HAROLD GARY Chairman

CRAIG PAEPRER Vice Chairman

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 16, 2017

## MEETING ROOM #2

#### TAX MAP # PUB. HEARING MAP DATE COMMENTS

## **PUBLIC HEARING**

1. Sansevera, John – 47 Gleneida Ridge Road 55.5-1-4 08/16/17 07/07/17 Regrading Application

### SITE PLAN

2. NY Fuel Distributors (Coco Farms) 1923 Route 6 55.11-1-40 06/20/17 Amended Site Plan

#### MISC.

Yankee Development – Piggott Road
 Thimm, Karl – 232 East Lake Blvd
 Thimm, Karl – 232 East Lake Blvd
 Amendment to Resolution

5. McDonald's USA, LLC -1931 Route 6, Carmel 55.11-1-41 Bond Return

6. Minutes - 07/12/17



August 4, 2017

New York State Department of Transportation 4 Burnett Boulevard Poughkeepsie, NY 12603 Attn: Gregory Bentley, PE

RE: Proposed Shell Gasoline Station and CoCo Farms Convenience Market

Map 55.11, Block 1, Lot 40 1923 U.S. Route 6 Town of Carmel

Putnam County, New York 10512

Dear Mr. Bentley:

Stonefield Engineering and Design, LLC ("Stonefield") represents NY Fuel Distributors LLC in its application for a NYSDOT Highway Work Permit to reconstruct two driveways along U.S. Route 6 that will serve a new Shell gasoline station and CoCo Farms convenience store. Stonefield has submitted the site plan and supporting documentation to Mr. Rock DeNigro and is presently in Stage III of the Highway Work Permit process.

To date, the site plan has depicted one right-in-only driveway and one right-out-only driveway on U.S. Route 6, as well as the requisite traffic control signs. This in an improvement upon the existing condition in which both driveways are unregulated and provide full-movement access. The subject site also has frontage on Stoneleigh Avenue, a Putnam County roadway, and proposes to maintain a full-movement driveway on this roadway. During the July 12, 2017, work session of the Town of Carmel Planning Board, Chairman Harold Gary suggested that the applicant appeal to the NYSDOT for left-turn ingress directly from U.S. Route 6 so as to improve safety and reduce the amount of traffic that would be otherwise added to the signalized intersection of U.S. Route 6 and Stoneleigh Avenue. Further to this suggestion, Stonefield scheduled and attended a site meeting on August 1, 2017; the people whose names appear at the end of this letter attended the meeting.

The consensus of the meeting attendees was that left-turn ingress is feasible, subject to the NYSDOT's approval, at the easterly driveway on U.S. Route 6. Such a provision is consistent with the access management plan of the immediately adjacent McDonald's fast-food restaurant with drive-through service and the Mobil gasoline station/Dunkin' Donuts with drive-through service situated at 1863 U.S. Route 6 in Carmel, and it should be noted that unlike the McDonald's or Dunkin' Donuts, the proposed development does not proposed drive-through service. Accordingly, Stonefield revised the site plan to depict a left-in/right-in/right-out configuration at the site's easterly driveway on U.S. Route 6; please note that left-turn egress from this driveway would continue to be prohibited. Additionally, at the request of the Town of Carmel's traffic consultant, Dr. John Collins of Maser Consulting, Stonefield updated the traffic analysis based on the new access configuration. The results of the analysis demonstrate that a peak volume of 26 left-turns is expected from U.S. Route 6 and that this movement would operate at Level of Service A. Consequently, the performance of the westbound left-turn movement at the intersection of U.S. Route 6 and Stoneleigh

Avenue would experience no change in operating level or delay as there would no longer be a need for the site's customers to make this movement.

The revised site plan and revised traffic analysis are herein enclosed for the NYSDOT's consideration. Stonefield kindly requests that the NYSDOT review the proposal for left-turn ingress at the site's easterly driveway and provide feedback prior to August 16, 2017, which is the date of the next Planning Board meeting.

Thank you for your attention to this matter. Should you have any questions, please do not hesitate to contact our office.

Best regards,

Jeffrey A. Martell, PE

Stonefield Engineering and Design, LLC

Frank A. Filiciotto, PE

Stonefield Engineering and Design, LLC

Danny Porco - NY Fuel Distributors, LLC CC:

Leo Napior, Esq. - Harfenist Kraut & Perlstein, LLP

Rock DeNigro - NYSDOT Putnam County Permit Engineer

Harold Gary - Chairman, Town of Carmel Planning Board

Craig Paeprer - Vice Chairman, Town of Carmel Planning Board

Richard Franzetti, PE - Town of Carmel Engineering Department

Dr. John Collins, PE, PhD - Maser Consulting (Traffic Consultant to the Town of Carmel)

S:\2014\S-14141 Coco Farms, Carme\Correspondence\2017-08-04\_Gregory Bentley NYSDOT (left turns).docx

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TABLE OF LAND USE AND ZONING		PARKING REQUIREMENT		CONDITIONAL USE CRITERIA		SIGNAGE REQUIREMENTS				R T S T S T S T S T S T S T S T S T S T
BLOCK 1, LOT 40	ORDINANCE SECTION	REQUIRED	PROPOSED	§ 156-30 AUTOMOTIVE USES REQUIRED PROPOSED	ORDINANCE SECTION	N REQUIRED	PROPOSED	_		φ
COMMERCIAL (C) PROPOSED USE	§SECTION 156-42	CONVENIENCE STORE: I SPACE PER 200 SF = 1,824/200 = 10 SPACES	SPACES	MINIMUM LOT AREA         20,000 SF         40,048 SF           MINIMUM LOT WIDTH         200 FT         228 FT	§SECTION 156-41-C.4	NOT MORE THAN ONE EXTERIOR SIGN SHALL BE PERMITTED FOR EACH COMMERCIAL	2 BUILDING MOUNTED WALL SIGNS AND 2			MENT STATE OF THE
CONVENIENCE STORE PERMITTED USE  AND FUELING STATION CONDITIONAL USE	§SECTION 156-42	10 PARKING SPACES REQUIRED PARKING STALL WIDTH: 10 FT	10 FT	MINIMUM SEPARATION FROM I,000 FT ± 940 FT (EN) ANOTHER GASOLINE STATION		ESTABLISHMENT ON EACH WALL FACING A STREET	CANOPY MONTED WALL SIGNS	·		SCRET
§ 156-10 ZONING REQUIREMENT REQUIRED EXISTING PROPOSED			20 FT	NO. OF DRIVEWAYS PER 200 FT 2 MAX COMPLIES OF STREET FRONTAGE	§SECTION 156-41-C.2	MAX SIGN AREA EASTERN BUILDING FACADE: 38 SF / 2 SF = 16 SF	EASTERN BUILDING FACADE:			ENTS ENTS COMIC CO
MINIMUM LOT AREA         40,000 SF         40,048 SF         40,048 SF           MINIMUM LOT WIDTH         200 FT         228 FT         228 FT				DRIVEWAY WIDTH 24 FT (MIN.) 30 FT & 38 FT (EN) 36 FT (MAX.)  FUEL TANK SETBACK (NON-R/W) 40 FT (N/A)		WESTERN BUILDING FACADE: 48 SF / 2 SF = 24 SF	WESTERN BUILDING FACADE: 17 SF			S BOAM SOMM SOMM SOMM SOMM SOMM SOMM SOMM S
MINIMUM LOT DEPTH         200 FT         85 FT         85 FT (EN)           MAXIMUM BUILDING COVERAGE         30%         4.2% (1,696 SF)         13.5% (5,424 SF)				FUEL TANK SETBACK (NON-R/W)         40 FT         (N/A)           PUMP SETBACK (R/W)         25 FT         34.1 FT		NORTHERN CANOPY FACADE: 72 SF / 2 SF = 36 SF WESTERN CANOPY DACADE:	NORTHERN CANOPY FACADE: 10.89 SF WESTERN CANOPY DACADE:		`	NNING
MINIMUM FLOOR AREA         5,000 SF         I,696 SF         I,824 SF (V)           MAXIMUM BUILDING HEIGHT         35 FT         < 35 FT				(EN) EXISTING NON-CONFORMITY (N/A) NOT APPLICABLE	\$SECTION 156-41-C.5	50 SF / 2 SF = 25 SF  SIGNS ON BUILDING SHALL BE FLAT AGAINST THE	10.89 SF  COMPLIES	SYMBOL	DESCRIPTION	A PLAI A NYS A NYS A TOW A PLAI
MINIMUM FRONT YARD SETBACK  40 FT  25.8 FT  STORE: 40.0 FT (STONELEIGH AVENUE) STORE: 40.3 FT (NEW YORK STATE HIGHWAY ROUTE 6)					gsection 136-41-c.3	EXTERIOR WALL AND SHALL NOT PROJECT MORE THAN 6" FROM THE WALL TO WHICH THEY ARE		<u> </u>	PROPERTY BOUNDARY	D PEI   D PEI
CANOPY: 19.0 FT (STONELEIGH AVENUE) (V) CANOPY: 23.9 FT (NEW YORK STATE HIGHWAY ROUTE 6) (V)						FIXED. NO SIGN SHALL PROJECT BEYOND THE TOP OF SIDE OF THE WALL TO WHICH IT IS FIXED.	3		ADJACENT PROPERTY BOUNDARY	REVISE REVISE REVISE REVISE REVISE REVISE
MINIMUM SIDE YARD SETBACK (ONE) 25 FT 75.4 FT 32.4 FT  MINIMUM REAR YARD SETBACK 30 FT N/A N/A					§SECTION 156-41-C.9	THE TOTAL AREA OF ALL SIDES OF A FREESTANDING SIGN SHALL NOT EXCEED 32 SF AND EACH SIDE SHALL	TOTAL SIGN AREA OF ALL SIDES = 124.2 FT (V)		PROPOSED CURB	
(EN) EXISTING NON-CONFORMITY						NOT EXCEED A TOTAL OF 16 SF. THE TOP OF THE FREESTANDING SIGN SHALL BE NO HIGHER THAN 12 FT FROM THE GROUND AND THE	TOP OF FREESTANDING SIGN:	======= ->>>>		2C 2
(NA) NOT APPLICABLE (V) VARIANCE						BOTTOM OF THE SIGN SHALL BE NO HIGHER THAN EIGHT FT FROM THE GROUND.	BOTTOM OF FREESTANDING SIGN: 6.75 FT		PROPOSED BUILDING	(/2017 //2017 //2017 //2017 //2016 //2016 //2016 //2016
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OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.				(A.K.A. COUNTY WIS AVE	AN	ND FENCE ENCLOSURE  MECHANICAL EQUIPME  4" CONCRETE PAD	NT ON \			l <del>                                    </del>
<ol> <li>THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES</li> </ol>	//		<b>~</b>	(VARIABLE WIDTH)  TRAFFIC  ASPEN  ASPEN  (VARIABLE WIDTH)  TRAFFIC  ASPEN  ASPE	MGR					
DURING CONSTRUCTION. 3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES		/	/	ASPU. ASPUALT ROADWAY	GIGHT DISTANCE					
ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL		APPROXIMATE LIMITS OF —	1	TALT DRIVE	TRIANGLE (50 M	Ur #12				
GENERAL LIABILITY INSURANCE.  4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.		WETLAND BOUNDARY AS PER ECOLOGICAL SOLUTIONS,	j	DG.		DESIGN SPEED)				JEFFREY A. MARTELL, P.E. NEW YORK LICENSE No. 086502
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION. 6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE	•	LLC,MARCH 19, 2014		GPA CONI	WALK					LICENSED PROFESSIONAL ENGINEER
PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.  7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED				5 ARE	4					A CTANIERIE
TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.			1		*					STONEFIELD engineering & design, Ilc.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.								SOLID IA	CHITE	<u> </u>
<ol> <li>THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.</li> </ol>			1				Vo	- 1/1	THE LIME	SCALE: I" = 20' PROJECT ID: T-15
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS. 11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING							o"	DOUBLEVE		TITLE:
CONSTRUCTION & DEMOLÍTION ACTIVITIES.  12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT							C.C,	201 STELLOW LIN	301-	SITE PLAN
DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.  13. ALL CURBS AND ASPHALTS SHALL CONFORM WITH THE SPECIFICATIONS PROVIDED IN THE TOWN OF CARMEL TOWN CODE.							CONC. WALK	SOUP VE	20 4U'	DDAY/
14. CONTRACTOR TO INSTALL 6" REVEAL CONCRETE CURB FROM RIGHT OF WAY LINE TO THE MOUNTABLE CURB WEST OF THE INGRESS DRIVEWAY.							GRASS AREA	GRAP	HIC SCALE-IN FEET I" = 20'	DRAWING:
15. CONTRACTOR TO INSTALL FULL 6" REVEAL CONCRETE CURB TO BE INSTALLED BETWEEN INGRESS AND EGRESS DRIVEWAYS IN RIGHT OF WAY. 16. CONTRACTOR TO INSTALL FULL 6" REVEAL CONCRETE CURB FROM RIGHT OF WAY LINE TO MATCH EXISTING CONCRETE CURB EAST										<b>C-4</b>
OF EGRESS DRIVEWAY.										

# **BIBBO ASSOCIATES**, L.L.P.

Consulting Engineers

Joseph J. Buschynski, P.E. Timothy S. Allen, P.E. Sabri Barisser, P.E.

July 31, 2017

Town of Carmel Planning Board 60 McAlpin Avenue Mahopac, NY 10541-2340

Attn: Mr. Harold Gary, Chairman

Re:

Proposed 14-Lot Subdivision

Yankee Development, Piggott Road

TM # 76.15-1-12

Dear Members of the Board:

On behalf of the owners of the above captioned property we are hereby requesting an additional 180-day extension of Preliminary Subdivision Approval. This project was granted a 180 day extension until August 15, 2017. Our client is proceeding with the DEP review process and will ultimately subdivide the property if the residential real estate market continues on its positive trend. A check in the amount of \$500 for the renewal fee will be sent under separate cover.

We respectfully request to be placed on your August 9, 2017 agenda. Should you require any additional information, please feel free to contact me.

ery truly yours,

Timothy S. Allen, P.E.

TSA/mme Enclosure

Angelo Luppino Michael Sirignano

File

Richard J. Franzetti P.E.

06/23/2017

Town Engineer

Re: 232 East Lake Blvd

Mahopac, NY

I am looking for your help in a situation that I was told falls under your department. During the past year I addressed the appeals board in Carmel and was granted approval to build a boat house, dock, and pavilion on my property on Lake Mahopac. After reviewing the cost of the project I have decided to just build a boat dock and not building any additional structures. Also there was a bond request to build on the property of \$35,000 for the project and I do not quite understand the exorbitant amount of the bond.

I understand that there no permit needed to build a dock, which again is what I am proposing to do. I am looking to scale down my approval, hopefully without having to go through the process of addressing all of the boards again. I am also looking to have the bond request revoked due to the changes in the project.

Thank you in advance for your help,

Karl Thimm

(914) 490-9502



### McDonald's USA, LLC

New York Metro Region 111 Wood Avenue South, Suite 400 Iselin, NJ 08830

Phone: 732-623-8500, Fax: 732-623-8504

August 2, 2017

Town of Carmel 60 McAlpin Avenue Mahopac, New York 10541 Attention: Harold Gary

RE: McDonald's Bond Release

Bond# 404008034

US Route 6, Carmel, New York

\* mealver

Dear Mr. Gary,

Please accept this letter as a formal request for the release of Bond# 404008034 in the amount of \$320,000...

Should you have any questions or require additional information, please do not hesitate to contact me at 908-265-9197 or <a href="mailto:gabriela.goncalves@us.mcd.com">gabriela.goncalves@us.mcd.com</a>.

Sincerely,

Gabriela Goncalves