.

SO, ALL EROSSON AND SEGMENT CONTROL MEASURES SHALL BE INSTALLED AS DESCRIBED IN THE PEACE

ALL REPORT NOT TO BE USED FOR FINAL CRACKS SHALL BE REMOVED FROM THE SITE BIMEDIATELY AND PLACED IN A STABULTED STOCKHILL OF RILL AREA ALL TOPSOL RECURRED FOR FRAIL OFFICIRE AND STORED ON SITE SHALL BY LIGHTLETS, TREPORTMENT SECTION WAS MIGLEDY WITHIN HIP DAYS.

32. THE CONTRACTOR IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.

33. SEDMENT AND EROSON CONTROL STRUCTURES SHALL DE REMONED AND THE APEA STABLIZED WHEN THE DRAINAGE AREA HAS BETM PROPERLY STABLIZED BY PRINAMENT MEASURES.

LIPPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT CROWN COVER, CONTRACTOR SHALL RELIGION AND DESPOSE OF EROSON CONTROL MEASURES AND CLEAN STOMER'S AND DEBRIS FROM ENTIRE SUPERIADORS OF PARAMETERS AND STANDARD OF PROPERTY.

38. COMPRACTOR SHALL RETERENCE THE PROJECT'S STEMBANTER FOLLURON PREVENTION PLAN, DATED NOVEMBER 2015
FOR IDMPLETE PROJECT STEMBANATER MANAGEMENT REQUIREMENTS AND SEPONDEL AND SERVICE CONTROLS. 36. CONSTRUCTION FENCE TO BE PROVIDED ON PHASE UNIT FOR EACH PHASE.

50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f 914 761 3759

Phase I Disturbance = 2.07 AC Phase II Disturbance = 3.15 AC Phase III Disturbance = 0.42 AC Total Disturbance Within 100 fnot Wetland Buffer = 0.3 AC

Legend

Proposed Stop & Shop

983-1005 Route 5 Town of Carmel, Mahopac, New York, 10541

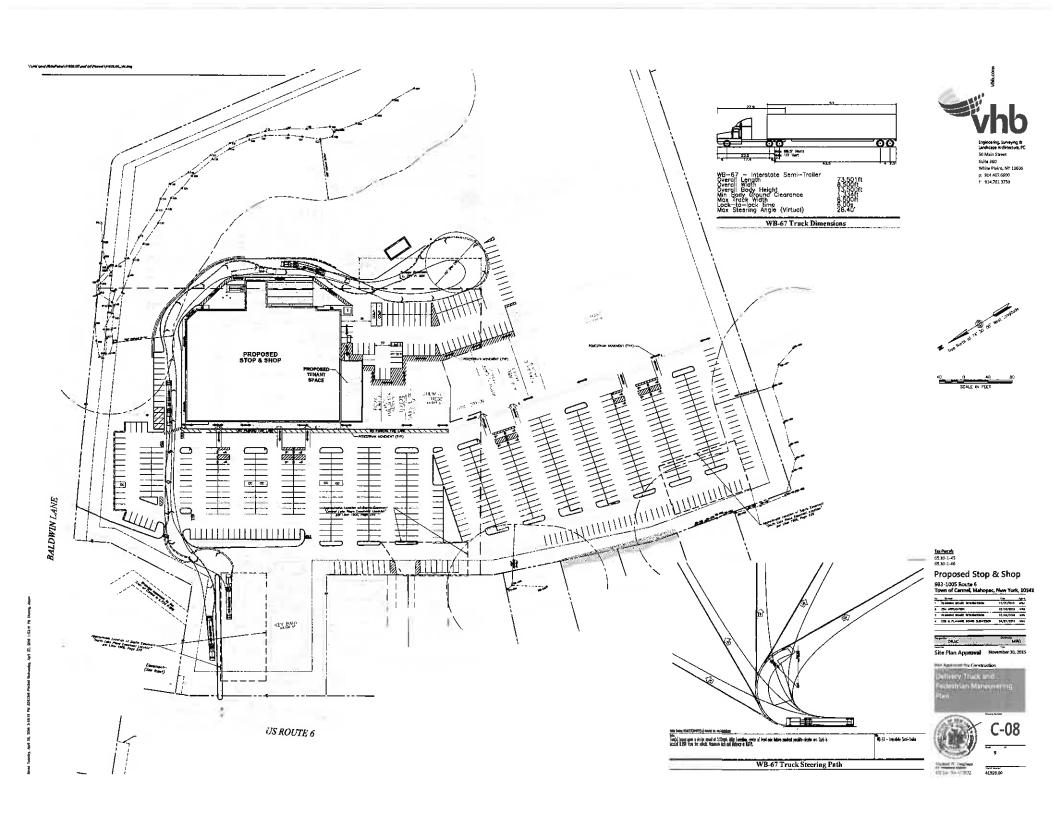
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:-	NAMES OF STREET	12/31/2615	KW.
2	78+ aPPLICATION	02/10/20M	940
,	PLANSING BOARD RESUMPRISON	63,500/3016	w
7	CO & PLEMING SCHOOL STRASSBOR	94/21/30M	MTP.

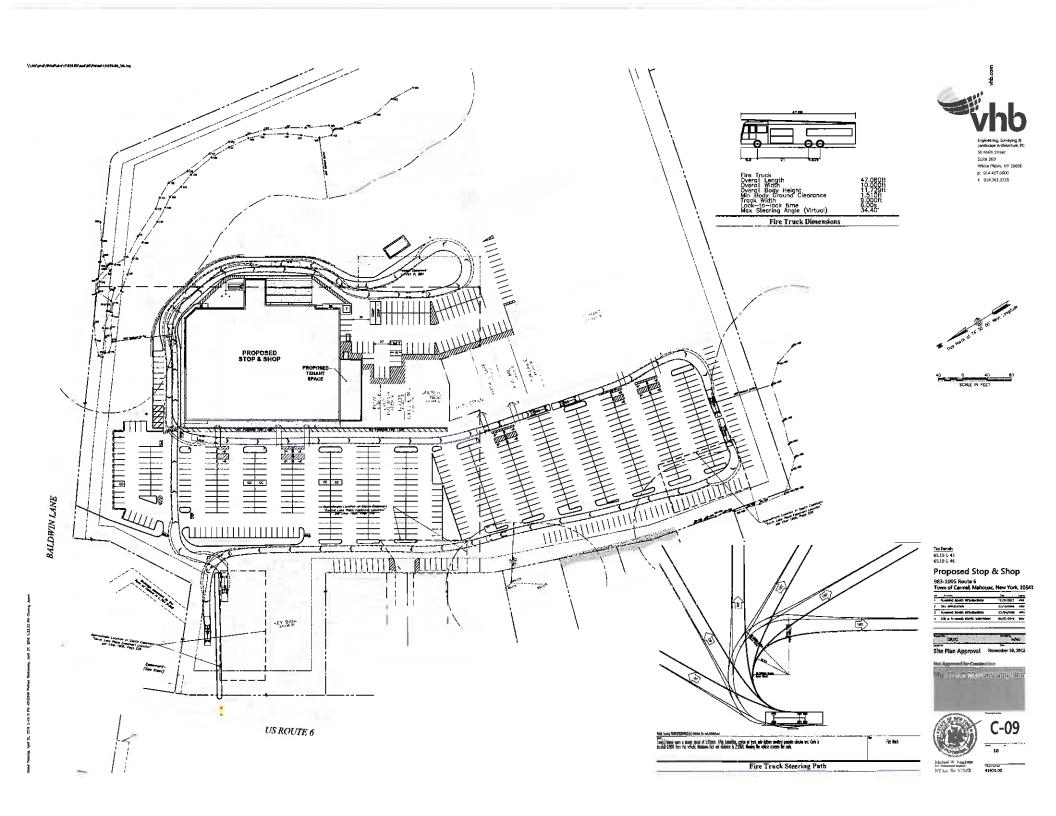
DR/K Site Plan Approval November 30, 2015

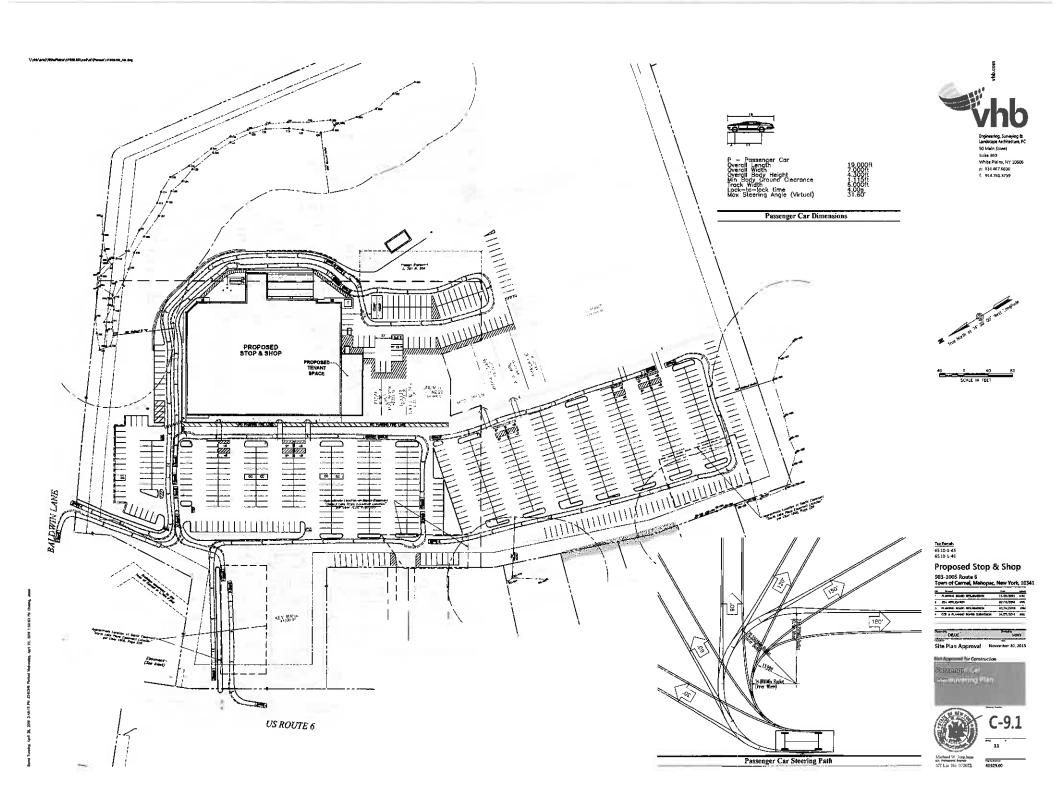
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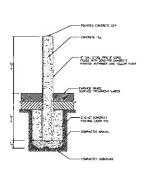


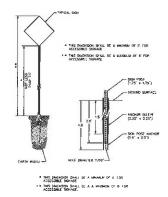
Macheel W. Junglann NY Lie No 072072

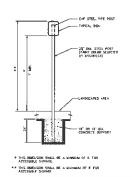


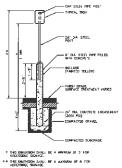




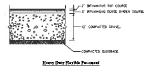














F 914,761,3759

Note: PAVELENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESILETS OF FURTHER GLOTECHPROAL PRESIDENCIAL

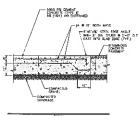
Bituminous Co	herete Pavement Sections	12/11
STR	Source VMR	10-430

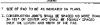
Bollard ST3





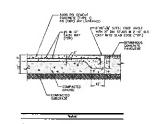






Loading Dock Pad

Light Pole

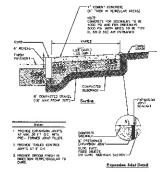


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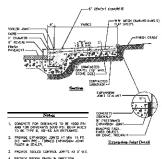
Compactor Pad

FFHCF FABRIC

CONCRETE FOOTING (3000 PSI-TYPE, 1) =

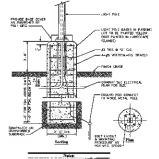


Concrete Sidewalk		•/
NTS	Sarce Will	LD_42

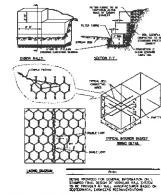


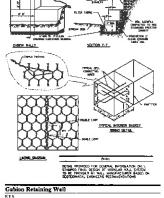
Bollard Mounted Sign

A AND TOWNS SHOW	TO CURS	
Monolithic Co	ncrete Curb (MCC) & Sidewalk	12/11
N.T a	Saucer Per	10_48

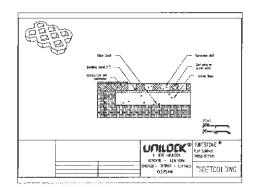








Pervious Pavers



Tex Parcels 65:10-1-45 65:10-1-46

Proposed Stop & Shop

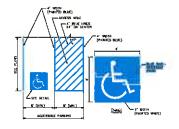
983-1005 Route 6 Town of Carmel, Mahopac		, New York, 10541		
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,	PLANNE ROPE RESIDEN	מאל/ת/ני	um.	

3	MANAGE BOND MEMBERSHIP	DJ,01/1014	MK.
Ξ	CCI & PLANSING SCAND SURVEYORS	04/2F/2011	VMV

CREATE DIV Site Plan Approval November 30, 2015



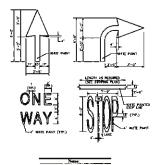


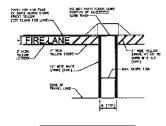


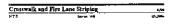
- 1 ALL DIMENSORS TO EDGES OF 4" PAVEMENT STREETING
- 2. 5' STALL MOTH REFERS TO 8 CLEAR BETWEEN WISDE TORS OF PAYDAINT MANDRES.
- 3. ALL SLOPES THROUGHOUT THE ACCESSMENT PARKING AND A SAC AREAS SHALL NOT EXCEED 1.5%

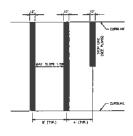
Accessible Purking Space







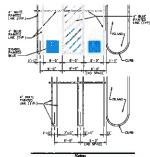




THE VENCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (WC) — 6 MCH UNES) WILL BE ACCEPTED.

2. CROSS WALK SIDESLOPE SHALL NO: LYCEPS 1,5%

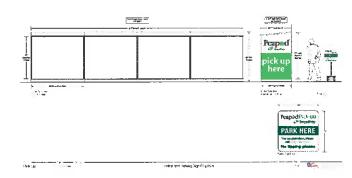
Crosswalk		0/38
NTS	Saurier W-th	US_ESS.



I, ALL PART SHALL BE FAST DATHS TRAFTIC PART, MEETING THE REDUREMENTS OF ASSAUD MENT THE F. PART SHALL BE APPLIED AS SPECIFIED BY THE MANERACTURE.

- 2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE MERICANS WITH DISABILITIES ACT.
- 3. HE REPTS HATCHGUIT HE ACCESSIBLE PARKING AND MISE AREAS SHALL NOT EXCEED 1.55.





Stop	and Shop Peapad Lockers
2/ 7.8	Someter



Stop and	Shop Peapod	Lockers'	Materials
NTR		Source	

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

Proposed Stop & Shop

Suite 360 White Plains, NY 10606 p. 914 467.6600 f 914.761.3759

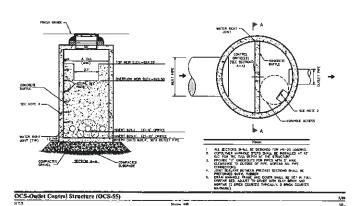
983-1005 Route 6 Town of Carmel, Maho

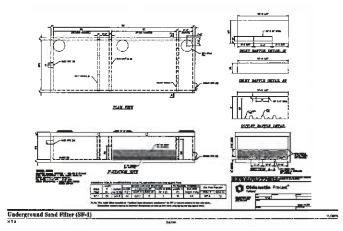
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50	ture.	Cope.	
1	Purent SOUTH RESPONSE	12/31/2013	
ŧ	ZDI, APPLICATION	DE/10/2018	
3	PLEASE BOND RESIDEN	03/01/2014	ī

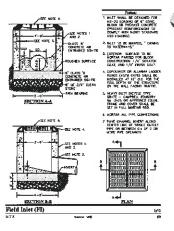


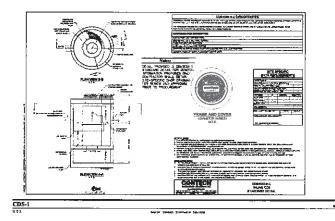


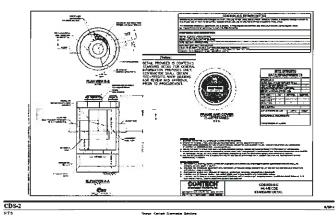


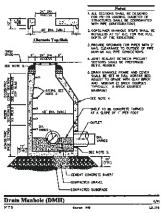


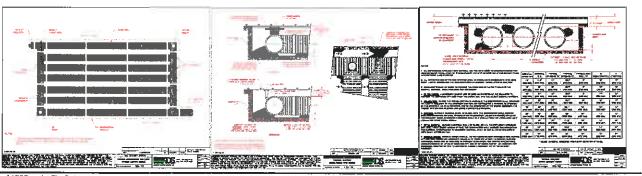




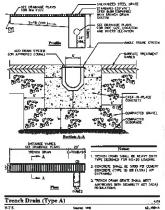








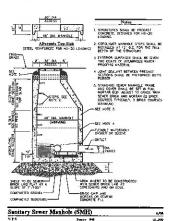
Underground ADS Detention Pipe System

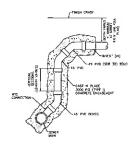


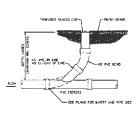


50 Main Street Sulte 360 White Plains, NY 10606

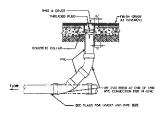
p: 914,467.6600 E 914761.3759

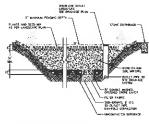


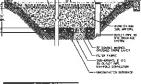




Cicanout - Landscape Area



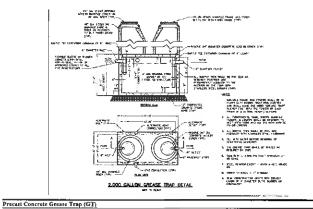




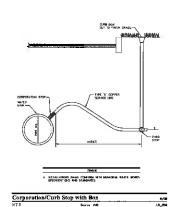
SEE CALADING AND DRAWAGE PLAY AND DETAIL SHEETS FOR LOCATIONS AND NISER'S OF OVERLOW OFFLETS AND RESIDENT COMPACTIONS

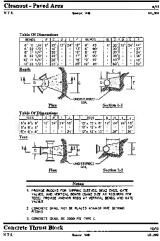
SOE SLOPES SHALL BE 31 MAX, 28 MA

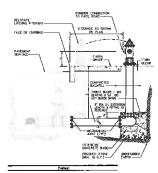




Sewer Service Chimney

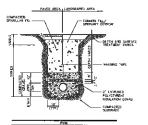






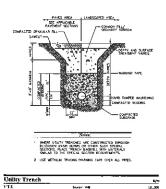
•	CONCRETE "HOUST BLOCKS TO BE USED CHAIR WHERE THEY CAN BEAR ON UNDISTURBED EARTH USE CLAMPS AND THE ROOS OR DTHER ACCEPTABLE WETHOO OF JOINT RESTRANT WHERE SOR, CONCRETEN PROMINED THE USE OF THRUST BLOCKS.

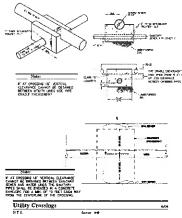
Hydrant Relocation Detail



- 1 SEMER NIME SHALL BE INSULATED WHEN COVER IS LESS THAN FORT (4) FEET AND WHERE SHOWN ON PLANS. 2. MATER LIME SHALL BE WARRAND WALN COVER IS LESS THAN THE (S) FEET AND WHERE SHOWN ON PLANS
- 3. BACKFUL PLACED IN UTILITY TREMONES INCLUDING DISTURBED AREAS SURROUNDING UTILITY TREMONES SHALL BE PLACED AND COMPACTED IN 12" (HAX.) VENTICAL LIFTS

Utility Trench - Pipe Insulation







Proposed Stop & Shop

	33-1005 Route 6 wn of Carnel, Ma	hopac, I	New Yor	k, 1054
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50 Main Street Suite 360

White Plains, NY 10606 p. 914 467.6600 F 914 761.3759

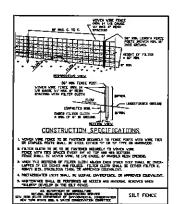
ŕ	THE SPECIATION	92/19/2010	W.
3	PLANTE BOND RESAUSTER	00/04/2010	MW.
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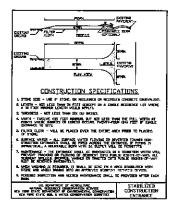
Site Plan Approval

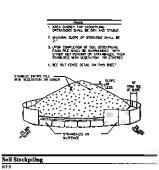
Not Approved for Construction

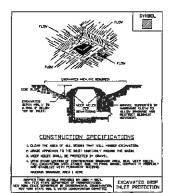








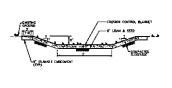


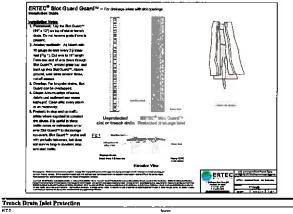


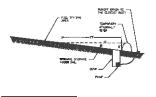


COMPT OF POST

SYMBOL







PUMP WILL BE TURNED OFF DURING PROCESS.

Temporary Construction Swale

Fuel Staging Area

Tas Pacels
65.10-1-45
65.10-1-46
Proposed Stop & Shop

983-1005 Route 6

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AJMAN BOND KERNOON	12/31/2015	у.
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White Plains, NY 10606 p. 914 467.6600

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Site Plan Approval November 30, 2015

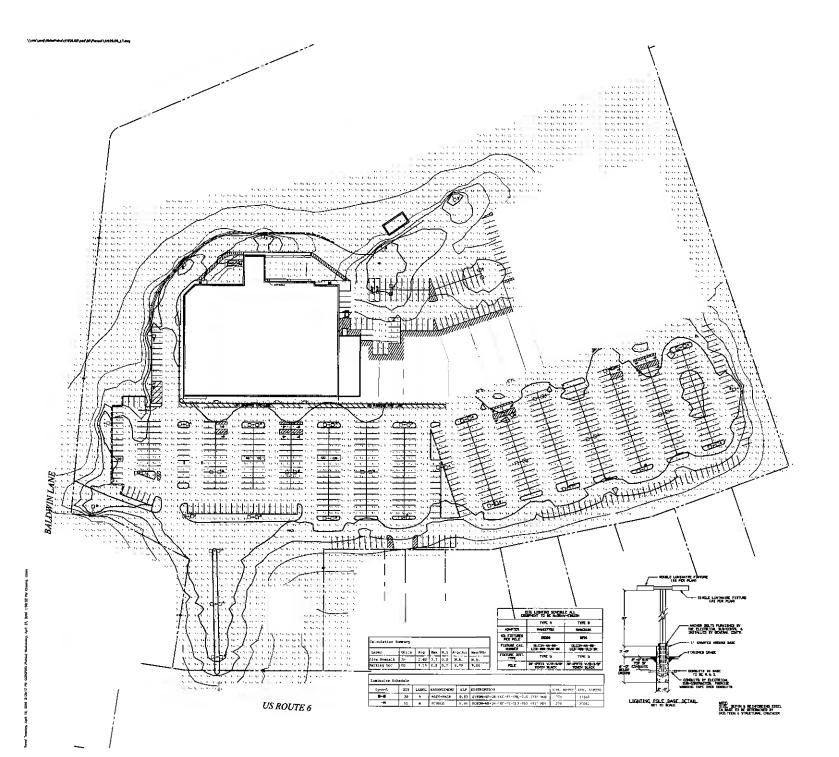
the Avenue to Construction





had W Jungham

529,00





50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759





65.10-1-4 65.10-1-4

Proposed Stop & Shop

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

7	The APPLICATION	07/10/70M
•	FLANCE SOUR PERSONNEL	63/04/2019
₹	ECE & PLANNER STAND SUBVESTOR	01/27/02/4

Site Plan Approval November 30, 2015

Site Plan Approval November 30, 2

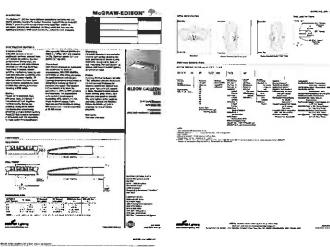




C-15

Michael W. Jung)

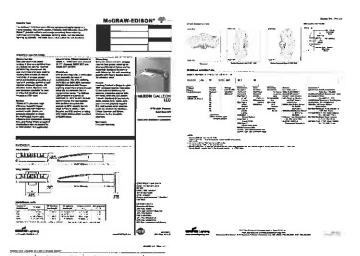
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Parking Lot LED Light Detail "Type B"

Englements, Suneying & Landscape Arthibitidate, PC 50 Main Street Suite 840 White Palins, NY 10906 or 914 487 7809



f: 914.761.3759

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

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

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Site Plan Approval November 30, 2015

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Tax Parcels 65:10-1-45 65:10-1-46

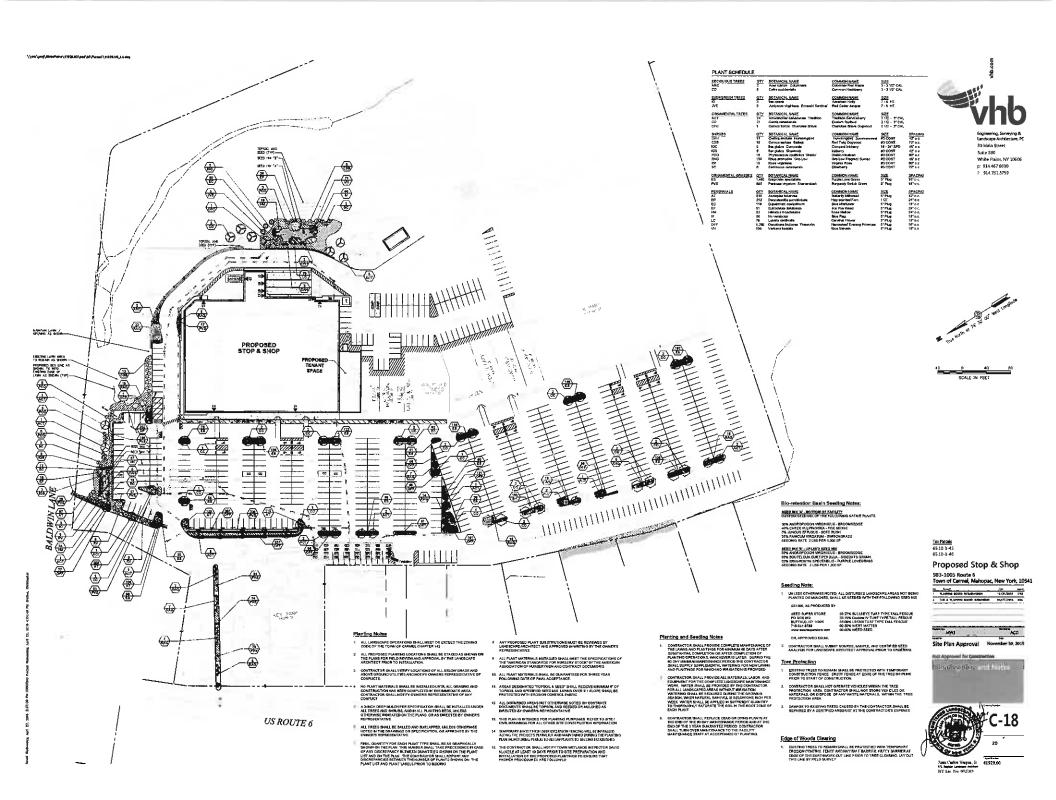
Proposed Stop & Shop 983-1005 Route 6 Town of Carmel, Mahopac, New York, 10541

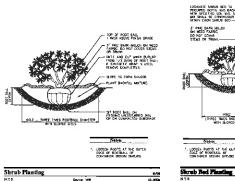
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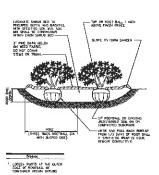
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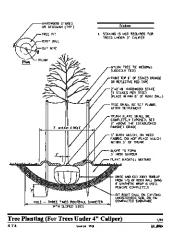
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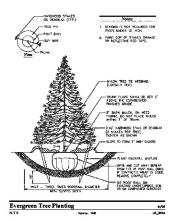


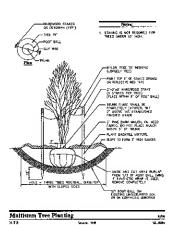


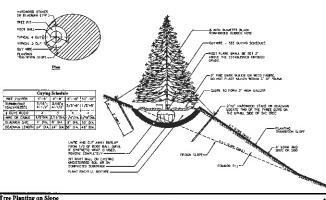


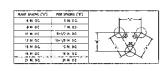


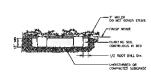










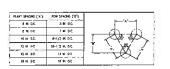


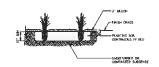
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Ground Cover 1	ad Shrab Spacing Chart	8,40
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Perennial Plug Planting		11/24
N 7.5	Surrey Will	10 80



Proposed Stop & Shop 983-1005 Route 6

Town of Carmel, Mahopac, New York, 10541

50 Main Street

p 914 467.6600

f: 914.761.3759

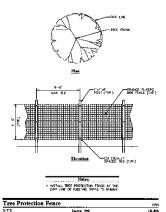
Suite 360 White Plains, NY 10606

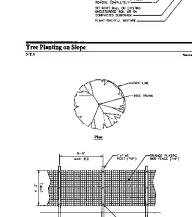
Men. Site Plan Approval November 30, 2015

Not Approved for Construction



June Cerles Vargos, ht 41929.00 NY Lie No 092183







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,

Thomas Infantino