

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

VINCENT FRANZE
Architectural Consultant

PLANNING BOARD AGENDA
AUGUST 10, 2016 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

1. Loewenberg, Ralph – 260 West Lake Blvd	64.16-1-30	08/10/16	07/01/16	Site Plan
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SITE PLAN

2. Hudson Valley Veterinary EMS – 559 Route 6N	75.6-1-67		08/01/16	Site Plan
3. Mazzola, Michael – 936-942 South Lake Blvd	75.44-1-47		07/26/16	Site Plan

MISC.

4. Minutes – 07/13/16 & 7/27/16



July 29, 2016

Harold Gary, Chairman & Members of the Planning Board
Town of Carmel, Town Hall
60 McAlpin Ave
Mahopac, NY 10541

Re: Hudson Valley Veterinary EMS
TM # 75.6-1-67

Dear Mr. Gary & Members of the Board,

The following is my response to Mr. Franzetti's memo dated July 7, 2016

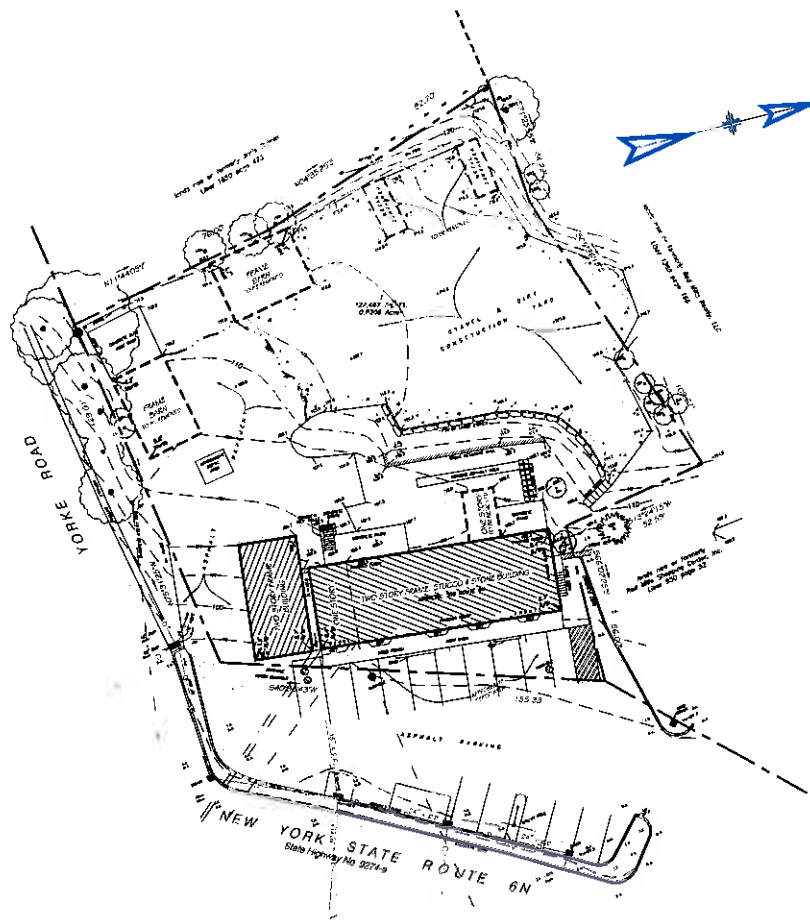
1. Since there's no proposed curb cut the Carmel Highway Dept. does not have to be notified.
2. Once the Site Plan layout is approved, we will update the SWPPP.
3. The curb cut on York Road has been eliminated.
4. They hay bales have been replaced with straw bales.
5. Catch basin protection and detail have been added to the Site Plan.
6. Tree protection and detail have been added to the Site Plan.
7. Storm water management practices have been provided.
8. All retaining walls are identified. See Plan Key for clarification.
9. The SWPPP will be updated when revised Site Plan is approved.
10. All plantings will be approved by the Town of Carmel's Wetlands Inspector.
11. Revised Site Plan will be submitted to the Putnam County Health Dept. and Mahopac Falls fire dept.

It would be greatly appreciated if this project would be referred to the Zoning Board and the Conservation Board.

Very truly yours,


Joel Greenberg
JLG:tnz





1 EXISTING CONDITIONS BASED ON SURVEY BY LINK LAND SURVEYORS DATED: 8-JULY-2013

0 10 20 40
SCALE: 1" = 20'

Link
Land Surveyors P.C.
21 Clark Street, Suite 1-0 Mahopac, N.Y. 10541
Phone 845-428-0857 Fax 845-421-4013

ARCHITECTURAL
VINTAGE

3 MUSCOTT ROAD NORTH MAHOPAC, NY 10541
P 845-828-8813
F 845-828-3807
C 845-828-8813

PROJECT:
HUDSON VALLEY VETERINARY EMS

PROJECT ADDRESS:
33 MUSCOTT ROAD NORTH
MAHOPAC, NY 10541
TAX MAP NO. 12-04-121

EXISTING CONDITIONS SURVEY

DATE:

BY:

SCALE:

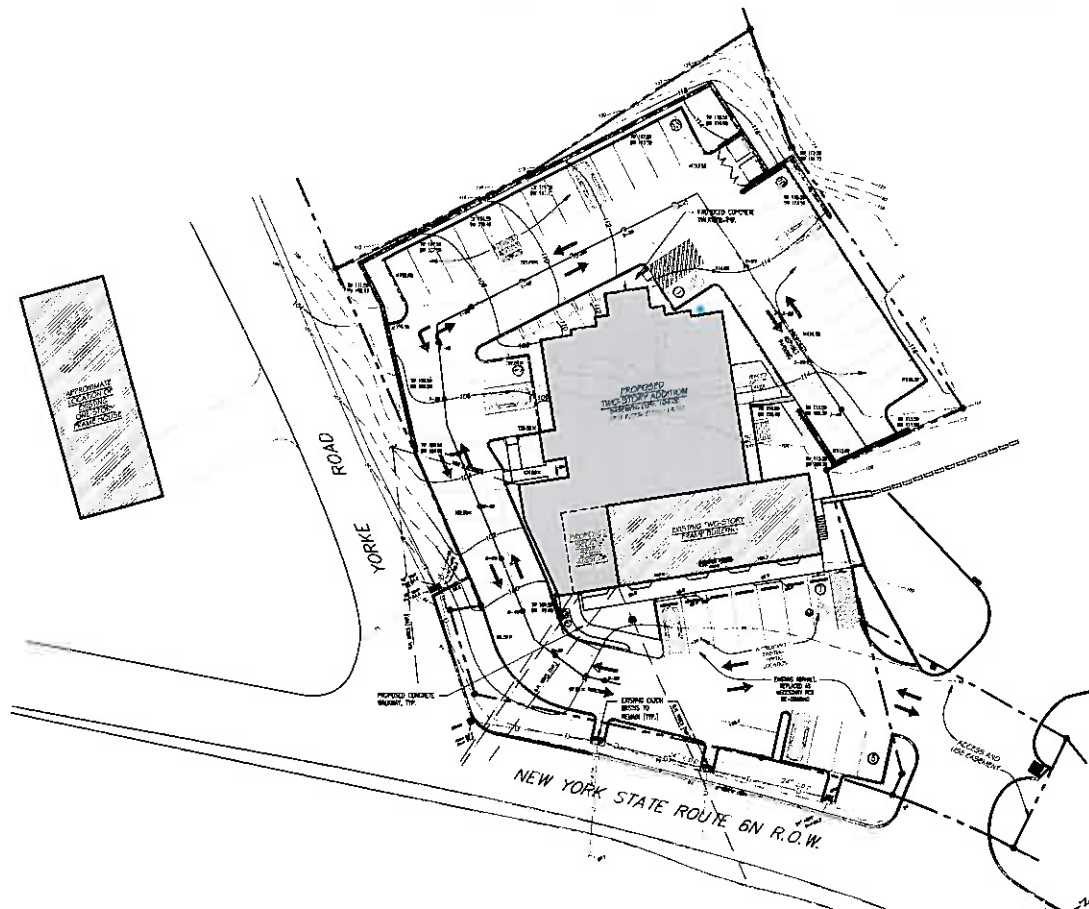
AS SHOWN:

DRAWN BY:

PROJECT NO:

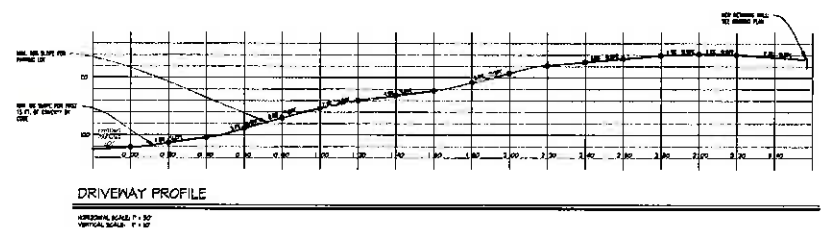
DATE:

C-100



GRADING AND UTILITIES PLAN LEGEND	
	PROPERTY LINE
	EXISTING UTILITY POLE W/ OVERHEAD WIRES
	PROPOSED CONCRETE CURB
	PROPOSED RETAINING WALL
	PROPOSED DOOR LOCATION
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED TOP OF WALL
	PROPOSED BOTTOM OF WALL
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE
	EXISTING CATCH BASIN/DRAIN
	EXISTING MANHOLE COVER
	EXISTING SEWER MANHOLE
	EXISTING WELL COVER
	EXISTING SUBSURFACE DRAINAGE
	DRIVEWAY PROFILE LINE

1 GRADING AND UTILITIES PLAN
 BASED ON SURVEY BY LINK LAND SURVEYORS DATED 8-JULY-2013
 SCALE: 1" = 20'



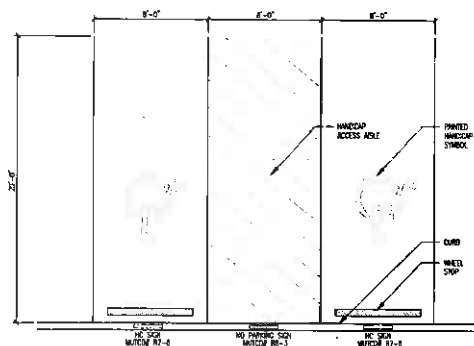
ARCHITECTURAL VISIONS, LLC
 3 MUSCODOOT ROAD NORTH
 MAHOPAC, NY 10541
 TEL: 914-942-0013 FAX: 914-942-2507
 WWW.ARVISIONS.COM

PROJECT:
 HUDSON VALLEY VETERINARY EMS

PROJECT ADDRESS:
 1000 MAHOPAC ROAD
 MAHOPAC, NY 10541

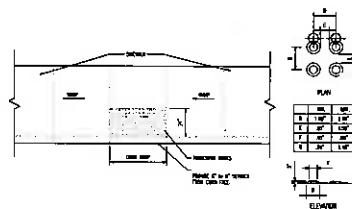
MAILING ADDRESS:
 1000 MAHOPAC ROAD
 MAHOPAC, NY 10541

SCALE:
 AS SHOWN
 DRAWN BY: JAC
 PROJECT NO.: C-103

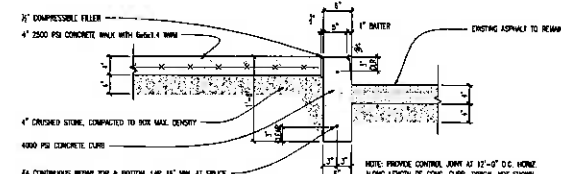


1 HANDICAP PARKING DETAIL
12' x 12' STALL

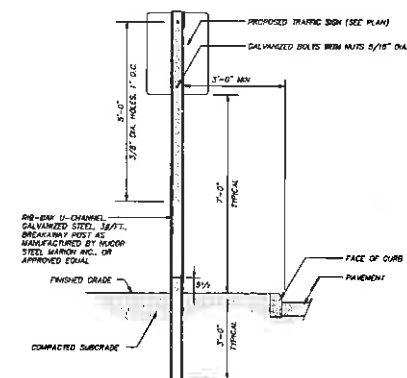
- CONSTRUCTION SPECIFICATIONS**
1. VAN ACCESSIBLE STALLS SHOULD BE 8 FT WIDE WITH AN ADJACENT 8 FT ACCESS AISLE ACCESSIBLE FROM THE PASSENGER SIDE OF THE VEHICLE. BACKING INTO VAN STALLS FROM A THROUGH AISLE IS AN ACCEPTABLE METHOD OF ACHIEVING THE VEHICULAR CLEARANCE ALONG THE PATH OF TRAVEL TO AND FROM A VAN ACCESSIBLE STALL. STALLS SHOULD BE 8 FT 2 IN. IN PARKING STRUCTURES. VAN ACCESSIBLE STALLS MAY BE GROUPED ON A SINGLE LEVEL.
 2. IT IS PERMISSIBLE FOR ALL REQUIRED ACCESSIBLE STALLS TO CONFORM WITH UNIVERSAL PARKING DESIGN GUIDELINES SINCE VANS MAY USE ANY ACCESSIBLE STALL IN THIS ARRANGEMENT. UNIVERSAL STALLS MUST HAVE 8 FT 2 IN. VEHICULAR CLEARANCE.
 3. ACCESS AISLES SHOULD BE DELINEATED SEPARATELY FROM PARKING SPACES. ACCESS AISLES MUST BE AT THE SAME LEVEL AS PARKING STALLS (NOT ABOVE AT SIDEWALK LEVEL). REQUIRED CURB RAMP(S) CANNOT BE LOCATED IN ACCESS AISLES. TWO SPACES MAY SHARE A SINGLE ACCESS AISLE (EXCEPT WHEN VAN STALLS REQUIRE PASSENGER-SIDE ACCESS IN ONE-WAY DESIGN).
 4. PARKING SPACES AND ACCESS AISLES SHOULD BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ANY DIRECTION.
 5. THE STALLS REQUIRED FOR A SPECIFIC FACILITY MAY BE RELOCATED TO ANOTHER LOCATION IF EQUIVALENT OR GREATER ACCESSIBILITY IN TERMS OF DISTANCE, COST, AND CONVENIENCE IS SHOWN.
 6. PROVIDE AN ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING STALLS TO THE DESTINATION. THIS SHOULD MAKE IT POSSIBLE FOR PERSONS IN WHEELCHAIRS TO TRAVEL WITHOUT HOLLING DOWN PARKING AISLES PAST MORE THAN ONE PARKED VEHICLE (OTHER THAN THEIR OWN), CROSSING A PARKING WHEEL AT 90° IS PREFERABLE TO HOLLING DOWN A PARKING AISLE.
 7. PROVIDE SIGNS AT ACCESSIBLE STALLS TO RESERVE THE SPACES FOR INDIVIDUALS WITH DISABILITIES. PAVEMENT MARKINGS ALONE ARE NOT ACCEPTABLE. SIGNS MUST BE PROVIDED FOR EVERY ACCESSIBLE STALL IF THEY CLEARLY DELINEATE THE ACCESSIBLE PARKING SPACES.



2 DETECTABLE WARNING DETAIL
4' x 4' CURB

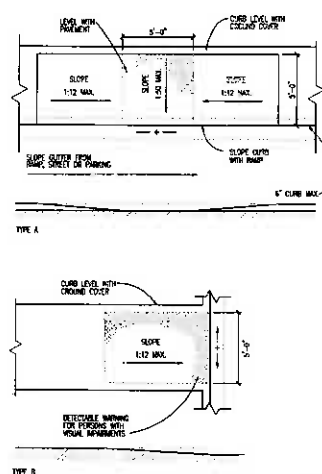


3 CURB AND SIDEWALK DETAIL
4' x 4' CURB

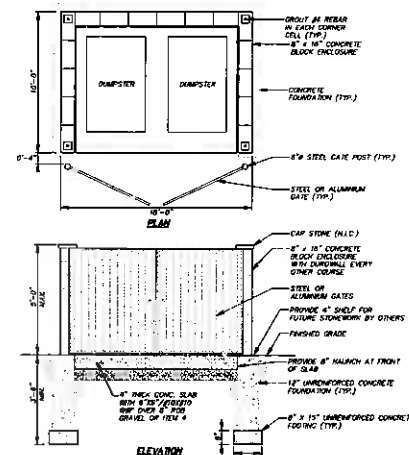
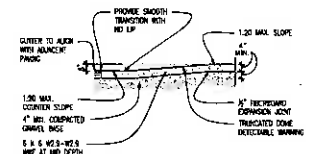
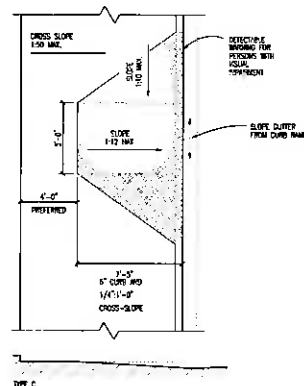


4 TYPICAL SIGN POST DETAIL
12' x 12' SIGN

SIGN DATA TABLE					
LOCATION NO.	SIGN DESIGNATION	UNITED NUMBER	SIZE	DESCRIPTION	QUANTITY
1	DO NOT ENTER	RS-1	30" x 30"	Red on White	0
2	STOP	R1-1	30" x 30"	White on Red	1
3	ONE WAY	R7-8C	12" x 18"	Blue on White	2
4	ONE WAY	R7-1C	12" x 18"	Red on White	7



5 TYPICAL DROP CURB DETAIL
4' x 4' CURB



6 REFUGE ENCLOSURE DETAIL
4' x 4' CURB

ARCHITECTURAL VISIONS

2 MARSCOTT ROAD NORTH
MANHATTAN, NY 10541
CALL (914) 458-1000 FAX (914) 458-1001

PROJECT: HUDSON VALLEY VETERINARY EMS

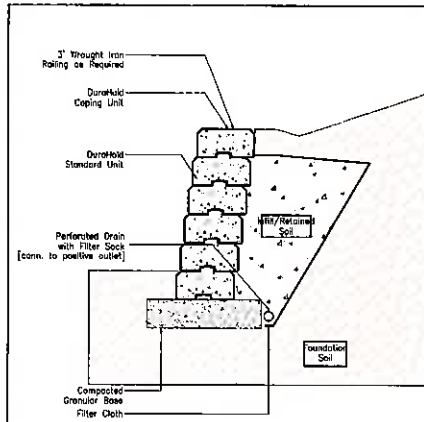
PROJECT ADDRESS: 1000 MARSCOTT ROAD NORTH
MANHATTAN, NY 10541

DATE: 10/28/01

SCALE: AS SHOWN

DATE: 10/28/01

PROJECT NO: C-501



Design Specific Geometric Information

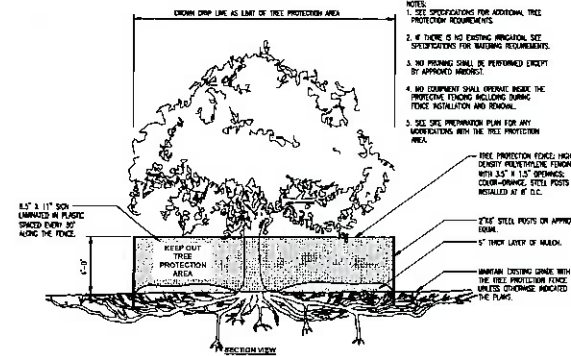
Parameter	Value	Parameter	Value
Retaining Wall Height (ft)	18.30 (72)	Soil Type	NSA
Maximum Slope (ft:1H)	1V:3H	Setback	N/A
Minimum Slope (ft:1H)	None	Maximum Slope (ft:1H)	None
Soil to Drain (ft:1H)	None	Capacity (lb/ft)	305 (12)
Soil to Drain (ft:1H)	7.12'	Capacity (lb/ft)	228 x 305 (48 x 12)

Design Specific Soil Information

Description	Soil Region			
	Infill / Retained	Foundation	Base	Drainage
GW	GW	GW	see Infill	
GW	GW	GW	see Infill	
GW	GW	GW	see Infill	
GW	GW	GW	see Infill	
GW	GW	GW	see Infill	
GW	GW	GW	see Infill	
GW	GW	GW	see Infill	
GW	GW	GW	see Infill	
GW	GW	GW	see Infill	

Notes:

- The design meets or exceeds the minimum factors of safety required by Ret Stone Systems based on the design parameters listed above. The analysis was conducted in accordance with the National Concrete Technology Association Design Manual for Segmental Retaining Walls, Tenth Edition.
- This is a preliminary, non-specific design. If used for construction, a qualified Engineer must be retained to review/approve the design, confirm site conditions, and inspect construction.
- The engineer is not responsible for any differential settlement, or existing or future, which may occur.
- This design is not intended to be used for any other purpose, or for any other structure, or for any other site.
- Structures such as retaining walls, bridges, tunnels, etc., have significant effects on the design and must be reviewed/approved by a qualified Engineer before being used in conjunction with this design.



Notes:

- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
- IF THERE IS NO EXISTING PROTECTION, SEE SPECIFICATIONS FOR BUILDING REQUIREMENTS.
- NO PRUNING SHALL BE PERMITTED EXCEPT BY APPROVED ARBORIST.
- NO EQUIPMENT SHALL OPERATE NEAR THE PROTECTIVE FENCING INCLUDING BURNING, FENCE INSTALLATION AND REMOVAL.
- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

2 TYPICAL TREE PROTECTION DETAIL
1/4" = 1'-0"

UNILOCK® 1-800-UNILOCK
www.unilock.com

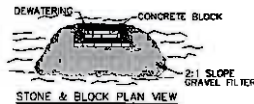
Buffalo • Boston • Chicago • Cleveland
Detroit • New York • Toronto

Unilock is a trademark manufacturer of Ret Stone Systems

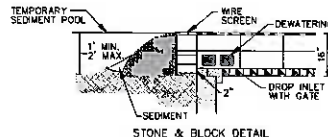
RisiStone
retaining wall system

8500 Leslie Street, Suite 300
Toronto, Ontario
Canada, L3T 7A8
Tel: 800.682.5000 • 905.882.4506
http://www.risistone.com
© 2006, the Risi Stone System

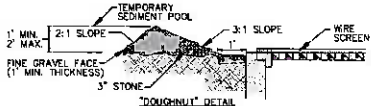
DuraHold®
Retaining Wall
Gravity Section
1830mm (6.00ft)
Site: 3H:1V Slope - Silty Sands
Infill: Granular



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL



3 DROP INLET PROTECTION DETAIL
1/4" = 1'-0"

Notes:

- LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DRAINAGE. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW BASE OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
- WATERING CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
- USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF BLOCK ON A 2:1 SLOPE OR FLAT.
- FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE SHALL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE.

ARCHITECTURAL
VISIONS

2 MUSCOOT ROAD NORTH
HAUPPAUG, NY 11781
TEL: 845-428-2807 FAX: 845-428-2807
E-MAIL: ARCH@ARCHV.COM

PROJECT:
HUDSON VALLEY VETERINARY EMS

PROJECT ADDRESS:
200 WILSON CENTER, HAUPPAUG, NY 11781

HAUPPAUG ADDRESS:
200 WILSON CENTER, HAUPPAUG, NY 11781

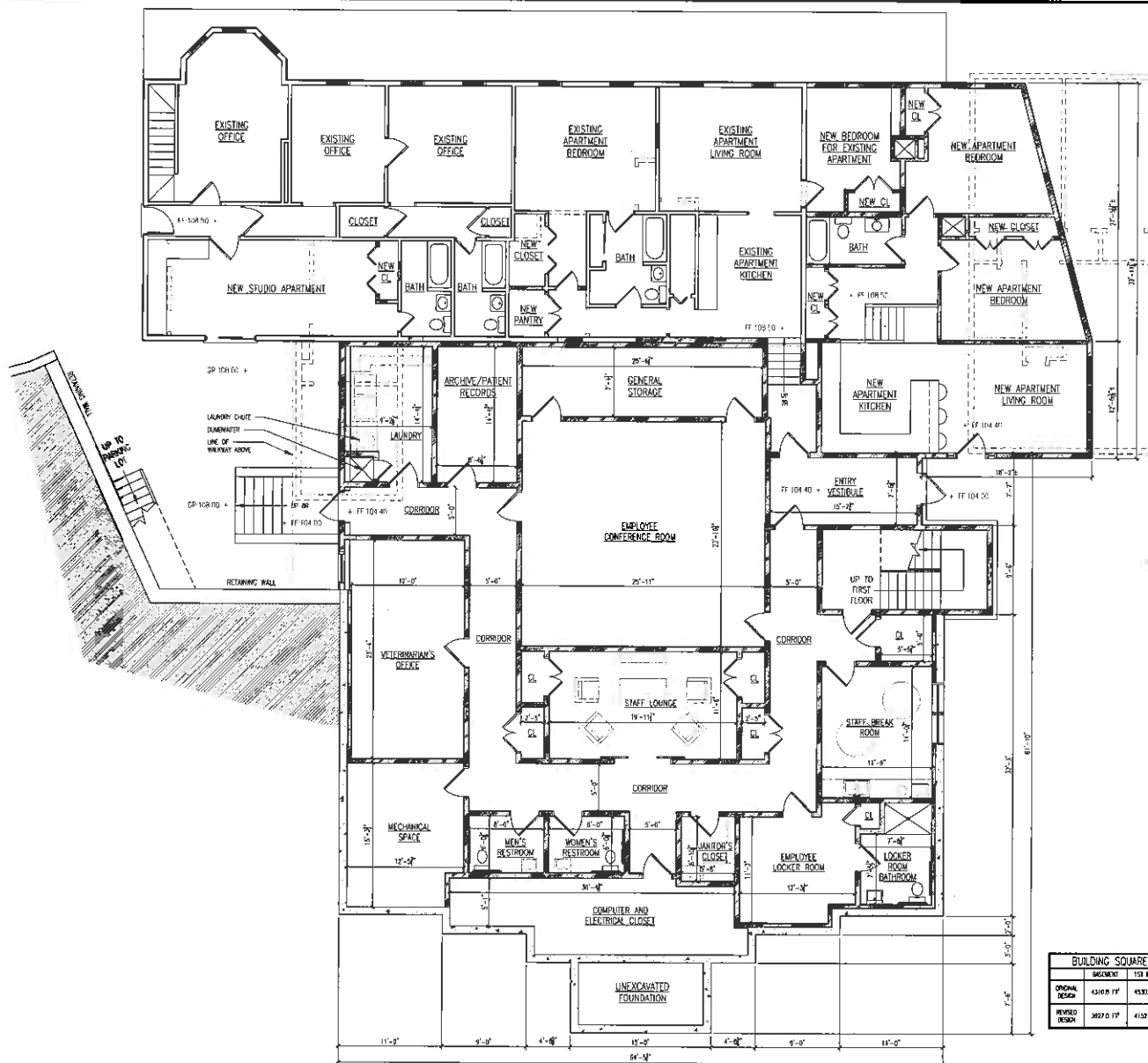
DATE: 10/10/07

SITE DETAILS

SCALE:
AS SHOWN

DRAWN BY:
JAG

PROJECT NO:
C-502



1 NEW LOWER LEVEL PLAN
1/8" = 1'-0"

BUILDING SQUARE FOOTAGE		
	BASEMENT	1ST FLOOR
ORIGINAL DESIGN	43,618.17'	43,335.17'
REVISED DESIGN	39,272.07'	41,329.17'
		80,601.24'

3 MILBODT ROAD NORTH
MANHATTAN, NY 10041
TEL: 212-692-1100 FAX: 212-692-1101

P: 914-628-8973
F: 914-628-2807

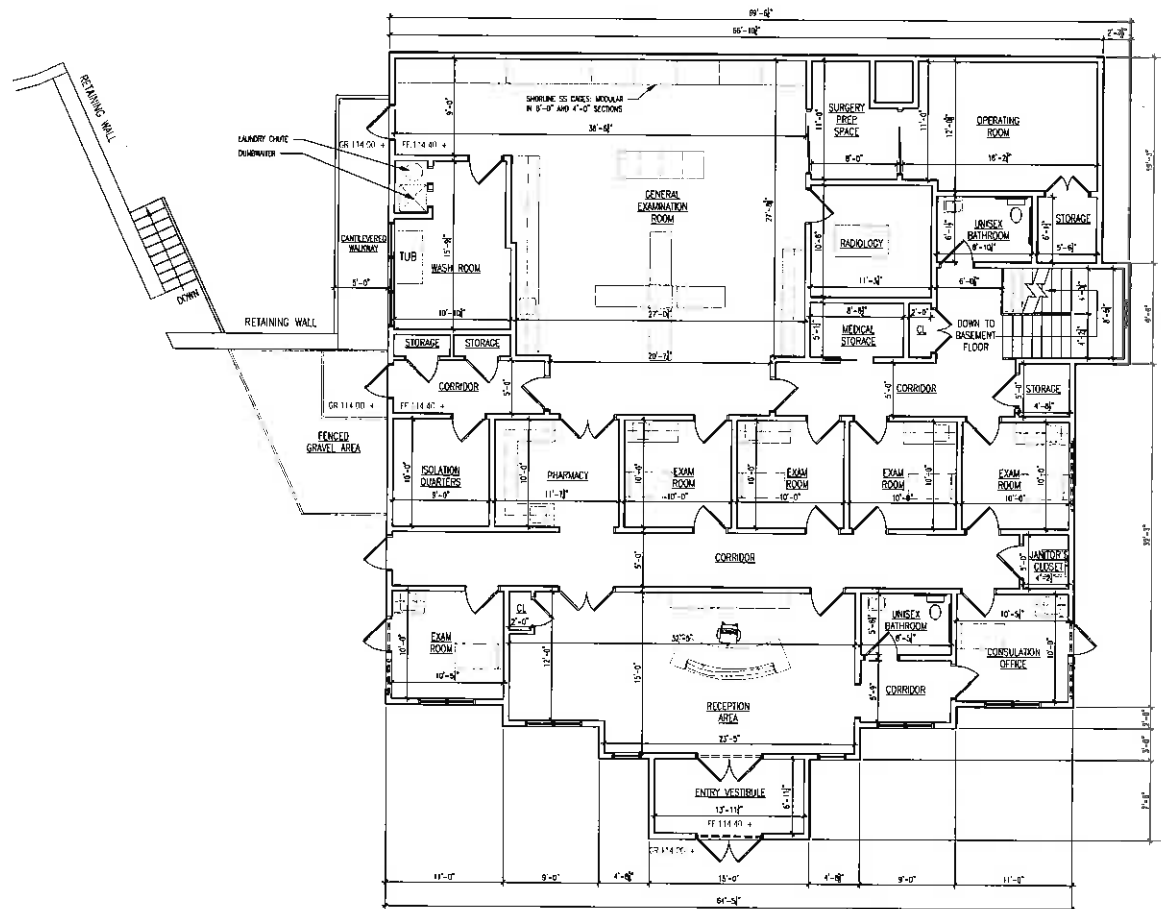
PROJECT:
HUDSON VALLEY VETERINARY EMS

PROJECT ADDRESS: 3000 FULTON STREET, PARSIPPANY, NJ 07054
MAILING ADDRESS: 3000 FULTON STREET, PARSIPPANY, NJ 07054
OWNER: HUDSON VALLEY VETERINARY EMS

NEW BUILDING LOWER LEVEL PLAN

DATE: 08/10/05
SCALE: AS SHOWN
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
PROJECT NO: 05-01

A-101



1 NEW UPPER LEVEL PLAN
0/19' = 1/8"

BUILDING SQUARE FOOTAGE			
	BASEMENT	1ST FLOOR	TOTAL
ORIGINAL DESIGN	43,008 SF	43,309 SF	86,317 SF
REVISED DESIGN	38,210 SF	41,528 SF	79,738 SF



ARCHITECTURAL VISIONS

2 MUSCODY ROAD NORTH
MAHOPAC, NY 10641
TEL: 914-937-0000 FAX: 914-937-0001

PROJECT: HUDSON VALLEY VETERINARY EMS

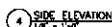
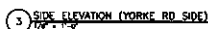
PROJECT ADDRESS: 140 S. 1ST STREET, WHITE PLAINS, NY 10610
MAILING ADDRESS: 140 S. 1ST STREET, WHITE PLAINS, NY 10610

NEW BUILDING UPPER LEVEL

SCALE: 1/8" = 1'-0"

DRAWN BY: J. J. JACOBI
CHECKED BY: J. J. JACOBI
DATE: 10/1/04

A-102



ARCHITECTURAL <i>visions inc.</i> <small>INC. NO. 126, 132</small>	
3 MIDBROOK ROAD NORTH MANHASSET NY, 11041 <small>TEL: 516-265-8800 FAX: 516-265-2807</small>	P: 645-628-0800 F: 645-628-2807
PROJECT: HUDSON VALLEY VETERINARY EMS	
PROJECT ADDRESS: 1000 N. WHEELER RD. SUITE 100 TOWN OF SUDBURY, NY 12589 <small>TEL: 518-283-6100 FAX: 518-283-6101</small>	MAILING ADDRESS: 60 STARK RD. SUITE 100 SUDBURY, NY 12589 <small>TEL: 518-283-6100 FAX: 518-283-6101</small>
EXTERIOR ELEVATIONS	
SCALE: AS NOTED DRAWN/NOTED BY: PROJECT NO.:	

Mazzola Application



TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



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

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

No application will be placed on the agenda that is incomplete

Pre-Submission:

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

Submission Requirements:

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

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

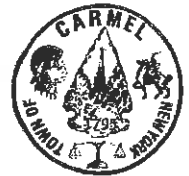
- ☒ 11 copies of the Site Plan Application Form, signed and notarized.
- ☒ 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- ☒ 5 full size sets of the Site Plan (including floor plans and elevations)
- ☐ 1 CD (in pdf. format) containing an electronic version of the Site Plan
- ☒ 2 copies of the Disclosure Statement
- ☒ 11 copies of the Site Plan Completeness Certification Form
- ☐ N/A All supplemental studies, reports, plans and renderings.
- ☒ 2 copies of the current deed.
- ☐ N/A 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*.

Joseph Gambetta 8/2/16
Planning Board Secretary; Date

Paul J. O'Hara 8/2/16
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: Michael Mazzola		Application # 16-0015
Date Submitted: 8/1/16		
Site Address: No. 936-942 Street: South Lake B'lv'd Hamlet: Mahopac, NY 10541		
Property Location: (Identify landmarks, distance from intersections, etc.) 150 ft. East of Cherry Lane		
Town of Carmel Tax Map Designation: Section 75.44 Block 1 Lot(s) 47	Zoning Designation of Site: C	
Property Deed Recorded in County Clerk's Office Date 11/4/2009 Liber 1841 Page 246	Liens, Mortgages or other Encumbrances Yes No *	
Existing Easements Relating to the Site No * Yes Describe and attach copies:	Are Easements Proposed? No * Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes * No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: Michael Mazzola	Phone #: 914 277 8000 Fax #: 914 277 4188	Email: mike@mazzolacpa.com
Owners Address: No. 278 Street: Route 202	Town: Somers	State: NY Zip: 10589
Applicant (If different than owner):	Phone #: Fax#:	Email:
Applicant Address (If different than owner): No. Street: Town: State: Zip:		
Individual/ Firm Responsible for Preparing Site Plan: Architectural Visions PLLC	Phone #: 845 628 6613 Fax #: 845 628 2807	Email: joel.greenberg@arch-visions.com
Address: No. 2 Street: Muscoot Rd North Town: Mahopac State: NY Zip: 10541		
Other Representatives: NONE	Phone #: Fax#:	Email:
Owners Address: No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: Add 4 apartments on new second floor addition.		



TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size:		Square footage of all existing structures (by floor):	
Acres: <u>0.152</u>	Square Feet: <u>6,619</u>	1st floor - <u>4693</u> sf, 2nd fl - <u>1750</u> sf	
# of existing parking spaces: <u>5 (NON CONF)</u>		# of proposed parking spaces: <u>0</u>	
# of existing dwelling units: <u>2</u>		# of proposed dwelling units: <u>4</u>	
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> ▪ Is project in sewer district or will private septic system(s) be installed? <u>Sewer</u> ▪ If yes to Sanitary Sewer answer the following: Existing Building connected to sewer <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <u>N/A</u> ▶ 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 - <u>750 GPD (ADD'L)</u> 			
For Town of Carmel Town Engineer			
<ul style="list-style-type: none"> ▶ What is the sewer capacity _____ 			
<ul style="list-style-type: none"> ▪ Water Supply Existing Bldg. Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> 			
If Yes: connected to Town water <ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <u>N/A</u> ▶ What is the total water capacity at time of application? <u>600 GPD</u> ▶ What is your anticipated average and maximum daily demand <u>1125 GPD</u> 			
<ul style="list-style-type: none"> ▪ Storm Sewer Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▪ Gas Service Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> • Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> 			
For Town of Carmel Town Engineer			
Water Flows _____			
Sewer Flows _____			
Town Engineer; Date _____			
What is the predominant soil type(s) on the site?		What is the approximate depth to water table?	
<u>N/A</u>		<u>N/A</u>	
Site slope categories: <u>0 - 15%</u> <u>100%</u>		<u>25-35%</u> <u>%</u> <u>>35%</u> <u>%</u>	
Estimated quantity of excavation:		Cut (C.Y.) <u>0</u>	Fill (C.Y.) <u>0</u>
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		Unknown: <input type="checkbox"/>	
Is the site located in a designated Critical Environmental Area?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	What is the sight distance? Left <u>300ft</u> Right <u>300ft</u>	
Is the site located within 500' of:			
• The boundary of an adjoining city, town or village		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• The boundary of a state or county park, recreation area or road right-of-way		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• A county drainage channel line.		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• The boundary of state or county owned land on which a building is located		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	

TOWN OF CARMEL SITE PLAN APPLICATION

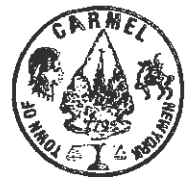
Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div>			
Does the site disturb more than 5,000 sq ft		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Jurisdiction: <u>N/A</u> NYSDEC: <input type="checkbox"/> Town of Carmel: <input type="checkbox"/>			
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>			
Are encroachments in regulated wetlands or wetland buffers proposed?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain waterbodies, streams or watercourses?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Are any encroachments, crossings or alterations proposed?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located adjacent to New York City watershed lands?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input checked="" type="checkbox"/>			
Has this application been referred to the Fire Department?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the estimated time of construction for the project? <div style="text-align: center;">6 Months</div>			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	40,000sf	6,619.55sf	6,619.55sf
Lot Coverage	30%	77.1%	77.1%
Lot Width	200ft	50ft	50ft
Lot Depth	200ft	132.39ft	132.39ft
Front Yard -north	40ft	0ft	0ft
Front yard south	40ft	23ft	23ft
Rear Yardwest	30ft	0.7 ft	0.7ft
Minimum Required Floor Area	N/A		
Rear yard east	30ft	0.2ft	0.2ft
Height	35ft	26ft	26ft
Off-Street Parking	36 PS	5 PS	5 PG
Off-Street Loading	0	0	0

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, identify variances: <div style="text-align: center;">use, setbacks and Parking</div>
PROPOSED BUILDING MATERIALS	
Foundation	
Structural System	Wood
Roof	Wood
Exterior Walls	Wood
APPLICANTS ACKNOWLEDGEMENT	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<u>Mike Mazzola</u> Applicants Name	 Applicants Signature
Sworn before me this <u>26th</u> day of <u>July</u> 20 <u>16</u>	
 Notary Public	TINA M. ZUBRADT Notary Public, State of New York No. 01ZU6103694 Qualified in Dutchess County 20 Commission Expires January 5, 2008



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

This form shall be included with the site plan submission

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	request <input checked="" type="checkbox"/> waiver ✓	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
8	The location of all existing and proposed easements	<input type="checkbox"/> NONE ✓	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	EXIST. <input checked="" type="checkbox"/> TO REMAIN ✓	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	EXIST. <input type="checkbox"/> TO REMAIN NONE ✓	<input type="checkbox"/>
14	Proposed signage <i>NO SIGNS PROPOSED</i>	None <input type="checkbox"/> N/A <input type="checkbox"/>	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	N/A <input type="checkbox"/>	<input type="checkbox"/>

street added OK

Show on drawing

is this ok



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



	Requirement Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input type="checkbox"/> NONE ✓	<input type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	<input type="checkbox"/> NONE ✓	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	EXIST. <input type="checkbox"/> TO REMAIN ON DWGS ✓	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>

Shown on drawing

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

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



Professionals Seal

Joel Greenberg
Signature - Applicant

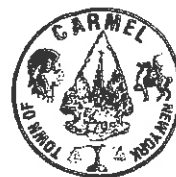
7/25/16
Date

Michael M. [unclear]
Signature - Owner

7/25/16
Date



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



Town Certification (to be completed by the Town)

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


Signature - Planning Board Secretary

8/3/16
Date


Signature - Town Engineer

8/3/16
Date

Short Environmental Assessment Form

Part 1 - Project Information

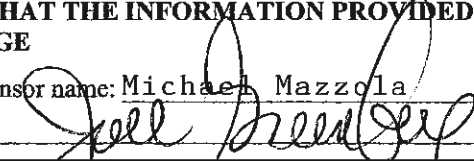
Instructions for Completing

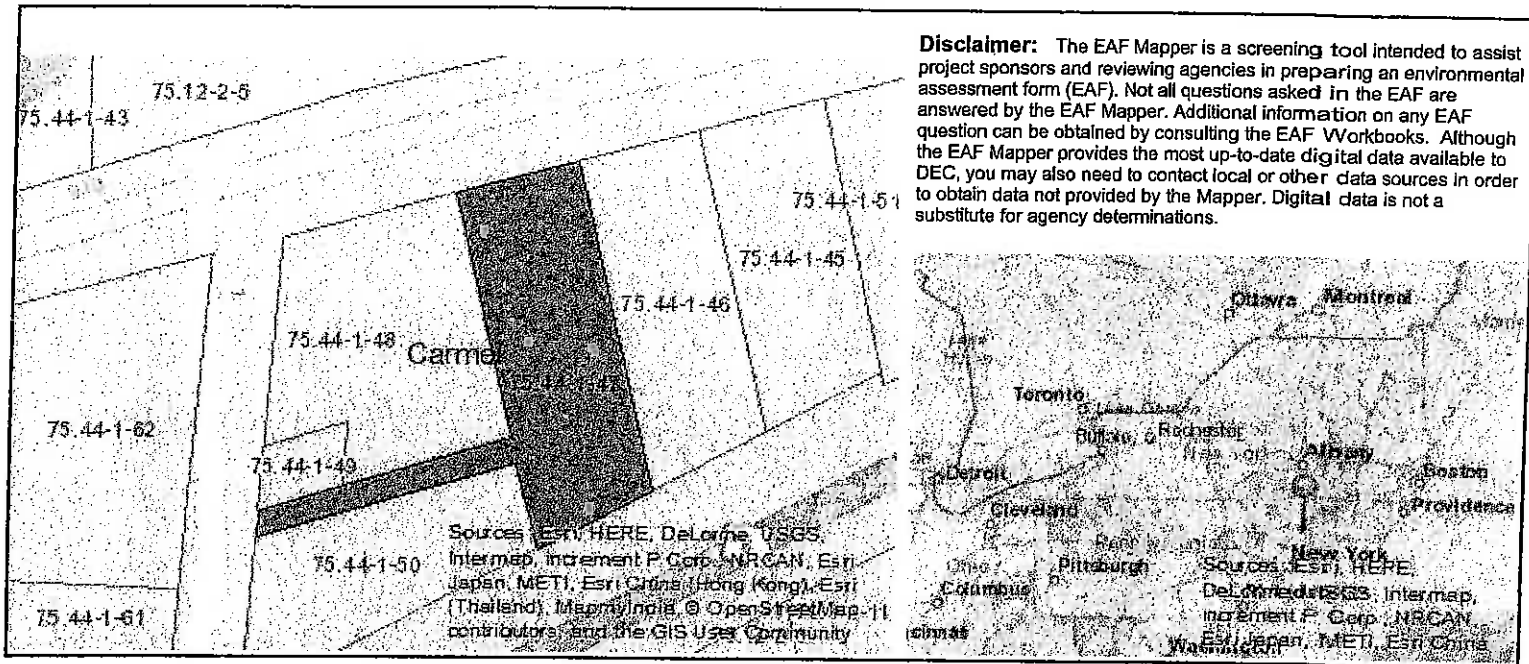
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 - Project and Sponsor Information			
Michael Mazzola			
Name of Action or Project:			
Michael Mazzola			
Project Location (describe, and attach a location map):			
832-942 South Lake B'lyd			
Brief Description of Proposed Action:			
Add 4 Apartments on expanded 2nd floor			
Name of Applicant or Sponsor:		Telephone 914 277 8000	
Michael Mazzola		E-Mail: mike@mazzolacpa.com	
Address:			
278 Route 202			
City/PO:		State:	Zip Code:
Somers		NY	10589
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/> <input checked="" type="checkbox"/>
Carmel Zoning Board & Building Dept.			
3.a. Total acreage of the site of the proposed action?		0.152 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.152 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Michael Mazzola</u> Date: <u>7/25/16</u> Signature: <u></u> Project Architect		



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] No

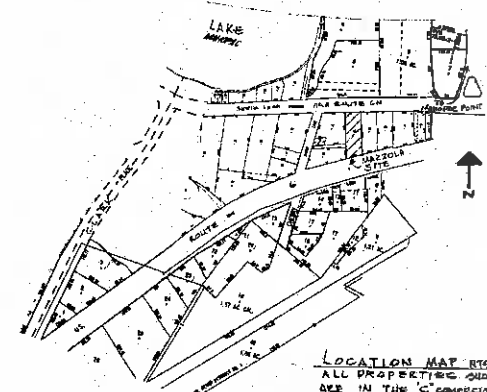
Part 1 / Question 20 [Remediation Site] Yes

2 AREA MAP
NOT TO SCALE

- PROPERTIES WITHIN 500 FT

[illegible][illegible]

① SITE PLAN



LOCATION MAP RTS
ALL PROPERTIES SHOWN
ARE IN THE "C" COMPARTMENT

ARCHITECTURAL
VISIONS plus

2 BIRCHWOOD ROAD NORTH
MAHOPAC NY, 10641
JILL.SPURD-SPURD@NICH-HEALTH.COM

**PROJECT:
NL & M HOLDING CORP.**

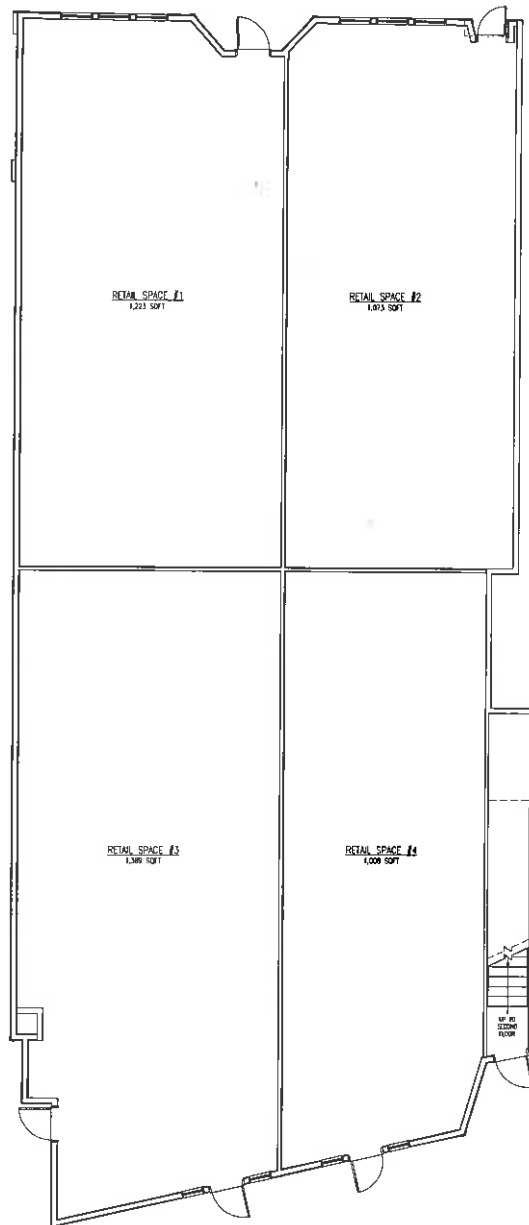
PROJECT ADDRESS: 834-47 BOUTWICK LAKE BLVD HAWKSPRING, NY 10841 TAX MAP NO. 70.1A-547	MAILING ADDRESS: NL & M HOLDING CORP. 270 ROCKEFELLER ST ROCKVILLE, NY 10854
---	--

SITE PLAN

KIRKMAN	
FIL NAME:	S-LLP-A
SCALE AS NOTED	
DRAWN BY/CHECKED BY	RAF/ <u>GLO</u>
PROJECT NO.	

AS-101

~~IT IS A VIOLATION OF ARTICLE I FOR ANY PERSON, UNDER THE PROTECTION OF A LICENSE AND EFFECT, TO ALTER AN ITEM ON THREE PLACES AND EXCESSIVELY IN ANY WAY BY A STATE LAW, IF ACTION DENYING THE RIGHT OF AN OBJECT @ ALTHOUGH THE ALIENATION APPEARS TO BE WITH TO BEHOLDERS THE SAME, AND THE VIOLETION~~



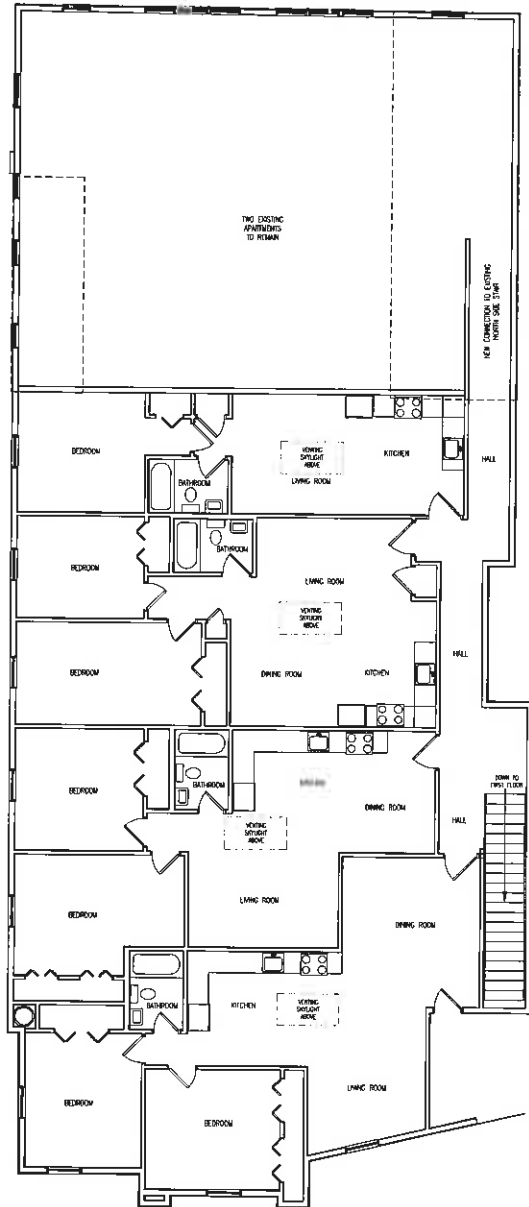
1 FIRST FLOOR PLAN
NORTH

ARCHITECTURAL VISIONS
2400 ROUTE 92 NORTH
MAHOPAC NY 10641
TEL: 914-451-1111 FAX: 914-451-1112

PROJECT: NL & M HOLDING CORP.
PROJECT ADDRESS: 2400 ROUTE 92 NORTH
MAHOPAC NY 10641
TAX MAP NO. 75.44 1.27

SCALE: AS SHOWN
DRAWN BY: CHD
PROJECT NO. 7-15-101

A-101



1 SECOND FLOOR PLAN
1/8" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"

ARCHITECTURAL
VISIONS

2 HUDSON ROAD NORTH
MANHATTAN, NY 10041
TEL: 646-688-8613
F: 646-688-2807

PROJECT:
NL & M HOLDING CORP.

PROJECT ADDRESS:
400 WEST 10TH STREET
MANHATTAN, NY 10011

ARCHITECT ADDRESS:
NL & M HOLDING CORP.
400 WEST 10TH STREET
MANHATTAN, NY 10011

SCALE:
1/8" = 1'-0"

DRAWN BY:
J. L. LEE

CHECKED BY:
J. L. LEE

DATE:
1/1/00

PROJECT NO:
A-102