

**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](http://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**  
**OCTOBER 11, 2017 – 7:00 P.M.**

**MEETING ROOM #2**

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

**PUBLIC HEARING**

- |    |  |            |          |          |                   |
|----|--|------------|----------|----------|-------------------|
| 1. | NY Fuel Distributors(Coco Farms) -1923 Route 6 | 55.11-1-40 | 10/11/17 | 09/20/17 | Amended Site Plan |
| 2. | PCSB/Mahopac Branch – 150 Route 6              | 86.11-1-1  | 10/11/17 |          | Bond Return       |

**SITE PLAN**

- |    |   |                          |  |          |                   |
|----|---|--------------------------|--|----------|-------------------|
| 3. | Jaral Putnam LLC – Senior Assisted Living & Memory Care Facility – 2054 Route 6, Carmel | 55.-2-24.1               |  | 09/27/17 | Site Plan         |
| 4. | Easter Seals New York – 97 Old Route 6  | 55.11-1-23,24<br>25 & 27 |  | 09/13/17 | Amended Site Plan |
| 5. | Central Hudson Gas & Electric Corp –<br>340 Bullet Hole Road                            | 53.17-1-38               |  | 08/30/17 | Site Plan         |
| 6. | ShopRite Carmel – 184 Route 52, Carmel  | 44.9-1-9                 |  | 07/19/17 | Amended Site Plan |

**MISC.**

- |    |  |           |  |  |  |
|----|--|-----------|--|--|--|
| 7. | Swan Cove – 628 Route 6                        | 76.5-1-49 |  |  | Extension of Final Site<br>Plan Approval |
| 8. | Paladin Center – 39 Seminary Hill Road, Carmel | 55.10-1-1 |  |  | Waiver of Site Plan<br>Application       |
| 9. | Minutes – 09/13/17                             |           |  |  |  |



September 27, 2017

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

RE: Jaral Putnam LLC – Senior Assisted Living & Memory Care Facility  
U.S. Route 6  
Tax Map No. 55.-2-24.1

Dear Chairman Gary and Members of the Board:

Please find enclosed the following plans and documents in support of an application for site plan approval for the above referenced project:

- Eight (8) sheet Site Plan Set, dated September 27, 2017. (5 copies)
- Architectural plans and elevations, prepared by Lenity Architects. (5 copies)
- Site Plan Application. (11 copies)
- Disclosure Addendum Statement. (2 copies)
- Site Plan Completeness Certification Form. (11 copies)
- Gateway Summit and The Fairways - Lot #1 Stormwater Pollution Prevention Plan Assessment, dated September 26, 2017. (11 copies)
- Draft SEQRA Evaluation Form, dated September 27, 2017. (11 copies)
- Land Use Compatability & Trip Generation Analysis, prepared by Tim Miller Associates, Inc., dated September 27, 2017. (11 copies)
- Deed for property, recorded February 19, 2008. (2 copies)
- CD containing pdfs of submitted plans and documents. (1 copy)
- A \$9,300.00 check for the Site Plan Application Fee.  
[\$2,000.00 fee plus \$100.00/parking space: \$2,000.00 + (\$100.00 x 73 parking spaces) = \$9,300.00].
- Letter prepared by William Shilling, Esq. relative to zoning and Zoning Board of Appeals procedure (to be submitted under separate cover).

Jaral Putnam LLC, the applicant and property owner, seeks Site Plan approval for a Senior Assisted Living and Memory Care Facility for their 11.81 acre property on US Route 6, located within the C/BP zoning district, also known as Lot #1 of the G & F Subdivision.

As the Board is aware, the owner was previously granted site plan approval for a Hotel and Banquet Facility at the site in 2008. Since that time, the owner has been actively, aggressively, marketing the property, seeking an interested party to construct a Hotel, with little response. Wegman Companies, Inc. has made an offer to develop the site as a Senior Assisted Living Facility including a memory care unit. The growing proportion of the population over the age of 60 provides a foundation to support a

facility providing this type of service. This senior assisted living community development is intended to better serve seniors seeking housing in the Carmel and Putnam county region.

The applicant envisions a three step process as follows:

1. Initial project review with the Planning Board and referral to Zoning Board of Appeals.
2. Application to the ZBA, to seek the zoning interpretation or use variance.
3. Following successful results from the Zoning Board of Appeals, return to the Planning Board for the detailed review of the site plans and architecture for the projects.

The Planning Board previously approved a SEQRA Findings Statement for the Gateway Summit – Lot 1, Hotel & Banquet/Conference Center project that included a SEQRA Evaluation Form to be used to evaluate future site plans or amendments. The SEQRA Evaluation Form notes that the applicant may amend a site plan or submit a new plan. Both the Findings Statement and SEQRA Evaluation Form indicate that if such revised or new site plan submission does not substantially exceed the established thresholds no additional environmental review will be required, including but not limited to lead agency designations and determinations of significance (negative declaration). The Findings Statement states that this SEQRA Evaluation Form determination should be made at the beginning of the site plan review process as soon as possible after a site plan application is submitted. A draft SEQRA Evaluation Form has been prepared for the current senior assisted living and memory care facility project and is included as part of this application for consideration by the Board.

Please place the project on the agenda for the October 11<sup>th</sup>, 2017 Planning Board meeting discussion of the project with the Board, including review of the plan, discussion of the draft SEQR Evaluation Forms and, if necessary, a referral to the Zoning Board of Appeals to seek the requisite variance(s) for the project.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:

  
\_\_\_\_\_  
Scott W. Blakely, RLA  
Senior Principal Landscape Architect

JSWB/dlm

Enclosures

cc: Al Salvatico, w/enclosures  
William Shilling, Esq., w/enclosures  
Ann Cutignola, TMA, w/enclosures (via email)  
Joe McEntee, Wegman Companies Inc. w/enclosures (via email)

Insite File No. 17175.100

*William A. Shilling, Jr., P.C.*

*Attorney at Law*

*122 Old Route 6*

*Carmel, New York 10512*

*E-Mail was.law@comcast.net*

*Michael V. Caruso*

*\*Also admitted in CT*

*Phone (845) 225-7500*

*Fax (845) 225-5692*

September 29, 2017

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

Re: Jaral Assisted Living and Memory Care Facility

Dear Members of the Planning Board:

Yesterday, Insite Engineering submitted an application for site plan approval for a Senior Assisted Living and Memory Care Facility for property located at Lot #1 of the previously approved Gateway Summit project. It is believed that your Board will ultimately refer the matter to the Zoning Board of Appeals. It is our position that the above use is permitted pursuant to the Carmel Town Code under the Permitted Use Section of the C/BP (per paragraph 7) which provides that "commercial establishments...(are permitted)". My client will seek an interpretation that my client's use is therefore permitted. In the alternative, my client will be seeking a use variance and verily believe all the criteria for achieving same are in order. I believe all the townspeople, myself included, are excited about this use coming to the Town of Carmel, as it is sorely needed. As an aside, nowhere in the Town of Carmel Code is this use specifically permitted.

I look forward to discussing this matter with you and the Zoning Board of Appeals.

Respectfully submitted,

*William A. Shilling, Jr. /ms*

William A. Shilling, Jr.

WAS:mb

Cc: Dawn McKenzie

Scott Blakely

Ann Cutignola

John Ravetto

Al Salvatico

Joe McEntee





# TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



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

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

**No application will be placed on the agenda that is incomplete**

## **Pre-Submission:**

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

## **Submission Requirements:**

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

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

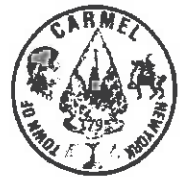
- ☒ 11 copies of the Site Plan Application Form, signed and notarized.
- ☒ 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- ☒ 5 full size sets of the Site Plan (including floor plans and elevations)
- ☒ 1 CD (in pdf.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

*Rosa Tronchetti* 10/2/17  
Planning Board Secretary; Date

*Brian J. [Signature]* 10/2/17  
Town Engineer; Date



# TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
<b>Application Name:</b> JARAL PUTNAM LLC. – SENIOR ASSISTED LIVING & MEMORY CARE FACILITY	<b>Application #</b> 17-0013	<b>Date Submitted:</b> 9-27-17
<b>Site Address:</b> No. _____ Street: <u>US ROUTE 6</u> Hamlet: <u>CARMEL</u>		
<b>Property Location:</b> (Identify landmarks, distance from intersections, etc.) <u>US ROUTE 6, EAST OF OLD ROUTE 6 intersection + WEST OF JOHN SIMPSON ROAD Intersection.</u>		
<b>Town of Carmel Tax Map Designation:</b> Section <u>55</u> Block <u>2</u> Lot(s) <u>24.1-1&amp;2</u>	<b>Zoning Designation of Site:</b> <u>CB/P</u>	
<b>Property Deed Recorded in County Clerk's Office</b> Date <u>2/19/2008</u> Liber <u>1797</u> Page <u>119</u>	<b>Liens, Mortgages or other Encumbrances</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <u>NONE KNOWN</u>	
<b>Existing Easements Relating to the Site</b> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Describe and attach copies: <u>Stormwater maintenance Easement/agreement</u>	<b>Are Easements Proposed?</b> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Describe and attach copies:	
<b>Have Property Owners within a 500' Radius of the Site Been Identified?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
<b>Property Owner:</b> <u>JARAL PUTNAM LLC</u>	<b>Phone #:</b> <u>516-542-0600</u> <b>Fax#:</b> <u>516-542-0677</u>	<b>Email:</b> <u>ASalvatico@jaralproperties.com</u>
<b>Owners Address:</b> No. <u>126</u> Street: <u>3rd Street, 2nd Floor</u> Town: <u>Mineola</u> State: <u>NY</u> Zip: <u>11501</u>		
<b>Applicant (If different than owner):</b> <u>SAME AS OWNER</u>	<b>Phone #:</b> _____ <b>Fax#:</b> _____	<b>Email:</b> _____
<b>Applicant Address (If different than owner):</b> No. _____ Street: _____ Town: _____ State: _____ Zip: _____		
<b>Individual/ Firm Responsible for Preparing Site Plan:</b> <u>Scott W. Blakely, RLA</u> <u>Insite Engineering, Surveying &amp;</u>	<b>Phone #:</b> <u>845-225-9690</u> <b>Fax#:</b> <u>845-225-9717</u>	<b>Email:</b> <u>sblakely@insite-eng.com</u>
<b>Address:</b> <u>Landscape Architecture, PC</u> No. <u>3</u> Street: <u>GARRETT PLACE</u> Town: <u>CARMEL</u> State: <u>NY</u> Zip: <u>10512</u>		
<b>Other Representatives:</b> <u>William A. Shilling Jr., Esq., Attorney</u>	<b>Phone #:</b> <u>845-225-7500</u> <b>Fax#:</b> _____	<b>Email:</b> <u>was.law@comcast.net</u>
<b>Owners Address:</b> No. _____ Street: _____ Town: _____ State: _____ Zip: _____		
PROJECT DESCRIPTION		
<b>Describe the project, proposed use and operation thereof:</b> <u>Development of a Senior Assisted Living and Memory Care Facility, with associated access, parking and on-site stormwater management.</u>		


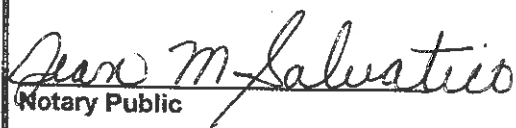
## TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size:	Acres: <u>11.81 AC ±</u> Square Feet:	Square footage of all existing structures (by floor): <u>0</u>	
# of existing parking spaces:	<u>0</u>	# of proposed parking spaces:	<u>73</u>
# of existing dwelling units:	<u>0</u>	# of proposed dwelling units:	<u>0</u>
Is the site served by the following public utility infrastructure:			
<div style="display: flex; justify-content: space-between;"> <div> <ul style="list-style-type: none"> <li>▪ Is project in sewer district or will private septic system(s) be installed? <u>YES</u></li> <li>▪ If yes to Sanitary Sewer answer the following:</li> </ul> </div> <div style="margin-left: 20px;"> <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> (CSD #2)</li> <li>▶ Is this an in-district connection? <u>YES</u> Out-of district connection? <u>—</u></li> <li>▶ What is the total sewer capacity at time of application? <u>REFER TO DEIS + PEIS</u></li> <li>▶ What is your anticipated average and maximum daily flow <u>15,840 gpd</u> <u>Project Design Flow</u></li> </ul> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> <p>For Town of Carmel Town Engineer</p> <ul style="list-style-type: none"> <li>▪ Water Supply</li> </ul> </div> <div style="margin-left: 20px;"> <p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to water main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> (CWD #2).</li> <li>▶ What is the total water capacity at time of application? <u>REFER TO DEIS + PEIS</u></li> <li>▶ What is your anticipated average and maximum daily demand <u>15,840 gpd</u> <u>Project design flow</u></li> </ul> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> <ul style="list-style-type: none"> <li>▪ Storm Sewer</li> <li>▪ Electric Service</li> <li>▪ Gas Service</li> <li>▪ Telephone/Cable Lines</li> </ul> </div> <div style="margin-left: 20px;"> <p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>Yes: <input type="checkbox"/> No: <input type="checkbox"/> unknown</p> <p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> </div> </div>			
For Town of Carmel Town Engineer			
<div style="display: flex; justify-content: space-between;"> <div> <p>Water Flows <u>10/2/17</u> <u>no</u></p> <p>Sewer Flows <u>10/2/17</u> <u>yes</u></p> </div> <div style="margin-left: 20px;"> <p><u>Previously approved</u></p> </div> </div>			
Town Engineer; Date			
What is the predominant soil type(s) on the site? <u>GrC, CtC, CuD, LcA, PnC</u>		What is the approximate depth to water table? <u>greater than 6 feet</u>	
Site slope categories:	15-25% <u>    </u> %	25-35% <u>    </u> %	>35% <u>    </u> %
Estimated quantity of excavation:	Cut (C.Y.) <u>    </u>	Fill (C.Y.) <u>    </u>	To BE DETERMINED
Is Blasting Proposed	Yes: <input checked="" type="checkbox"/> No: <input 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 type="checkbox"/> No: <input checked="" type="checkbox"/>	Are new curb cuts proposed? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> <u>In previously approved location</u>	What is the sight distance? Left <u>    </u> Right <u>PER PREVIOUS SITE PLAN APPROVAL</u>	
Is the site located within 500' of:			
• The boundary of an adjoining city, town or village			Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
• The boundary of a state or county park, recreation area or road right-of-way			Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
• A county drainage channel line.			Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
• The boundary of state or county owned land on which a building is located			Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

## TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations (CURRENT APPROVAL REQUIRES Amendment) Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Does the site disturb more than 5,000 sq ft		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Jurisdiction: NYSDEC: <input type="checkbox"/> Town of Carmel: <input checked="" type="checkbox"/> PREVIOUS PERMIT ISSUED REQUIRES UPDATE			
If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.			
Are encroachments in regulated wetlands or wetland buffers proposed?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> PREVIOUS PERMIT ISSUED REQUIRES UPDATE.	
Does the site contain waterbodies, streams or watercourses?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> PREVIOUS PERMIT FOR PEDESTRIAN CROSSING OF WATERCOURSE WILL REQUIRE UPDATE.	
Are any encroachments, crossings or alterations proposed?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Is the site located adjacent to New York City watershed lands?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input checked="" type="checkbox"/>			
Has this application been referred to the Fire Department? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> WILL REFER TO FIRE DEPT W/ LATER SUBMISSION			
What is the estimated time of construction for the project? 12 months			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	min 3Ac.	11.81Ac±	11.81Ac±
Lot Coverage			
Lot Width	min 200'	513'±	no change
Lot Depth	min. 200'	653'±	no change
Front Yard	50'	5'	130'±
Side Yard	40'	—	N/A
Rear Yard	40'	—	140'±
Minimum Required Floor Area	5,000 s.f.	0 s.f.	> 5,000 sf.
Floor Area Ratio			
Height	max 40'	0 s.f.	< 40'
Off-Street Parking			73 parking spaces
Off-Street Loading			

# TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <u>TO BE DETERMINED</u>	If yes, identify variances:
<b>PROPOSED BUILDING MATERIALS</b>	
Foundation	<u>SLAB-ON-GRADE</u>
Structural System	<u>Metal Studs; some steel columns (Type II-A)</u>
Roof	<u>Architectural Comp Roofing-over metal Trusses</u>
Exterior Walls	<u>Cementitious siding; Brick Accents-over metal studs</u>
<b>APPLICANT INFORMATION</b>	
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>AL SALVATICO</u> <u>JARAL PROPERTIES, LLC.</u> Applicants Name	<div style="text-align: center;">           Applicants Signature       </div>
Sworn before me this <u>22ND</u> day of <u>SEPTEMBER</u> 20 <u>17</u>	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">               Notary Public           </div> </div>	

JEAN M. SALVATICO  
 NOTARY PUBLIC, State of New York  
 No. 01SA4364502  
 Nassau County  
 Expires Aug. 4, 2018





# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

This form shall be included with the site plan submission

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



# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



	Requirement/Date	To Be Completed By the Applicant	Completed By
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary <i>TO BE PROVIDED</i>	<input 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 type="checkbox"/>	<input type="checkbox"/>

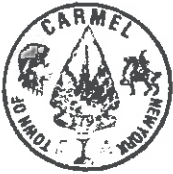
**Applicants Certification (to be completed by the licensed professional preparing the site plan:**

I SCOTT W. BLAKEY, RLA 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:

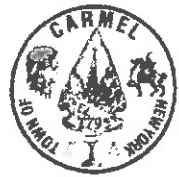


**Professionals Seal**

X [Signature] 9/22/17  
Signature - Applicant / OWNER Date  
AL SALVATICO, JARAL PROPERTIES, LLC



TOWN OF CARMEL  
SITE PLAN COMPLETENESS  
CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Rose Granville

Signature - Planning Board Secretary

10/2/17  
Date

Brian J. [Signature]

Signature - Town Engineer

10/2/17  
Date





**Gateway Summit and The Fairways - Lot #1**  
**Stormwater Pollution Prevention Plan Assessment**  
**September 26, 2017**

## **1.0 INTRODUCTION**

The Stormwater Pollution Prevention Plan (SWPPP) for Lot #1 of the Gateway Summit and The Fairways (G&F) development was previously approved and is current with its associated permits. The development has coverage under the New York State Department of Environmental Conservation's General Permit for Stormwater Discharges from Construction Activity. The configuration of the development on Lot #1 is proposed to be slightly modified. In general the infrastructure improvements will remain the same. An assessment of the stormwater pollution prevention plan (SWPPP) was performed to confirm that the layout modifications would work with the previously approved stormwater infrastructure.

The primary changes that would impact the stormwater infrastructure would be an increase in drainage area, or increase in impervious coverage within a drainage area. The approved SWPPP used an urban commercial ground cover (85% impervious) to estimate impervious cover. An assessment of both the overall drainage area and proposed impervious cover for the Amended Site Plan versus the approved SWPPP is summarized below.

## **2.0 GATEWAY SUMMIT LOT #1 ASSESSMENT**

In review of the approved SWPPP for Lot #1 of the Gateway Summit project, there was one drainage area (Subcatchment 3.1) that included the all the developed area on the lot. Based on the proposed reconfiguration of the development on the lot and as shown in the table below, the overall contributing area to the stormwater basins is proposed to remain the same and there will be a decrease in impervious area within the subcatchment

**Subcatchment 3.1 Developed Portion of Lot #1 – Drainage Area Assessment**

	<b>Drainage Area (Acres)</b>	<b>Area of Urban Commercial Ground Cover (85% Impervious)</b>	<b>Impervious Area (Acres)</b>
Approved SWPPP	16.8	4.3	3.7
Amended Plan	16.8	3.5	3.0

Due to the decrease in impervious area associated with the proposed site plan amendments within subcatchment 3.1, the stormwater treatment train 3.1P to 3.2P will be slightly oversized and will require no change. It should be noted that the overall limits of disturbance associated with the development will be decreased by 0.4 acres with the proposed site plan amendment.

## **3.0 CONCLUSION**

The stormwater basins as originally designed in the approved SWPPP for Lot #1 of the Gateway Summit and The Fairways Development can support the proposed site plan amendment proposed for the subject development. As noted in the summary above, the drainage area to the stormwater treatment train is proposed to remain the same, and the impervious cover within the drainage area is proposed to be reduced. As there is no increase in these two critical parameters, no impacts to the stormwater infrastructure is currently anticipated. An updated SWPPP will be provided with the detailed Amended Site Plans. It is also important to note that, if necessary there is the potential for modifications to the stormwater basins to increase their water quality treatment and peak flow attenuation capacities.

Gateway Summit - Lot 1, SENIOR ASSISTED LIVING & MEMORY CARE FACILITY

SEQRA Evaluation Form  
for  
Gateway Summit Individual Site Plans

Project Name: Gateway Summit - Lot 1, SENIOR ASSISTED LIVING & MEMORY CARE FACILITY  
Date: 9-27-2017  
Applicant/OWNER - JARAL PUTNAM, LLC  
Parcel No(s). 55-2-24.1 Total Acreage:          Acres  
Proposed Use: SENIOR ASSISTED LIVING FACILITY INCLUDING A MEMORY CARE UNIT  
Peak Hour Traffic Generation: AM 26 ; PM 51 ; Saturday 48

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

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

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

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

The established threshold evaluation follows:

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

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

Gateway Summit - Lot 1, SENIOR ASSISTED LIVING & MEMORY CARE FACILITY

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

Does the site plan include a landscaping plan that provides appropriate buffers, screening and aesthetics and includes stormwater basin treatment as noted above? X Yes        No

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

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

X Yes        No

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

       Yes        No

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

X Yes        No

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

       Yes        No

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

Does the application package include the project specific SWPPP?

X Yes        No (PROJECT CURRENTLY HAS NYSDEC GENERAL PERMIT COVERAGE, SWPPP ASSESSMENT SUBMITTED FOR NEW LAYOUT CONFIRMING COMPLIANCE. SWPPP TO BE UPDATED FOR NEW LAYOUT AS PART OF DETAILED SITE PLAN).

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

Gateway Summit - Lot 1, **SENIOR ASSISTED LIVING & MEMORY CARE FACILITY**

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

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

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

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

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

**Left Turn Lane Threshold**

**Does the proposed use in combination with the aforementioned pending or approved uses generate a total of more than 60 peak hour entering vehicles at the eastern access road? N/A. See 4A. Yes        No**

**If so, has the Applicant applied to the NYS DOT for a left turn lane on US Route 6 into the eastern access road to mitigate potential traffic impacts? N/A. See 4A. Yes        No**

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

# Gateway Summit - Lot 1, SENIOR ASSISTED LIVING & MEMORY CARE FACILITY

## Traffic Signal Threshold

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

N/A. See 4A. Yes ☐ No ☐

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

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

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

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

*Note: The Hotel & Banquet/Conference Center has a separate access (eastern access road) from all other uses on the project site and therefore does not contribute to the traffic at the western access road. A separate highway work permit has been submitted to NYSDOT for the hotel access (copy attached).*

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

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

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

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

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

**Traffic Signal Threshold**

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

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

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

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

**Left Turn Lane Threshold**

Does the proposed use in combination with the aforementioned pending or approved uses generate a total of more than 70 additional peak hour entering trips, for a cumulative total of more than 130 entering trips at the western road access? N/A Yes \_\_\_ No \_\_\_

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

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

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

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

Gateway Summit - Lot 1, SENIOR ASSISTED LIVING & MEMORY CARE FACILITY

District #2 parcel. This tank will be online prior to the first C.O. being issued for the Gateway Senior Housing Project or The Fairways Senior Housing Project. All new water mains, pump station, tank, and appurtenances internal to the site would be installed at no cost to the water district. It is noted that the other lots within the Gateway Summit may be developed, and Certificates of Occupancy issued, before the above described improvements to the water district are made relative to the senior housing developments in Gateway Summit, as well as The Fairways.

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

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

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

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

If not, can the plan be adjusted to meet this requirement? ☐ Yes ☐ No ☐

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

Can the proposed site plan be implemented without the need for blasting?  
☐ Yes ☒ No

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

(\* Refer to previously approved Blasting Plan for Lot #1)

Gateway Summit - SENIOR ASSISTED LIVING & MEMORY CARE FACILITY

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

Does the submitted Site Plan include provision for recreation facilities in a manner consistent with the above? N/A Yes      No

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

**Conclusion:**

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

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

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

Accepted by resolution of the Town of Carmel Planning Board:

\_\_\_\_\_  
Planning Board Chairman

\_\_\_\_\_  
Date



# **Land Use Compatibility & Trip Generation Analysis**

**Jaral Putnam Assisted Living**  
Town of Carmel, Putnam County, New York

*Prepared for:*

**Jaral Properties, Inc.**  
126 Third Street  
Mineola, NY 11501

*Prepared by:*

**Tim Miller Associates, Inc.**  
10 North Street  
Cold Spring, NY 10516

*Submitted:*

**September 27, 2017**

Tim Miller Associates was asked by Jaral Properties, Inc to provide an overview of the compatibility of their proposed project with the other uses contemplated in the previously approved Gateway Summit / Fairways mixed use project.

Jaral Properties, Inc. intends to develop a Senior Assisted Living community on Lot 1 of the previously approved Gateway Summit project. This lot was envisioned to be a Hotel property. Houlihan Lawrence has aggressively marketed this property over the past 5 years specifically seeking an interested party to construct a Hotel, with little response. The Wegman Companies, Inc. has made an offer to develop this site as a Senior Assisted Living facility including a memory care unit. The growing proportion of the population over the age of 60 provides a foundation to support a facility providing this type of service.

This senior assisted-living community development is intended to better serve seniors seeking housing in the Putnam County region. The community will consist of a mix of studio, one-bedroom, and two-bedroom apartments, with generous, light-filled common areas and several exterior features such as covered patio areas and ample sidewalks around the facility for the enjoyment of the residents. Current designs of this development estimate a total of 144 beds, including 85 assisted living beds and 59 additional beds for an Alzheimer's/memory care unit, laid out in a three-story structure with two elevators. The building is envisioned to be architecturally attractive with natural exterior finishes and a residential feel and scale.

The development will serve those senior residents who need an extra level of support and care to ensure they continue to live as independently as possible. In addition to a traditional assisted living component, the community will include a memory care component designed to serve residents with Alzheimer's disease or other types of dementia.

As noted in the ITE land use descriptions<sup>1</sup> "Assisted Living complexes are residential settings that provide either routine general protective oversight or assistance with activities necessary for independent living. They commonly have separate living quarters for residents, and services include dining, housekeeping, social and physical activities, medication administration and transportation. Alzheimer's and Memory Care services are commonly offered by these facilities, though the living quarters for these patients may be located separately from other residents.

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<sup>1</sup> Institute of Transportation Engineers, Trip Generation 9th edition, Washington, DC, 2012.

Assisted care commonly bridges the gap between independent living and nursing homes. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care – which is limited in nature – is not required.”<sup>2</sup> It should be noted there is a clear distinction between this type of facility and a nursing home, wherein full medical care is necessary and provided in the latter.

The demand for this type of residential facility is strong in Putnam County. The proposed Carmel location has been carefully selected by the project applicant based on an evaluation of the market and a review of available locations in the area. A supporting market study will be conducted in the future based upon the anticipated need.

In support of an application for this land use, Tim Miller Associates gathered relevant demographic and land use information.

#### Demographics

Assisted Living facilities are being constructed throughout the Country, particularly in the Northeast to meet the growing demands of an aging population. According to the US Census, the population of the Town of Carmel has moderately increased since 2000, from 33,006 persons in 2000 to 34,305 persons in 2010 (an increase of 3.9%), with the current 2017 population estimated at 35,253 persons (an increase of 6.8%).

During this time, the median age rose from 37.1 to 41.2 in 2010 and has continued to increase to 43.0 in 2017. The percentage of population over the age of 60 increased from 13.6 percent to 18.2 percent in 2010 and continues to increase reaching 22.7 percent in 2017.

Carmel is a family-oriented community, with single family homes being the predominant housing stock (78.3 percent<sup>3</sup>). In addition to the needs of the senior residents of the community, there are many instances of the “sandwich generation”, households who are still raising children while at the same time helping to meet the needs of their aging parents. The proposed project would provide a facility to help in meeting this need.

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<sup>2</sup> Institute of Transportation Engineers, Trip Generation 9th edition, Washington, DC, 2012.

<sup>3</sup>2011- 2015 American Community Survey, Table DP-04

### Land Use

The previously approved Gateway Summit plan consisted of the following components: a 150 room hotel and 12,000-square foot banquet/conference center, 13,900 square feet of commercial space consisting of two restaurants, 16,000 square feet of office space of which 400 square feet is retail, a 68,000-square foot YMCA, and 150 senior housing units on the approximately 81 acre site. The Fairways plan proposed an additional 150 senior housing units.

The proposed Jaral Putnam Assisted Living facility is proposed for lot 1 of the Gateway Summit development. The Gateway Summit site and areas immediately south and southeast of the site are designated as part of the Town's Commercial/Business Park district, one of two commercial districts established in the town-wide rezoning of 2002.

As stated in the Town of Carmel Planning Board's Adopted Findings for the Gateway Summit / Fairways project, "The 2000 Draft Town of Carmel Comprehensive Plan specifically recommends that the Gateway Summit site be developed for commerce/business park use and that the Fairways site be developed for residential use. The commerce / business park category is also intended to allow for assisted living facilities and day care centers."<sup>4</sup> The Comprehensive Plan specifically recommends "attracting certain regional uses to designated campus commercial areas in order to strengthen the tax base and to provide convenient services to residents without adversely impacting the Town's hamlet business area and established residential neighborhoods." The Findings determined that "The Senior Housing within the Gateway Summit and The Fairways represent an appropriate transitional use between the commercial uses on Route 6 and the existing residences to the northwest."<sup>5</sup>

The proposed Assisted Living project meets the goals of the 2000 Comprehensive Plan and is consistent with the Town's stated objectives of the Commercial/Business Park zone. It is a commercial establishment which will serve to augment the Town's Tax base and provide a needed service to the local and area residents while complementing the anticipated senior housing and other commercial uses envisioned in the Gateway Summit / Fairways project.

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<sup>4</sup> Gateway Summit Lead Agency SEQRA Findings Statement; Adopted August 23, 2006

<sup>5</sup> Ibid.

Tim Miller Associates also evaluated the compatibility of Assisted Living facilities to other adjacent land use types, including residential and commercial uses.

#### Economic Compatibility of Assisted Living to Adjacent Land Use

The following developments provide Assisted Living services and are located within areas that are similar to the proposed site location in the Town of Carmel.

- The Plaza at Clover Lake – Town of Patterson, Putnam County
- Atria on the Hudson – Village of Ossining, Westchester County
- Atria at Briarcliff Manor – Village of Briarcliff Manor, Westchester County
- The Hearth at Southbury – Town of Southbury, Connecticut.

A review of land uses in proximity to these locations indicates the following;

#### The Plaza at Clover Lake - Town of Patterson, Putnam County

This facility is located at 838 Fair Street, Town of Patterson, three miles north of the Carmel Hamlet. It is in a relatively undeveloped area at the north end of Fair Street, near the Putnam County Highway facility and the Putnam County Planning offices. There is commercial development to the south including long time business tenants (25 years +), including Shaw Welding and Eastern Jungle. There is also evidence of recent rental activity and the area has limited vacancies.

#### Atria on the Hudson – Village of Ossining, Westchester County

This facility is located on prime real estate in proximity to the Hudson River at 321 North Highland Avenue in the Village of Ossining. It is nestled between two condominium developments, Eagle Bay Condominiums and Mystic Point. Attachment A provides historical data as to the overall market values and the price per square foot of these condominiums before and after 2011 when Atria on the Hudson took over operations of the Assisted Living Facility. As Attachment A demonstrates, the neighboring condominium units continue to appreciate in value, and have not suffered any loss in value as a result of proximity to the Assisted Living Facility.

Atria at Briarcliff Manor – Village of Briarcliff Manor, Westchester County

This facility is located in the heart of the Village of Briarcliff Manor at 1025 Pleasantville Road. Similar to the proposed Jaral Assisted Living Facility, the Atria at Briarcliff is in close proximity to a large private golf course. A review of the historical rental values along Pleasantville Road in the Village indicates that commercial rental values have remained stable with moderate increases of between 7 percent and 10 percent over the past 10 years. A windshield survey indicates that vacancies are not an issue along this commercial stretch of Pleasantville Road. The location of the Assisted Living facility has not resulted in any degradation to the commercial heart of the Village of Briarcliff Manor.

The Hearth at Southbury, Southbury Connecticut.

This facility is located on the main thoroughfare in Southbury. It is located between the Elementary School to the north and the Shoprite shopping center to the south. There are no vacancies in the Shoprite Shopping Center and a major 15 screen multiplex retail center is under construction directly across the road. The presence of the Assisted Living facility has not resulted in any detriment to the existing or future successful development of Southbury's main corridor.

Based upon this information, the conclusion can be drawn that Assisted Living Facilities in the region have added value to their respective communities without having a negative impact on the property values of surrounding parcels.

Table 1 provides a summary of the operating characteristics of the Assisted Living facilities referenced in this analysis.

**Table 1**  
**Regional Assisted Living Facilities**

<b>Assisted Living Facility</b>	<b>Location</b>	<b>Acres</b>	<b>Date of Operation</b>	<b>Market Value</b>	<b>Number of units</b>	<b>Monthly Rent 1BR Unit</b>	<b>Memory Care</b>	<b>Surrounding Land Uses</b>
The Plaza at Clover Lake	838 Fair Street Town of Patterson Putnam County	49		\$9,213,300	148	\$4,700	No	Putnam County Highway Putnam County Planning Commercial
Atria on the Hudson	321 North Highland Ave Village of Ossining Westchester County	10	2011	\$18,937,600	122	\$8,500	Yes	Eagel Bay Condominiums Mystic Point Condominiums
Atria at Briarcliff Manor	1025 Pleasantville Road Village of Briarcliff Manor Westchester County	5.5	1996	\$18,184,800	105	\$5,800 to \$7,500	Yes	Briarcliff Manor Commercial Trump National Golf Course
Hearth at Southbury	655 Main Street S Southbury, CT	7.6	2008	\$20,900,000	124	\$5,300	Yes	Main St Southbury Commercial Shoprite Shopping Center New 15 ScreenCineplex

### Traffic - Trip Generation

The Findings Statement for the Gateway Summit subdivision was adopted following the preparation and review of a Generic Environmental Impact Statement (GEIS). That GEIS evaluated the potential impacts of a Mixed Use Development that included a variety of potential land uses allowed by zoning on the subject site. The GEIS established minimum thresholds and criteria for the future review of individual site plans when they are submitted to the Town of Carmel Planning Board for approval. The purpose of this form, which is an appendix to the Findings Statement adopted for this project by the Planning Board, is to provide a basis for determining if future submitted site plans fall within the thresholds that the Planning Board determined would mitigate adverse effects to the maximum extent practicable. Site plan elements such as location and design of buildings, and location and design of interior roads for both the commercial and residential uses may change from the concept development plan in the FGEIS without any additional environmental review, provided they substantially meet the development thresholds established in the GEIS process and specifically set forth in the Findings Statement.

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

Tim Miller Associates was also asked by Jaral Properties, Inc to provide a comparison of the Traffic generation of the Assisted Living facility as it compares to the projected traffic from the prior hotel use.



Throughout the course of the SEQRA review of the Gateway Summit project the site access was changed to the Modified Access Alternative whereby the main site access was located to the west to avoid wetlands and provide a conservation area. Turning lane improvements have already been constructed at the westerly access on US Route 6 at Summit Road in anticipation of the Gateway Summit / Fairways development. As a result of the Modified Access Alternative the Eastern Access would be exclusive to lot 1. Thus, the Jaral Assisted Living site will have a single dedicated access to US Route 6 at the Eastern Access Location.

A senior Assisted Living facility is one of the land uses with the lowest Trip generation potential. The ITE Trip Generation Manual<sup>6</sup> indicates that few of the residents have their own cars and the majority of the trips generated are caregiver shifts and deliveries which typically occur outside of peak traffic hours. Shifts for caregivers are typically from 7am to 3 pm; 3pm to 11pm; and 11pm to 7am

Table 2 below compares the projected Trip Generation for the proposed Senior Living development to the trip generation that had been projected for the prior Hotel use. As Table 2 shows, trip generation characteristics are approximately half for the Assisted Living facility as compared to the Hotel use and are well below the established thresholds for traffic generation.

<b>Table 2 Projected Site Trips</b>									
<b>Basis for determining Trips {Land Use Code} *</b>	<b>Trips</b>								
	<b>A.M. Weekday Peak Hour</b>			<b>P.M. Weekday Peak Hour</b>			<b>Saturday Peak Hour</b>		
	<b>IN (Trips)</b>	<b>OUT (Trips)</b>	<b>Total Trips</b>	<b>IN (Trips)</b>	<b>OUT (Trips)</b>	<b>Total Trips</b>	<b>IN (Trips)</b>	<b>OUT (Trips)</b>	<b>Total Trips</b>
<b>Hotel {310}**</b>									
Hotel 150 Rooms, Conference Center & Banquet Facility	47	33	80	46	44	90	61	48	109
<b>Assisted Living {254}***</b>									
144 Beds	17	9	26	24	27	51	22	26	48
<b>Reduction in Traffic Generation</b>	<b>30</b>	<b>24</b>	<b>54</b>	<b>22</b>	<b>17</b>	<b>39</b>	<b>39</b>	<b>22</b>	<b>61</b>
* Institute of Transportation Engineers, Trip Generation 9th edition, Washington, DC, 2012.									
** Based upon 100% Occupancy									
*** Based upon Peak Hour Generator									
Table prepared by TMA, September 2017.									

<sup>6</sup> Institute of Transportation Engineers, Trip Generation 9th edition, Washington, DC, 2012.

ATTACHMENT A  
Condominium Valuation

Property Type: Condominium  
Prepared By: John Ravetto

CMA 1 - Line

Listings as of 09/23/17 at 5:37 pm

Status is 'Sold' Status Date is 09/23/2017 to 07/07/2009 Complex Name is 'eagles bay', 'mystic pointe'

Condominium

Sold Properties

MLS #	Address	Post Office	Bds	Bths	Sq Ft	Date	\$\$/SqFt	Yr Built	DOM	Orig Price	List Price	Sold Price	SP%OLP
3105245	46 Mystic Drive #46	Ossining	2	2 (1 1)	1,690	12/29/11	\$221.89	1997	304	\$440,000	\$399,000	\$375,000	85.23
3115300	24 Pond View Lane #24	Ossining	2	3 (2 1)	1,974	09/16/11	\$201.62	1997	127	\$400,000	\$400,000	\$398,000	99.50
3130037	26 Mystic Drive #26	Ossining	2	2 (1 1)	1,974	02/24/12	\$205.17	1996	148	\$439,222	\$419,222	\$405,000	92.21
3404532	12 Mystic Drive #12	Ossining	2	2 (1 1)	1,974	06/23/14	\$210.23	1997	37	\$425,000	\$425,000	\$415,000	97.65
3111228	44 Mystic Drive #44	Ossining	2	2 (1 1)	1,974	11/22/11	\$221.38	1998	221	\$485,000	\$450,000	\$437,000	90.10
4512218	26 Mystic Drive	Ossining	2	2 (1 1)	1,974	07/22/15	\$227.96	1996	81	\$525,000	\$474,000	\$450,000	85.71
3310318	20 Mystic Drive #20	Ossining	2	2 (1 1)	1,811	10/30/13	\$248.48	1997	205	\$475,900	\$465,000	\$450,000	94.56
3121399	50 Mystic Drive #50	Ossining	2	3 (2 1)	1,974	10/26/11	\$240.63	1997	117	\$509,900	\$509,900	\$475,000	93.16
4714414	8 Pond View Lane	Ossining	2	3 (2 1)	1,974	08/15/17	\$243.16	1996	27	\$470,000	\$470,000	\$480,000	102.13
3110570	2 Mystic Drive #2	Ossining	2	3 (2 1)	1,974	07/29/11	\$244.43	1998	110	\$495,000	\$495,000	\$482,500	97.47
4717435	44 Mystic Drive	Ossining	2	2 (1 1)	2,007	07/17/17	\$241.65	1996	16	\$475,000	\$475,000	\$485,000	102.11
3303130	28 Mystic Drive #28	Ossining	2	3 (2 1)	1,974	05/01/13	\$248.23	1998	88	\$505,000	\$505,000	\$490,000	97.03
3001530	54 Mystic Drive #54	Ossining	2	2 (1 1)	1,974	04/29/10	\$249.24	1997	101	\$494,900	\$494,900	\$492,000	99.41
3113585	125 Mystic Drive #125	Ossining	2	3 (2 1)	2,482	08/10/11	\$199.94	1998	100	\$539,999	\$519,000	\$496,250	91.90
4545298	83 Mystic Drive	Ossining	2	2 (1 1)	2,467	01/20/16	\$202.68	1998	92	\$535,000	\$524,900	\$500,000	93.46
3311482	125 Mystic Drive #125	Ossining	2	3 (2 1)	2,482	09/16/13	\$201.45	1998	133	\$564,500	\$515,000	\$500,000	88.57
3208653	26 Pond View Lane #26	Ossining	2	3 (2 1)	2,365	07/27/12	\$213.32	1998	128	\$509,000	\$509,000	\$504,500	99.12
4504619	50 Mystic Drive #50	Ossining	2	3 (2 1)	1,974	04/10/15	\$258.16	1996	11	\$515,000	\$515,000	\$509,600	98.95
3126362	15 Mystic Drive #15	Ossining	2	4 (3 1)	3,000	01/30/13	\$177.50	1996	518	\$619,000	\$539,000	\$532,500	86.03
3010988	1 Pond View Lane #1	Ossining	2	3 (2 1)	3,345	09/23/10	\$161.43	1997	168	\$600,000	\$575,000	\$540,000	90.00
3136074	89 Mystic Drive #89	Ossining	2	4 (3 1)	2,450	04/24/12	\$221.22	1999	134	\$549,900	\$549,900	\$542,000	98.56
3315752	3 High Ridge Road #3	Ossining	2	4 (3 1)	3,000	08/30/13	\$181.67	1998	98	\$549,000	\$549,000	\$545,000	99.27
3012232	19 Pond View Lane #19	Ossining	3	4 (3 1)	3,000	09/16/10	\$181.67	1997	155	\$625,000	\$575,000	\$545,000	87.20
2920544	7 Mystic Drive #7	Ossining	2	4 (3 1)	3,000	02/24/10	\$181.67	1997	241	\$639,000	\$569,900	\$545,000	85.29
4521316	119 Mystic Drive	Ossining	2	4 (2 2)	2,399	06/15/16	\$229.26	1998	370	\$609,019	\$585,000	\$550,000	90.31
3328681	10 High Ridge Road #10	Ossining	3	4 (3 1)	2,700	12/04/13	\$211.07	1999	72	\$569,900	\$569,900	\$569,900	100.00
3102151	66 Mystic Drive #66	Ossining	3	4 (3 1)	2,700	08/08/11	\$214.81	1998	195	\$620,000	\$600,000	\$580,000	93.55
3100851	5 High Ridge Road #5	Ossining	3	4 (2 2)	2,700	08/25/11	\$215.74	1996	220	\$619,500	\$609,900	\$582,500	94.03
4402468	85 Mystic Drive #85	Ossining	2	4 (3 1)	2,482	06/27/14	\$235.29	1998	49	\$596,000	\$596,000	\$584,000	97.99
4604946	80 Mystic Drive	Ossining	2	4 (2 2)	2,697	08/04/16	\$216.91	1998	20	\$599,000	\$599,000	\$585,000	97.66
4405701	80 Mystic Drive #80	Ossining	2	4 (2 2)	3,245	08/26/14	\$180.28	1999	84	\$595,000	\$595,000	\$585,000	98.32
4417928	95 Mystic Drive #95	Ossining	2	3 (2 1)	2,600	08/28/14	\$228.85	1999	22	\$605,000	\$605,000	\$595,000	98.35

John E Ravetto  
Houlihan Lawrence Inc.  
jravetto@houlihanlawrence.com

REXINGTON COUNTS 7 day professional service

Property Type: Condominium

CMA 1 - Line

Prepared By: John Ravetto

Listings as of 09/23/17 at 5:37 pm

**Condominium**

**Sold Properties**

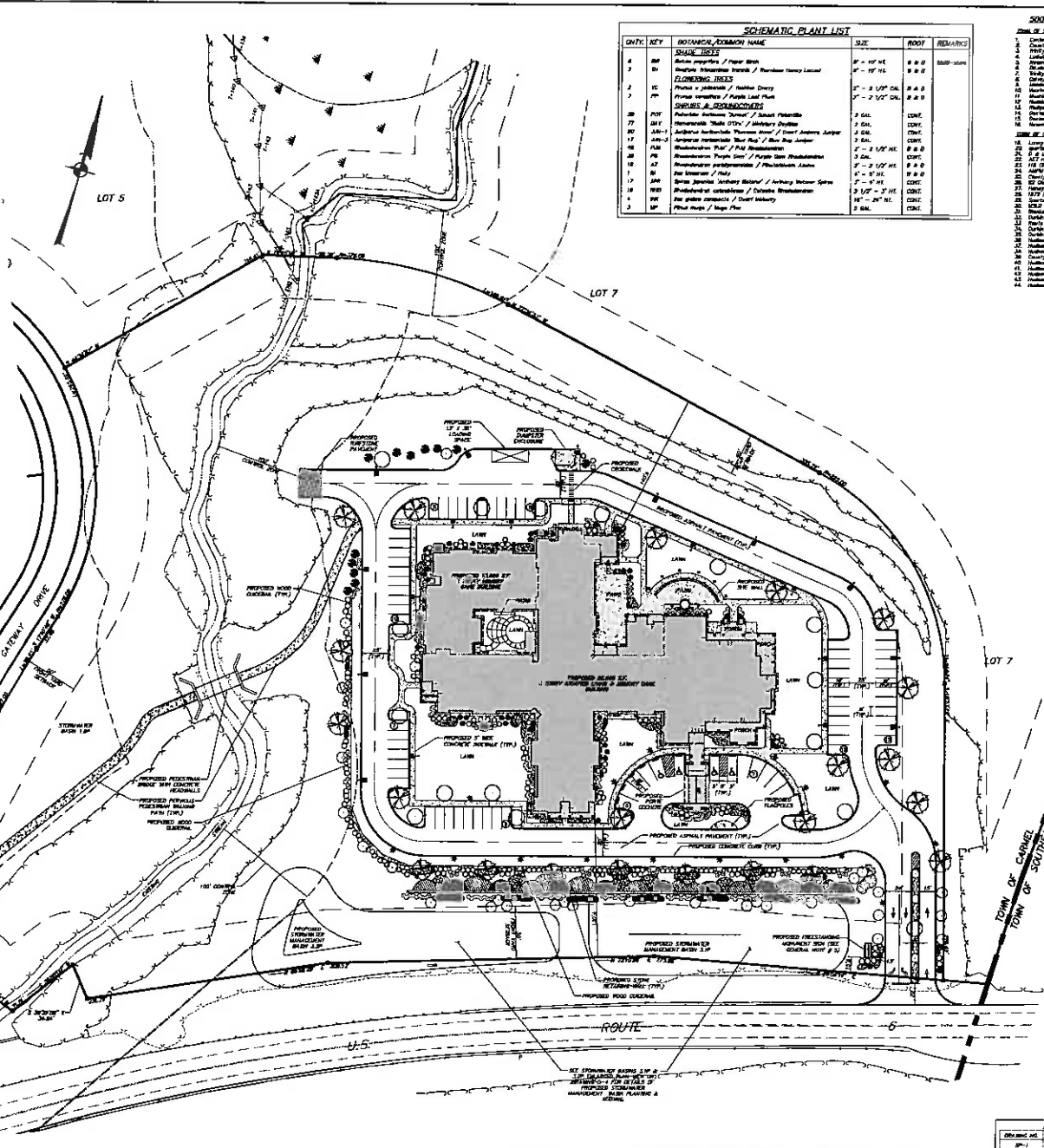
MLS #	Address	Post Office	Bds	Bths	Sq Ft	Date	\$/SqFt	Yr Built	DOM	Orig Price	List Price	Sold Price	SP%OLP
3308195	7 Pond View Lane #7	Ossining	2	3 (2 1)	2,700	07/30/13	\$220.37	1996	120	\$627,000	\$617,000	\$595,000	94.90
3232646	27 High Ridge Road #27	Ossining	2	4 (3 1)	3,245	01/18/13	\$183.36	1998	63	\$610,000	\$610,000	\$595,000	97.54
3232774	76 Mystic Drive #76	Ossining	3	3 (2 1)	2,746	06/21/13	\$217.04	1998	175	\$619,000	\$619,000	\$596,000	96.28
3232166	74 Mystic Drive #74	Ossining	3	3 (2 1)	2,746	02/13/13	\$217.04	1998	98	\$619,000	\$619,000	\$596,000	96.28
3207669	4 High Ridge Road #4	Ossining	3	4 (3 1)	2,746	01/03/13	\$217.41	1997	297	\$639,000	\$619,500	\$597,000	93.43
4502225	19 High Ridge Road	Ossining	2	3 (2 1)	2,700	03/31/15	\$222.22	1996	25	\$639,000	\$639,000	\$600,000	93.90
4432358	111 Mystic Drive #111	Ossining	2	4 (3 1)	2,905	10/24/14	\$206.54	1999	31	\$615,000	\$615,000	\$600,000	97.56
2922538	25 Mystic Drive #25	Ossining	2	3 (2 1)	3,273	11/30/09	\$183.32	1998	126	\$609,222	\$609,222	\$600,000	98.49
3002556	29 Mystic Drive #29	Ossining	2	3 (2 1)	2,700	06/03/10	\$224.07	1998	129	\$605,000	\$605,000	\$605,000	100.00
4704842	13 Mystic Drive	Ossining	2	4 (3 1)	3,240	07/06/17	\$188.27	1997	77	\$615,000	\$615,000	\$610,000	99.19
2928569	22 High Ridge Road #22	Ossining	3	3 (2 1)	3,000	04/09/10	\$206.67	1998	207	\$655,000	\$655,000	\$620,000	94.66
4512775	105 Mystic Drive	Ossining	2	4 (3 1)	2,600	09/01/15	\$239.62	1998	57	\$623,000	\$623,000	\$623,000	100.00
4618065	18 High Ridge Road	Ossining	2	4 (3 1)	2,715	08/10/16	\$232.04	1996	58	\$679,000	\$649,900	\$630,000	92.78
3121989	63 Mystic Drive #63	Ossining	2	3 (2 1)	2,700	10/17/11	\$233.33	1997	98	\$649,900	\$649,900	\$630,000	96.94
2909848	23 High Ridge Road #23	Ossining	3	4 (3 1)	2,700	08/27/09	\$233.33	1998	146	\$679,000	\$655,000	\$630,000	92.78
4541378	19 Pond View	Ossining	3	4 (3 1)	3,000	01/15/16	\$210.67	1996	22	\$655,000	\$655,000	\$632,000	96.49
4615070	93 Mystic Drive	Ossining	2	3 (2 1)	2,905	08/05/16	\$218.59	1998	49	\$649,000	\$649,000	\$635,000	97.84
4539308	23 High Ridge Road	Ossining	3	4 (3 1)	2,700	10/26/15	\$240.74	1998	20	\$649,999	\$649,999	\$650,000	100.00
2914755	55 Mystic Drive #55	Ossining	2	4 (3 1)	2,697	02/04/10	\$241.01	1997	263	\$699,000	\$684,000	\$650,000	92.99
4527191	37 Mystic Drive	Ossining	2	4 (2 2)	2,700	11/20/15	\$244.44	1996	117	\$699,999	\$669,999	\$660,000	94.29
2833373	79 Mystic Drive #79	Ossining	3	4 (3 1)	3,680	11/20/09	\$198.37	1999	389	\$879,900	\$749,900	\$730,000	82.96
3019396	57 Mystic Drive #57	Ossining	3	4 (3 1)	3,680	11/30/10	\$205.16	1997	176	\$779,900	\$769,900	\$755,000	96.81
4634274	31 High Ridge Road	Ossining	3	4 (3 1)	3,658	09/30/16	\$218.70	1996	6	\$810,000	\$810,000	\$800,000	98.77
4639251	79 Mystic Drive	Ossining	3	4 (3 1)	3,680	12/15/16	\$228.26	1996	52	\$868,000	\$868,000	\$840,000	96.77

**Sold Totals**

<b>Listing Count :</b>	56	<b>Averages:</b>	2,638	\$216.92	128	\$595,940	\$581,944	\$566,156	95.12
		<b>Price :</b>		High	\$840,000	Low	\$375,000	Median	\$583,250

**Grand Totals**

<b>Count :</b>	56	<b>Averages:</b>	<b>\$/SqFt:</b> \$216.92	<b>DOM:</b> 128	<b>OP:</b> \$595,940	<b>LP:</b> \$581,944	<b>SP:</b> \$566,156
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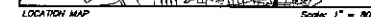
### 2002 ADDRESS

#### DEAL OF THE WEEK:

1. Cornerstone Fed Club of
2. Dallas
3. Pricer Effen Lutherman Co
4. Lufkin
5. Dallas
6. Dallas
7. Dallas
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9. Dallas
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11. Dallas
12. Dallas
13. Dallas
14. Dallas
15. Dallas
16. Dallas


#### LOVE OF COUNTRY:

17. Larry Magalhães Inc
18. Dallas
19. Dallas
20. AET Reading LLC
21. Dallas
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50. Dallas



GENERAL NOTES:

C/BP ZONE REQUIREMENTS:[illegible]

NO.	DATE	REVISION		BY
 <b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			3 General Place Toronto, ON M5S 1S3 (416) 225-8775 fax <a href="http://www.insite-eg.com">www.insite-eg.com</a>	
PROJECT:				
JAGAL PUTNAM LLC SENIOR ASSISTED LIVING HEURTY CARE FACILITY 415 RIVER & 4TH ST CORNER, PETERBORO, ONT. L3B 5H6				
DATA NAMES:				
<b>LAYOUT &amp; LANDSCAPE PLAN</b>				
PROJECT NO.	17175.100	PROJECT MANAGER	S.W.B.	DRAWING NO.
DATE	9-23-11	DRAWN	S.J.C.	SHEET
Scale	1" = 40'	ENGINEERED	D.L.M.	SP-1

LIST OF DRAWINGS		
DRAWING NO.	DRAWING NAME	SHEET
SP-1	LA POLY & LANDSCAPE PLAN	1
SP-2	GRADING & UTILITIES PLAN	2
SP-3	SEEDMENT & EROSION CONTROL PLAN	3
1-1	LANDSCAPE PLAN	4
2-1	SITE DETAILS	5
3-1	SITE DETAILS	6
4-1	SITE DETAILS	7
5-1	SITE DETAILS	8

GRAPHIC SCALE  
40 20 40  
(IN FEET)

PROPOSED BUILDING AREA	
FIRST FLOOR	43,851 SQ. FT.
SECOND FLOOR	26,389 SQ. FT.
THIRD FLOOR	26,778 SQ. FT.
TOTAL BUILDING AREA	96,998 SQ. FT.
UNIT COUNT	
107 Attached Living Units	
23 Memory Care Units	

**PARKING & LOADING SPACES**

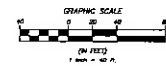
4	ACCESSIBLE PARKING SPACES
1	FACILITY VAN PARKING SPACES
68	PARKING SPACES (EMPLOYEES & VISITORS)
73	TOTAL PARKING SPACES PROVIDED

ALPHABET OF SAT DOCUMENTS, ANALYZE UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IN A VIOLATION OF SECTION 2006 OF ARTICLE 148 OF THE EDUCATION LAW.

Re: The party responsible for implementation of the disturbance strategy during and after construction is:

David Patterson LLC  
125 3rd Street, Second Floor  
Minneapolis, MN 55401

ALLOCATION OF THE EXHIBITS, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7006 OF ARTICLE 143 OF THE EDUCATION LAW.




1. Boundary, existing easements and topographic information for subject property based on survey by Terry Bergquist's Office.
2. The settled boundaries shown herein were determined by the State Assessor and survey located by Terry Bergquist's Office.
3. The documents indicated for the subject lots are taken from the "Final Survey Substrate Map prepared for the D and F Subdivisions" as prepared by Terry Bergquist's Office.

[illegible]

- [illegible]

1. Pursuant to the NYSDEC "SPDES Award Plan" for Stormwater Discharge Construction Activity" (GP-6-25-002), all construction projects meeting SPDES construction stormwater management practices shall receive a 50% discount on the fee.

- [illegible]

NO. 20-01		REVISION		BY	
 <b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			3 Barrett Place Queens, NY 11353 (903) 295-1000 (903) 295-1979 <a href="mailto:info@insite-eng.com">info@insite-eng.com</a>		
PROJECT					
JARAL PUTNAM LLC SENIOR ASSISTED LIVING & MEMORY CARE FACILITY 1015 SOUTH 11TH ST. COLUMBIA, PENNSYLVANIA 17512					
DRAWING					
<u>GRADING &amp; UTILITIES PLAN</u>					
PROJECT NO.		PROJECT MANAGER		S.W.B.	
17975.100		JIM WILK			
DATE		DATE		DATE	
04-27-17		05-16-17		05-16-17	
SCALE		SHEET		SHEET	
1" = 40'		0/0/0/0		0/0/0/0	
				SP-2 3/4	

\* Personnel supervisor is considered probable when 80% of the sheet already is weighted.  
 \* The weight of the sheet is considered as a point and is a point score for personnel stability.  
 \* The very responsible for implementation of the maintenance schedule during and  
 after construction is:  
 Jack Peterson LME  
 128 3rd Street, Second floor  
 Ithaca, NY 14850  
 and/or the current owner(s) of the subject property.

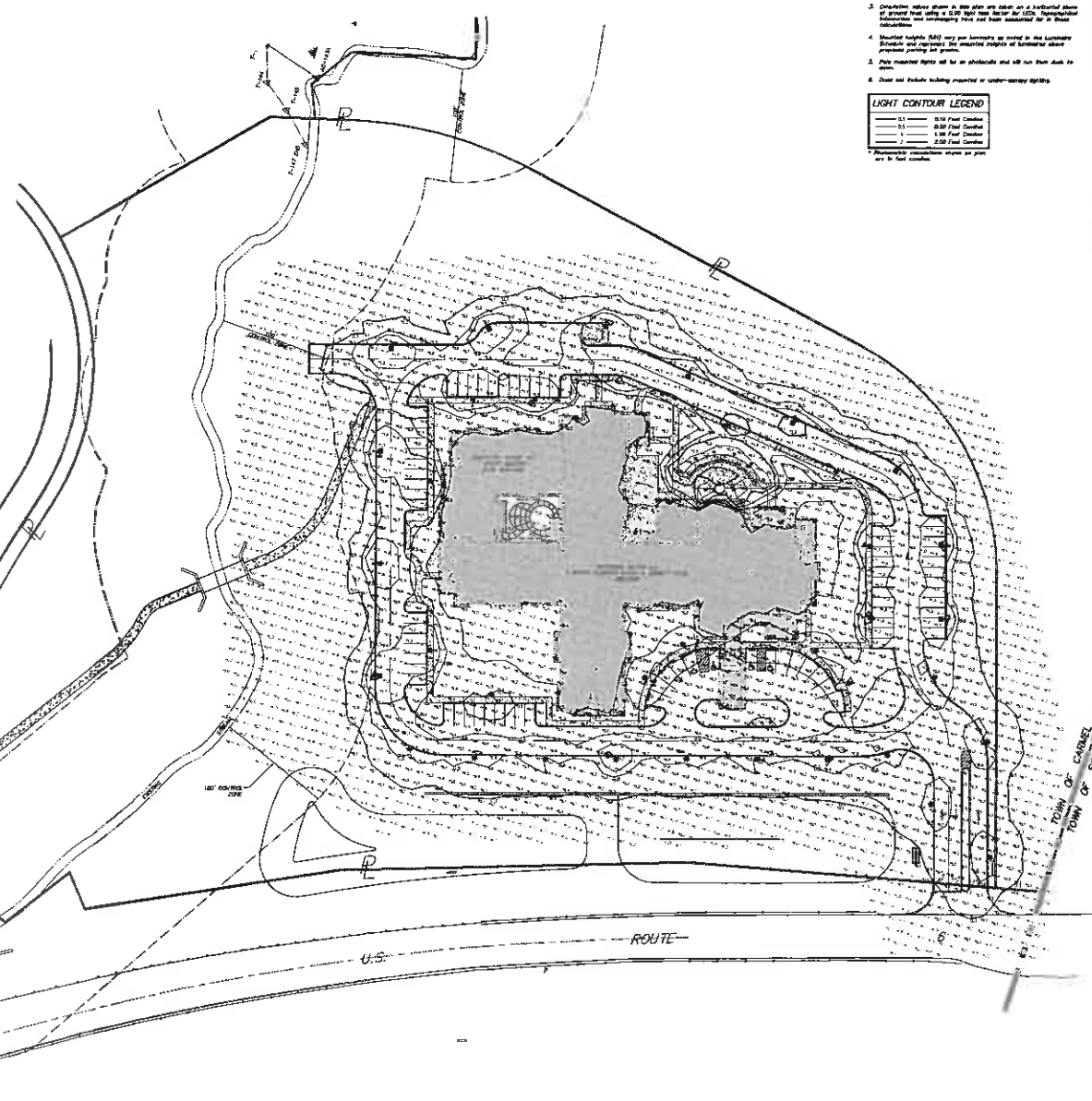
[illegible]

EROSION AND SEDIMENT CONTROL NOTES:

- [illegible]

[illegible]

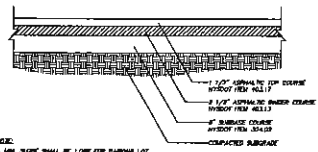
NO.	DATE	REVISION	BY
		3 Daniel Powell Carroll, MD 21033 (410) 255-8777 (410) 255-8777 <a href="http://www.esla-inc.com">www.esla-inc.com</a>	
<b>ENGINEERING SURVEYING &amp; LANDSCAPE ARCHITECTURE, P.C.</b>			
PROJECT:		JARAL PITMAN LIVING SENIOR ASSISTED LIVING & MEMORY CARE FACILITY 11100 W. 11th St., Omaha, Nebraska 68147-1000	
DRAWING:			
<b><u>SEWER &amp; EROSION</u></b> <b><u>CONTROL PLAN</u></b>			
PROJECT NO.	17175-100	PROJECT NUMBER	5.0 R/L
DATE	8-27-11	DATE	5.0 L/E
SCALE	1" = 40'	NOTED	
DRAWING NO.		SHEET	
SP-3		3/	



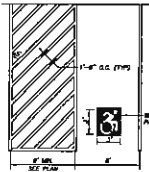
- \* *Statistical analysis*

GRAPHIC SCALE

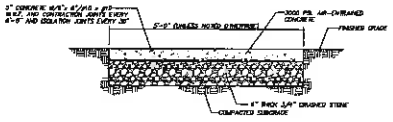




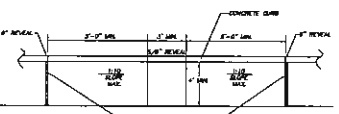
**SITE PAVEMENT DETAIL**  
(N.T.S.)



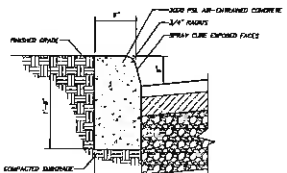
**PAINTED NYS ACCESSIBLE PARKING DETAIL**  
(N.T.S.)



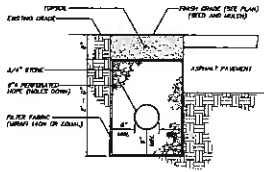
**CONCRETE SIDEWALK DETAIL**  
(N.T.S.)



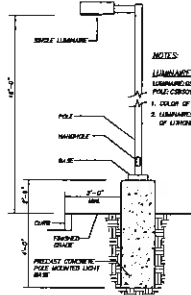
**DROP CURB AND RAMP DETAIL**  
(N.T.S.)



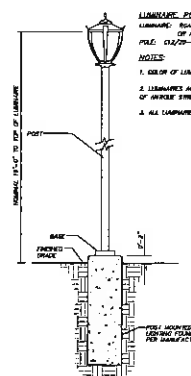
**SITE CONCRETE CURB DETAIL**  
(N.T.S.)



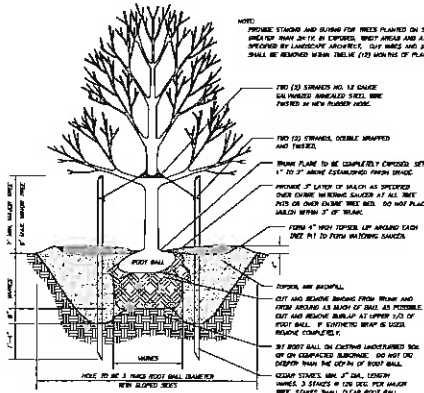
**UNDERGROUND DETAIL**  
(N.T.S.)



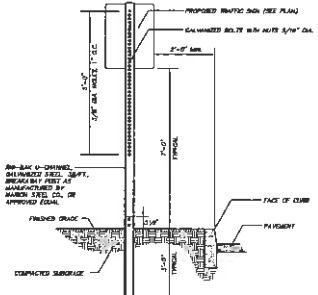
**POLE MOUNTED LIGHT DETAIL**  
(N.T.S.)



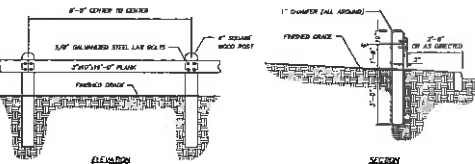
**POST MOUNTED LIGHT DETAIL**  
(N.T.S.)



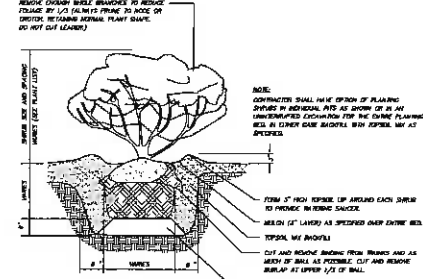
**TREE PLANTING DETAIL**  
(N.T.S.)



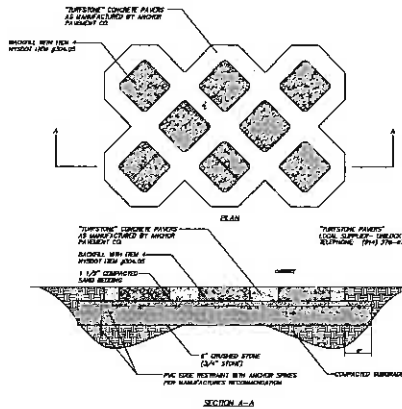
**TRAFFIC SIGN DETAIL**  
(N.T.S.)




**WOOD GUARDRAIL DETAIL**  
(N.T.S.)



**SHRUB PLANTING DETAIL**  
(N.T.S.)

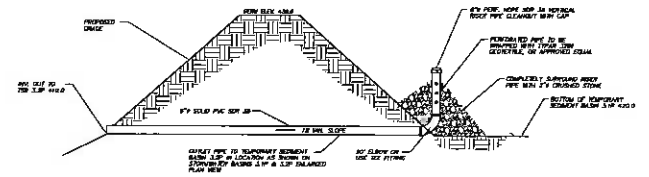
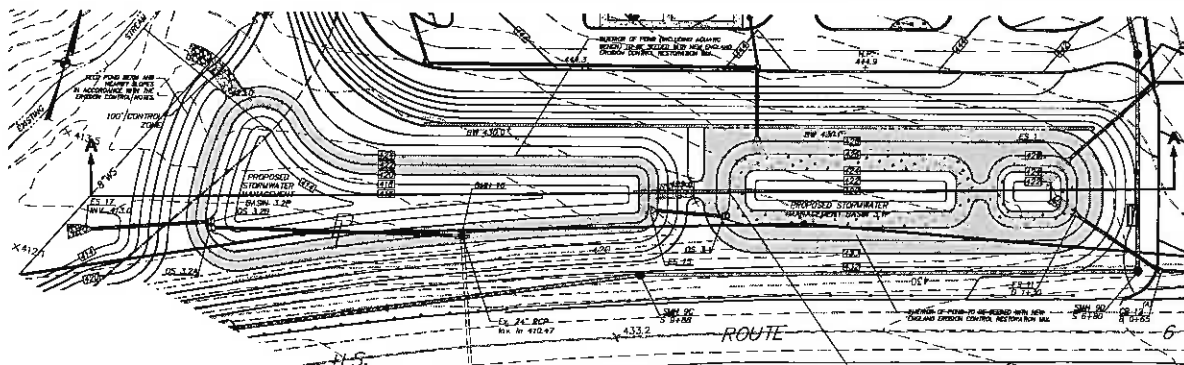


**TURFSTONE PAVEMENT DETAIL**  
(N.T.S.)

NO.	DATE	REVISION	BY
 <b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
PROJECT: <b>JARAL PUTNAM LLC</b> <b>SENIOR ASSISTANT LIVING</b> <b>&amp; MEMORY CARE FACILITY</b> <small>111 WEST 6, 10th St, New York, NY 10011</small>		3. Survey Photo Review, NY 10011 (917) 555-5555 (917) 555-5555 (917) 555-5555 <a href="http://www.insite-nyc.com">www.insite-nyc.com</a>	
<b>SITE DETAILS</b>			
PROJECT NO.	17175.120	PROJECT MANAGER	S.W.R.
DATE	9-27-17	DRAWN BY	S.A.C.
SCALE	AS SHOWN	CHECKED BY	D.L.M.



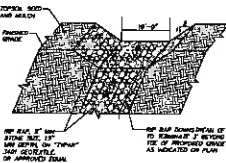




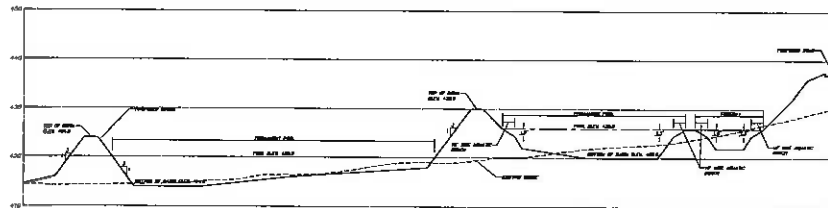
#### STORMWATER BASIN OUTLET NOTES

1. THE PONDING AREAS TO BE UNIFIED AS TEMPORARY SEDIMENT BASIN DRAINAGE CONSTRUCTION.
2. AFTER THE CONTAINING AREAS TO THE POND 3.1P HAS BEEN TEMPORARILY ESTABLISHED, THE FOLLOWING SHALL BE ACCOMPLISHED:
  - A. CLEAN BASIN AND OUTLET STRUCTURE AND REMOVE 3\"/>
3. AFTER THE CONTAINING AREAS TO THE POND 3.2P HAS BEEN TEMPORARILY ESTABLISHED, THE FOLLOWING SHALL BE ACCOMPLISHED:
  - A. CLEAN BASIN AND OUTLET STRUCTURE AND REMOVE 3\"/>
4. THE 3\"/>

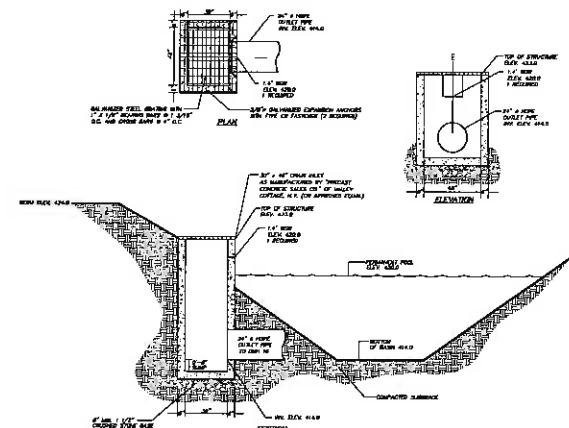
STORMWATER BASINS 3.1P & 3.2P ENLARGED PLAN VIEW  
SCALE: 1" = 30'



EMERGENCY OVERFLOW SPILLWAY  
& STABILIZED ACCESS DETAIL  
(N.T.S.)



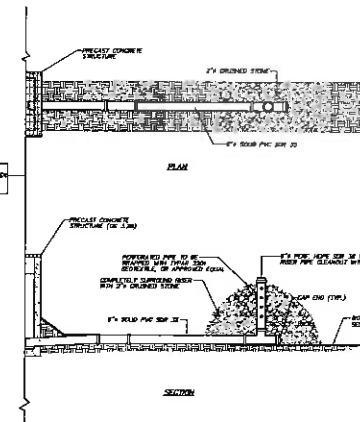
POND 3.1P & 3.2P SCHEMATIC SECTION A-A  
SCALE: 1" = 30'



PERMANENT STORMWATER BASIN 3.2P OUTLET STRUCTURE OS 3.2A DETAIL  
(N.T.S.)

#### Planting Notes

1. All plant material to be in nursery grade.
2. Plants shall conform with the American Association of Nurserymen Standards for all types including divisions.
3. Plants shall be planted in accordance with the plan or as detailed in the field by the Landscape Architect.
4. All plants shall be planted in accordance with the plan or as detailed in the field by the Landscape Architect.
5. All plant material shall be in nursery grade.
6. All plant material shall be in nursery grade.
7. All plant material shall be in nursery grade.




TEMPORARY SEDIMENT BASIN 3.2P OUTLET DETAIL  
(N.T.S.)

PERMANENT STORMWATER BASIN 3.1P OUTLET STRUCTURE OS 3.1 DETAIL  
(N.T.S.)

PERMANENT STORMWATER BASIN 3.2P OUTLET STRUCTURE OS 3.2B DETAIL  
(N.T.S.)

NO.	DATE	REVISION	BY
1	01/15/20	ISSUED FOR PERMIT	JD



**INSITE**  
LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place  
Carroll, NY 12024  
(518) 222-8888  
FAX: (518) 222-8888  
www.insite-ny.com

**PROJECT:**  
**JARAL PUTNAM LLC**  
**SENIOR ASSISTANT SURVEYING &**  
**MEMORY CARE FACILITY**  
4000 N. 10TH ST. & 10TH AVE. SOUTH, NEW YORK, NY 10019

**DPN NAME:**

**SITE DETAILS**

PROJECT NO.	12/15/20	PROJECT MANAGER	S.W.A.
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SCALE	AS SHOWN	SCALE	D.L.M.

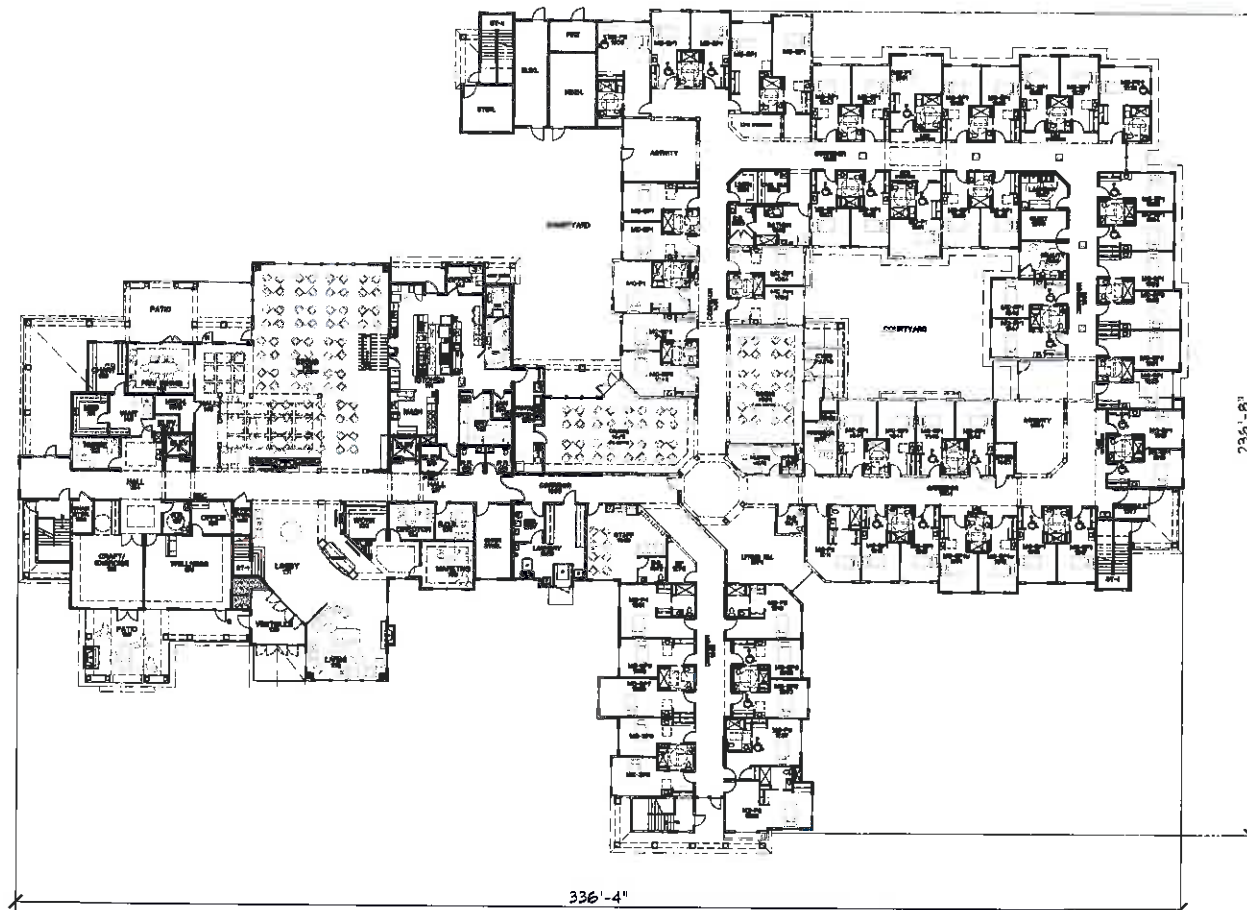
**DRAWING NO.**

**D-4**

**SHEET** 8



3 Story Prototype  
COLUMBIA PACIFIC



UNIT COUNT	
FIRST FLOOR - HIGH ACUTY	7 UNITS 150 BEDS
MEMORY CARE	28 UNITS (45 BEDS)
SECOND FLOOR - STUDIO	18 UNITS
ONE BEDROOM	15 UNITS
TWO BEDROOM	2 UNITS
THIRD FLOOR - STUDIO	27 UNITS
ONE BEDROOM	12 UNITS
TWO BEDROOM	4 UNITS
TOTAL UNITS	108 UNITS

BUILDING AREA	
FIRST FLOOR -	41,174 SF
SECOND FLOOR -	31,678 SF
THIRD FLOOR -	28,058 SF
TOTAL	100,910 SF

Columbia Pacific Advisors

400 Madison Ave, 8th Fl, New York, NY 10017

COLUMBIA PACIFIC  
PROTOTYPE  
3 STORY BUILDING

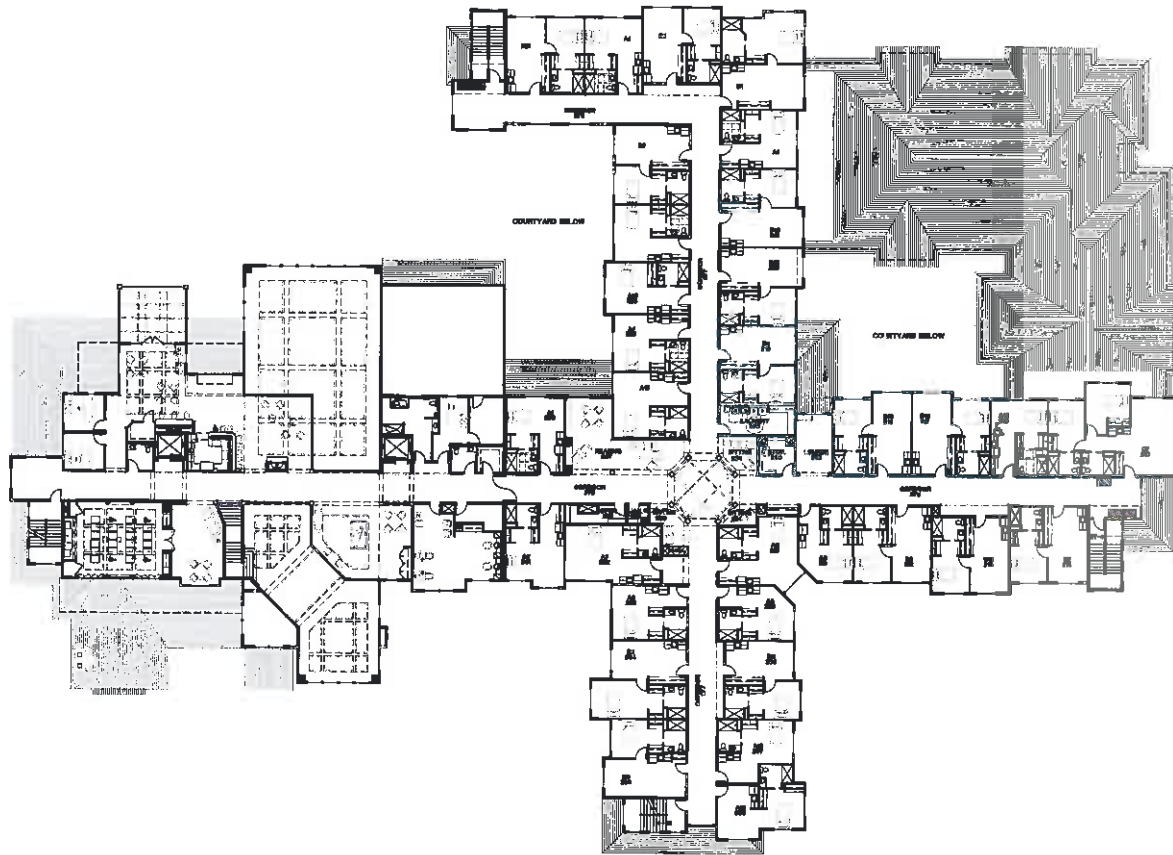
FIRST FLOOR  
REFERENCE  
PLAN

DATE  
12/22/23

REVISED DATE

SHEET  
A  
2.1

**FIRST FLOOR**  
1/8" = 1'-0"



## SECOND FLOOR

DATE  
12/15/13

REVISED DATE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

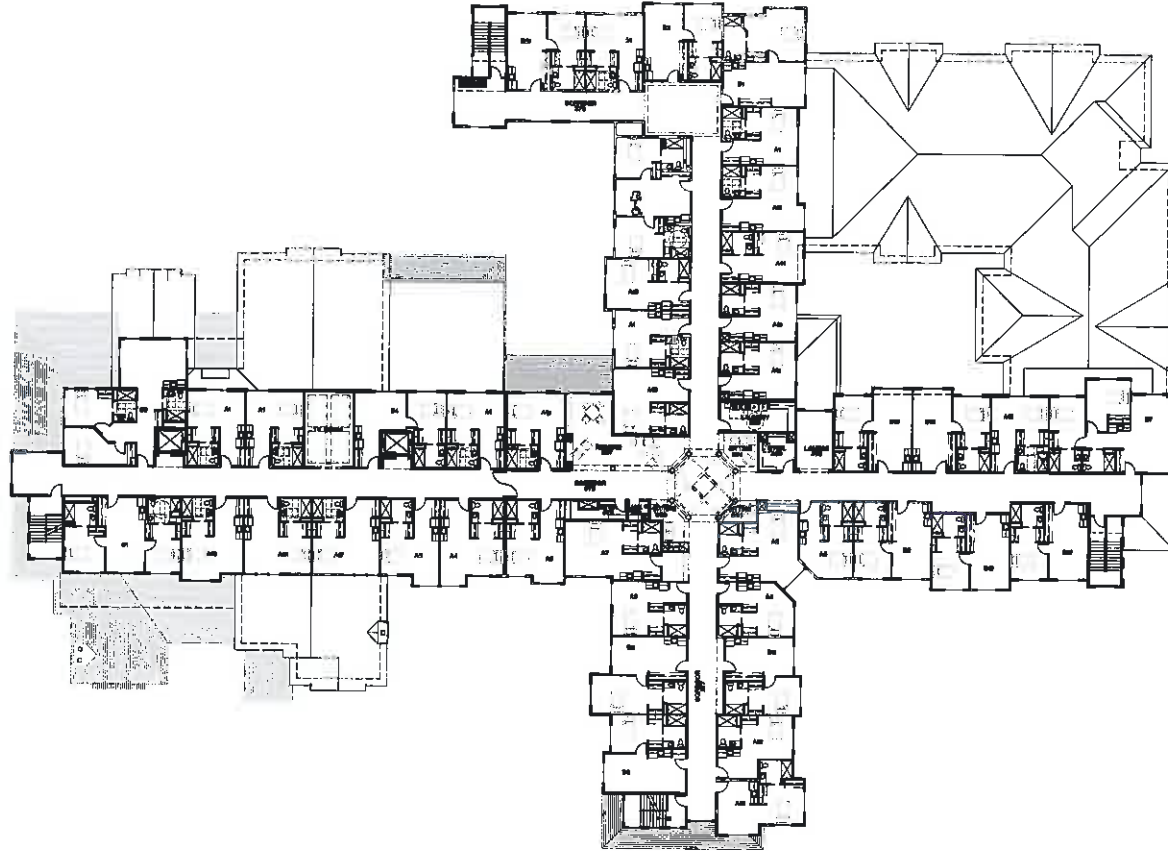
SHEET  
A  
2.2

**SECOND FLOOR  
REFERENCE  
PLAN**

**COLUMBIA PACIFIC  
PROTOTYPE  
3 STORY BUILDING**

**Columbia Pacific  
Advisors**  
3700 Parkway Ave. S., Suite 800  
Seattle, WA 98104

**lenity**  
architecture  
2000 North Central Ex. Bldg., Chicago, Illinois 60610  
• 800.770.1000 • FAX 312.321.1000



**THIRD FLOOR**  
1/8" = 1'-0"

**THIRD FLOOR  
REFERENCE  
PLAN**

DATE	10/25/13
REVISED DATE	
SHEET	A
	2.3

**COLUMBIA PACIFIC  
PROTOTYPE  
3 STORY BUILDING**

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Advisors**  
1000 14th St. NW  
Washington, DC 20005

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architects  
1000 14th St. NW  
Washington, DC 20005



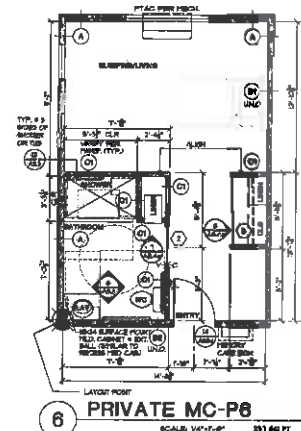
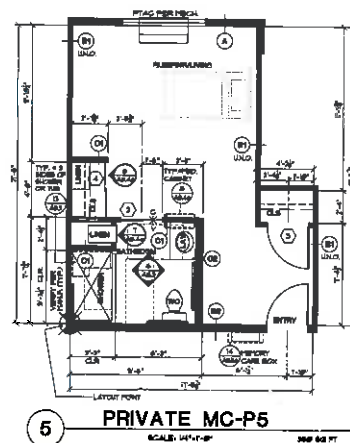
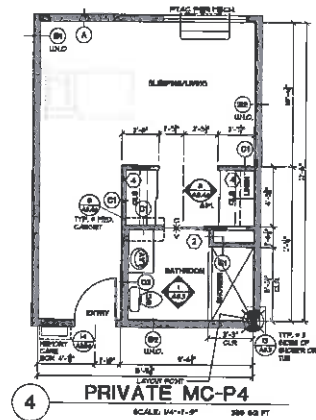
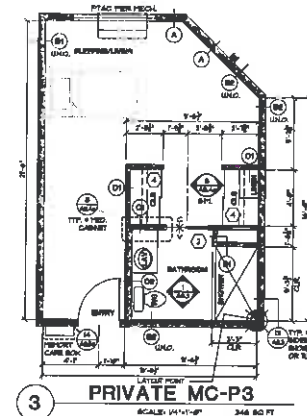
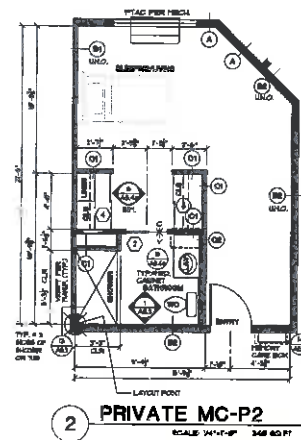
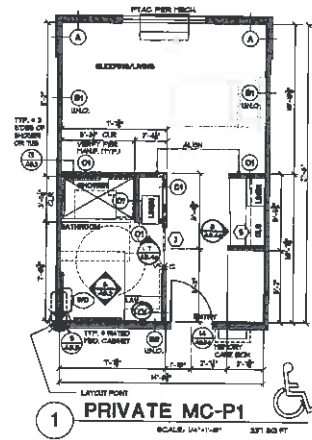








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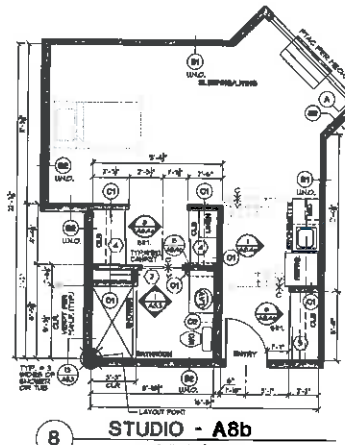
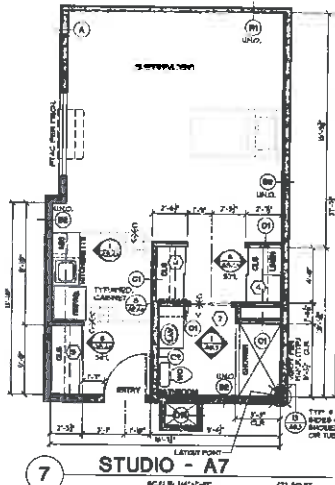
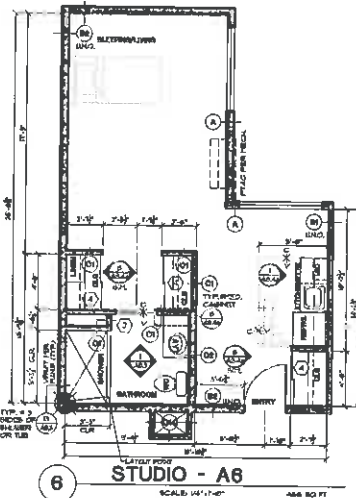
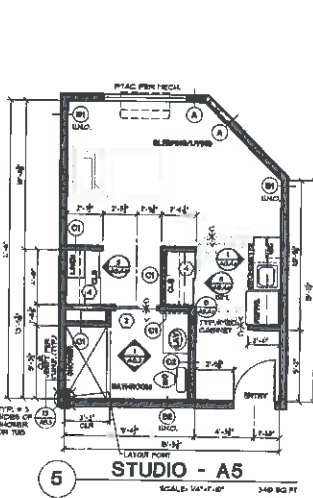
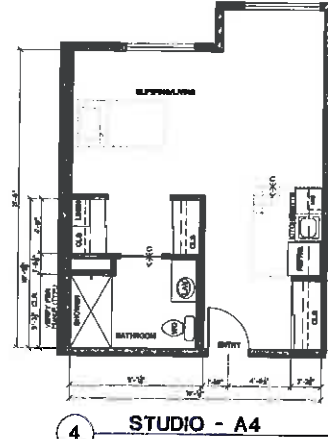
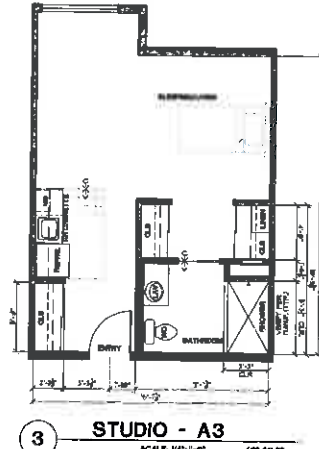
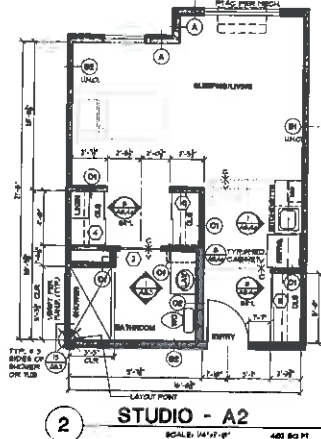
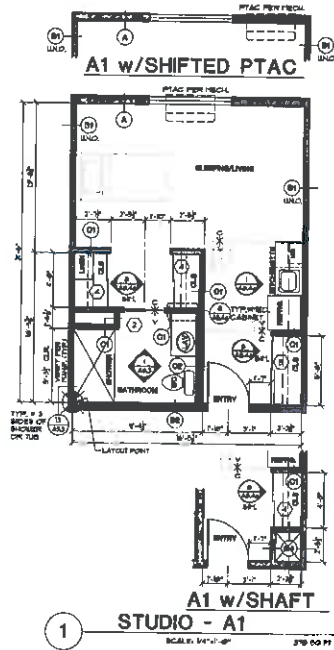
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Advisors**

**COLUMBIA PACIFIC  
PROTOTYPE  
3 STORY BUILDING**

## ENLARGED SUITE PLANS

DATE	10/25/13
REVISED DATE	
SHEET	
A	
5.10	



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ENLARGED  
SUITE PLANS

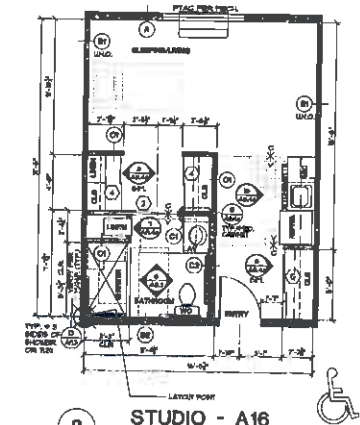
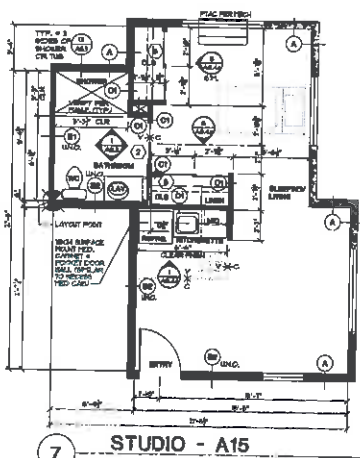
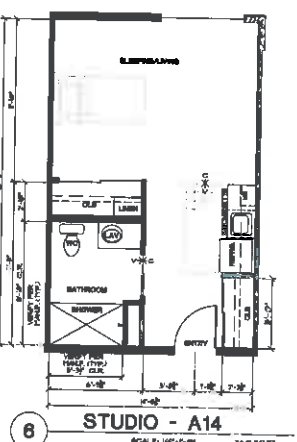
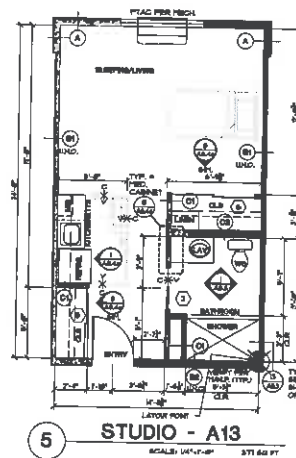
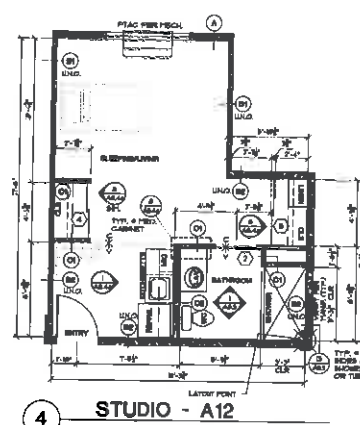
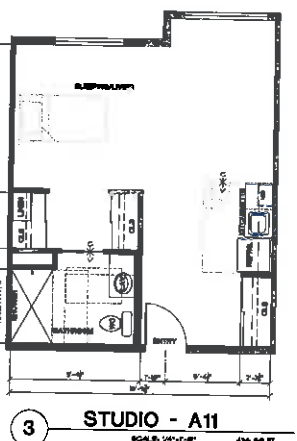
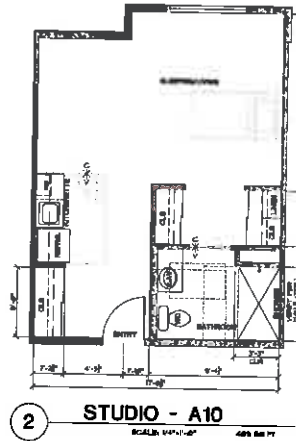
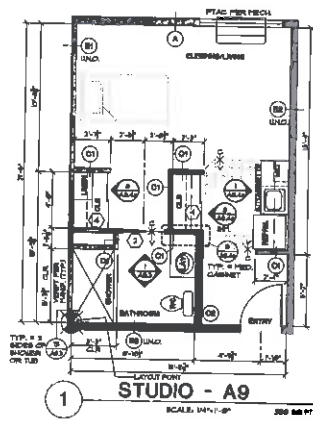
DATE  
10/25/14  
REVISED DATE  
SHEET  
A  
5.6

COLUMBIA PACIFIC  
PROTOTYPE  
3 STORY BUILDING

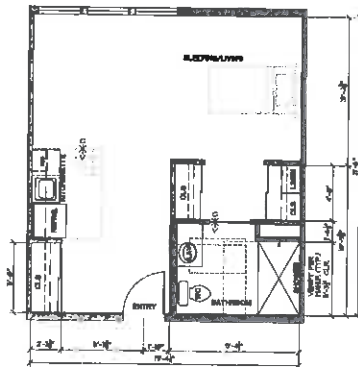
Columbia Pacific  
Advisors  
1900 PINE AVE. S. SUITE 200  
SEASIDE, WA 98138

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architects  
1900 PINE AVE. S. SUITE 200  
SEASIDE, WA 98138

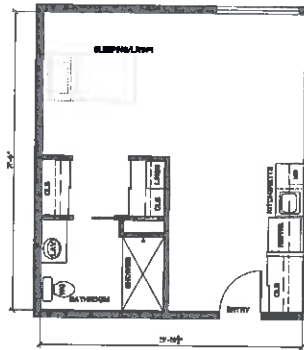
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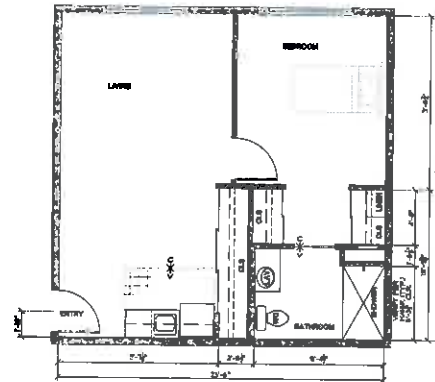




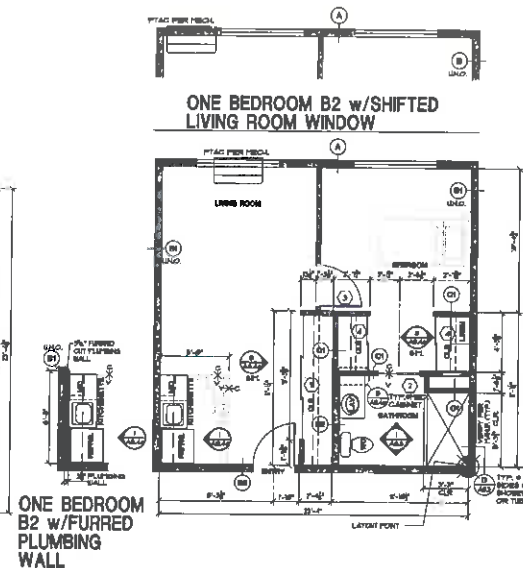
1 **STUDIO - A17**  
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431 SQ FT



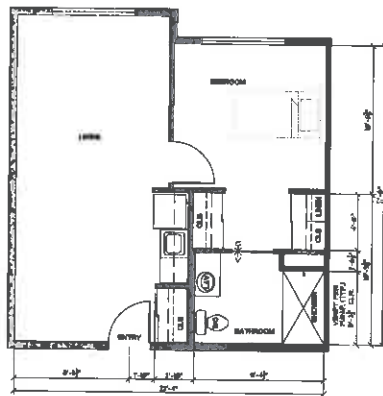
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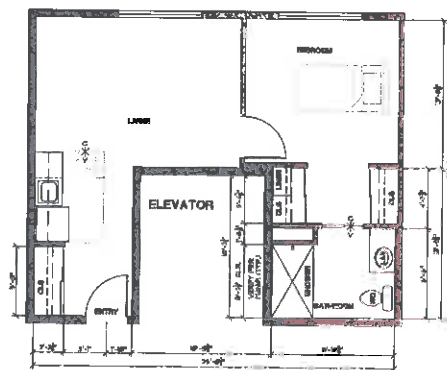
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536 SQ FT



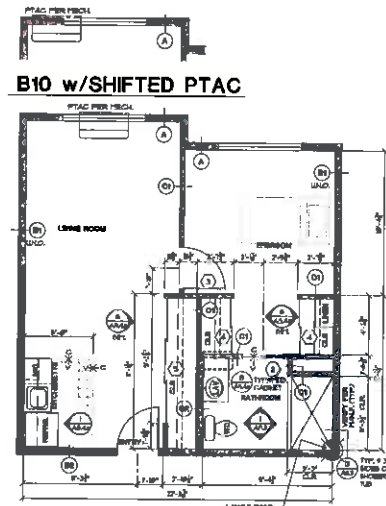
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SCALE: 1/4" = 1'-0"  
547 SQ FT



4 **ONE BEDROOM - B3**  
SCALE: 1/4" = 1'-0"  
517 SQ FT



5 **ONE BEDROOM - B4**  
SCALE: 1/4" = 1'-0"  
473 SQ FT



6 **ONE BEDROOM - B10**  
SCALE: 1/4" = 1'-0"  
535 SQ FT

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SAN FRANCISCO, CA 94103

COLUMBIA PACIFIC  
PROTOTYPE  
3 STORY BUILDING

ENLARGED  
SUITE PLANS

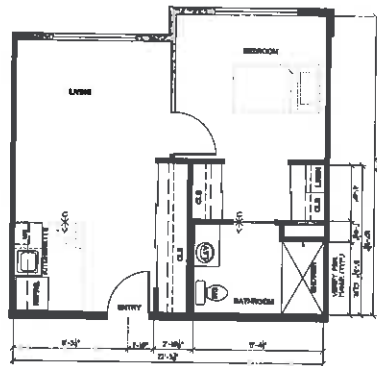
DATE  
10/25/09

REVISED DATE

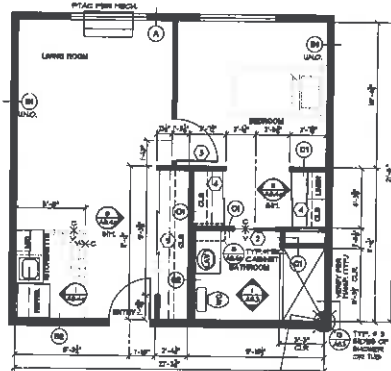
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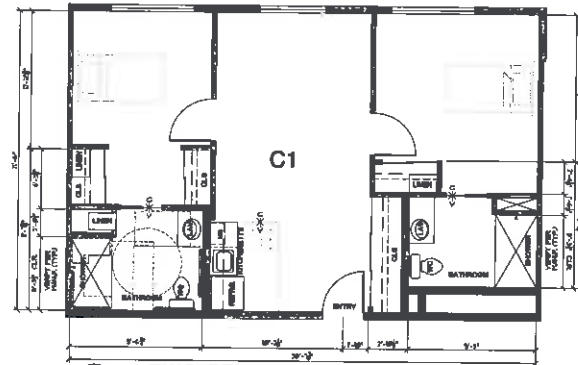
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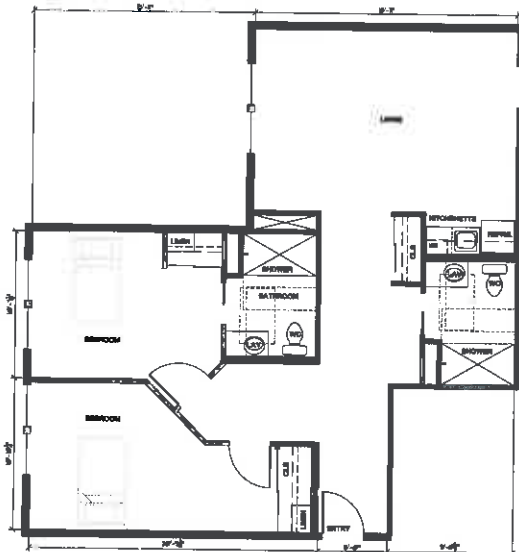
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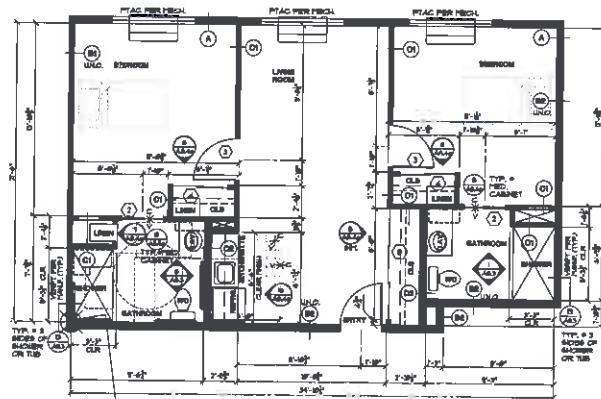
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854 SQ FT



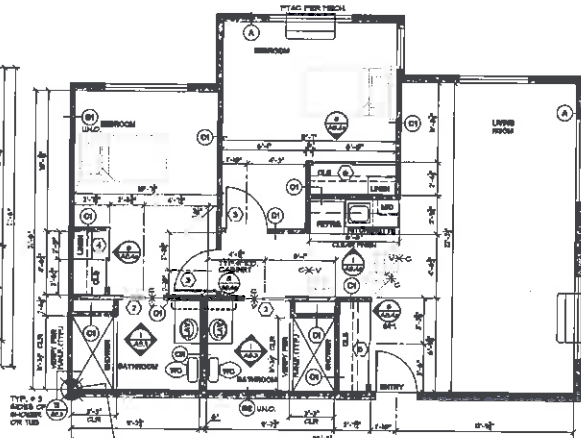
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1250 SQ FT



1 TWO BEDROOM - C2  
SCALE: 1/4"=1'-0"  
946 SQ FT



4 TWO BEDROOM - C6  
SCALE: 1/4"=1'-0"  
1111 SQ FT



5 TWO BEDROOM - C7  
SCALE: 1/4"=1'-0"  
1093 SQ FT

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ENLARGED  
SUITE PLANS

DATE: 10/25/13  
REVISED DATE:

SHEET

A  
5.9



Site Planning  
Civil Engineering  
Landscape Architecture  
Land Surveying  
Transportation Engineering

Environmental Studies  
Entitlements  
Construction Services  
3D Visualization  
Laser Scanning

October 5, 2017

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

RE: JMC Project 17155  
Easter Seals New York  
97 Old Route 6  
Town of Carmel, NY

Dear Chairman Gary and Members of the Board:

On behalf of Easter Seals New York c/o Fedcap Rehabilitation Services, Inc, we are pleased to submit the following revised documents and new documentation to address the Board and staff comments in support of their application for Amended Site Plan Approval for the addition of an outdoor play area and parking modifications:

1. JMC Drawings (5 copies):

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
C-010	"Layout Plan"	I 10/04/2017
C-020	"Grading, Utilities and Erosion Control Plan"	I 10/04/2017
C-900	"Construction Details"	I 10/04/2017
C-910	"Construction Details"	I 10/04/2017

2. Building Floor Plan Sketch (5 copies)
3. Easter Seals New York Letter, dated 10/05/2017.
4. CD containing the electronic files of the submission

Since the last meeting on September 27th, we have received comments from the Planning Consultant and Engineer. The comments received are minor in nature and either have been or will be addressed. The main comment from the Board and the Planning Consultant is to submit a letter from New York State indicating the facility is adequate for licensure of a day care center. During the September 27th meeting, we explained the difficulty in obtaining a letter from the state given their policy and stance is not to provide conditional letters of approval based on past experiences with them. The Board offered to write a letter on behalf of Easter Seals explaining that they can approve the project but need reassurance from the state that a license can be issued. Easter Seals did not receive a letter from the Board but did meet with the New York State Office of Children

and Family Services (NYSOCFS) on October 2nd to review the facilities and offer technical assistance. However, the NYSOCFS does not write conditional letters of approval. We have enclosed a letter from Easter Seals New York discussing this.

The following are the responses to the comments issued by the Planning Consultant and Engineer that were received after the September 27<sup>th</sup> meeting:

**Cleary Consulting Memorandum, dated September 27, 2017**

**Comment A**

*The site on which a day-care center, as defined in this chapter, is operated shall be at least one acre in area.*

*The site is 2.8 acres in area. **This condition is complied with.***

**Response A**

So noted.

**Comment B**

*There shall be not more than one pupil for each 1,500 square feet of lot area and a total of not more than 100 children.*

*The 2.8 acre site permits a maximum of 81 children. The applicant has limited the number of children to 20. **This condition is complied with.***

**Response B**

So noted.

**Comment C**

*The site shall contain at least 200 square feet of outdoor play space per child with a minimum play space of 1,000 square feet. The play space shall be located in rear or side yards at least 50 feet from any lot line and at least 60 feet from residential structures on adjacent properties. The outdoor play area shall be screened with a fence not to exceed six feet in height to protect the children and to avoid any nuisance to adjoining properties. In addition to the fence, a landscaped buffer strip, a minimum of 15 feet in width shall surround all outdoor play areas.*

- *Based upon a maximum of 20 children, 4,000 square feet of outdoor play area is required. 4,000 square feet is provided. **This condition is complied with.***
- *The outdoor play area does not meet the 50' setback (5' is provided). **This condition is not complied with, a variance is required.***

- The outdoor play area is at least 60 feet from a residential structure. **This condition is complied with.**
- The play area is surrounded by a 4' tall chain link fence. **This condition is complied with.**
- The required 15' wide landscape buffer strip is not provided along the north side of the play area. **This condition is not complied with, a variance is required.**

#### Response C

Variances will be requested from the Zoning Board of Appeals once referred by the Planning Board.

#### Comment D

*Play or instructional space within a building shall be located on the first floor only and contain at least 35 square feet of area for each child, exclusive of cloakrooms, lavatories, storage rooms and hallways. No play or instructional areas shall be below grade. There shall be at least one toilet and one washbasin for each 15 children, with separate facilities for boys and girls.*

*Floor plans were not submitted in support of this site plan application, so compliance with this provision cannot be established.*

#### Response D

The applicant does not have any floor plan drawings at this time. The applicant did not engage an architect or contractor since they were not sure if the project would be approved by the Town. The applicant is just proposing some minor interior modifications. We have enclosed a sketch of the tenant spaces with access doors and proposed improvements shown. The applicant will have appropriate floor plan drawings prepared for the Building Permit process.

#### Comment E

*There shall be provided one off-street parking space for each teacher and staff member and one space for every 10 pupils. Parking areas shall be located at least 15 feet from side and rear lot lines and at least 50 feet from the street line. The parking area shall be permanently improved and, if located adjacent to any play area, shall be screened by a fence or hedge at least four feet in height. Pickup and dropoff areas for pupils shall be separate from off-street parking areas.*

- The facility will employ 10 teachers and support 20 children. 12 off-street parking spaces are required. The applicant has indicated that this parking will be accommodated within the existing parking lot. **This condition is complied with.**
- The existing parking layout does not comply with the setback standard. No change to this preexisting non-conforming condition is proposed.

- *The parking area is currently permanently improved and a fence is proposed around the play area. **This condition is complied with.***
- *A separate pick-up and drop off area is provided. **This condition is complied with.***

#### Response E

The Site Plans show modifications to the existing parking layout to comply with the code requirements.

#### Comment F

*One identification sign, not to exceed two square feet in area, shall be permitted in accordance with the provisions of § 156-41 of this chapter pertaining to signs.*

*Sign details are required to document compliance with this standard.*

#### Response F

The applicant will submit a sign drawing shortly. The above comment indicates that the sign cannot exceed 2 sf in area. We just want to verify that area since Chapter 156-41, Part C "Signs in nonresidential districts" indicates that signs in a commercial district can be 2 sf per one linear foot of building frontage on which the sign will be placed. It does not limit the sign area to only 2 sf which seems very small. It should be noted that the existing building has small signs for each tenant that are about 10 to 12 sf in area. We anticipate that the applicant's sign will be very consistent with the existing signs on the building.

#### Comment G

*The day-care center shall be licensed by New York State Department of Social Services, if a license for its operation is required by law, and shall be subject to all requirements of all federal, state, county or local regulatory agencies.*

*Proof of licensure is required.*

#### Response G

As explained previously in this letter, Easter Seals met with the NYSOCFS on October 2nd to review the facilities. NYSOCFS offered technical assistance, however, does not write conditional letters of approval. We have enclosed a letter from Easter Seals New York discussing the requirements which we feel are all achievable as part of the proposed facility modifications.

#### Comment H

*The Building Inspector shall inspect the day-care center and issue a permit on an annual basis.*

*This should be established as a condition of site plan approval*

Response H

So noted.

Comment I

*All accessory structures and features shall be adequately accommodated on the site. Dumpsters shall be indicated on the site plan and shall be enclosed and screened. Storage buildings shall be directly accessible and shall not interfere with circulation patterns or open space areas. All play apparatus shall be installed in accordance with the manufacturer's specifications.*

*Details are required, if applicable.*

Response I

We observed two small 3 yard dumpsters sitting on the pavement in the parking area behind the building. The drawings have been revised to show a proposed trash enclosure in the rear parking area and a detail of the enclosure.

Comment J

*The facility shall be supported by utility infrastructure that is adequate to accommodate the anticipated use of the facility. The applicant shall submit a utility infrastructure analysis that documents the adequacy of water, sewerage, electric, telephone, cable TV and any other utility service necessary to support the facility. Documentation from the utility service providers shall support this analysis.*

*This material was not provided by the applicant.*

Response J

The space was previously occupied by an adult learning center and is proposed to be replaced with a child day care center of similar use. We have discussed this with the property owner and have been told the building and site have the utility infrastructure in place that is adequate. The property owner shall make minor adjustments within the building as needed to accommodate the proposed tenant. It is our professional opinion that the utility infrastructure is adequate to support the demands of the proposed day care center.

**Office of the Town Engineer Memorandum, dated September 22, 2017**

Comment No. I

*The following referrals would appear to be warranted:*

- a. Putnam County Department of Planning (GML 239n referral; proximity to County highway)
- b. Carmel Fire Department



Response No. 1

We have contacted the Putnam County Department of Planning and were told that we cannot submit for their review until we are formally referred to them by the Town. A submission will be made immediately upon the Board's referral in the form of a letter to the Putnam County Department of Planning. The Fire Department received the submission for review on 09/14/2017 and we have not received any comments.

Comment No. 2

*Permits from the following would appear necessary:*

- a. *New York State Department of Environmental Conservation – Coverage under General Permit GP-0-15-002*

Response No. 2

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared and submitted to the Town Engineer for approval and then the appropriate forms will be submitted to NYSDEC for general permit coverage.

Comment No. 3

*Show details of ADA compliant ramps in the front of the building.*

Response No. 3

The existing curb cuts and sidewalk along the front of the building are able to accommodate ADA access. There are some cracks and slightly uneven surfaces that shall be reviewed by our office with the site work contractor prior to construction. The surfaces shall be improved to meet ADA requirements as needed.

Comment No. 4

*The cross section detail for the play area pavement could be reduced to one application of asphalt.*

Response No. 4

So noted but we respectfully wish to leave it as proposed.

Comment No. 5

*The applicant may wish to consider some landscaping or plantings.*

Response No. 5

At this time there is no landscaping proposed. The applicant will review the site with the property owner to determine if any areas are appropriate for enhancements with landscaping. Any proposed landscaping will be submitted for review.

Comment No. 6

*The overall disturbance for the project as proposed is 4,750 square feet which is below the 5,000 square foot threshold criteria of disturbance for New York State Department of Environmental Conservation (NYSDEC) stormwater regulations.*

*However the paved area on the on the property to the north of the principal property was paved without planning Board approval As this paved area is now being utilized as part of the present application, the applicant must provide details regarding this paving. Inclusion of this overall disturbance may necessitate the need for the preparation of a stormwater pollution prevention plan (SWPPP).*

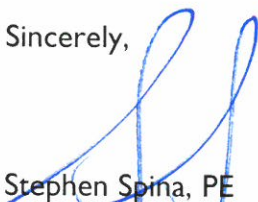
*If this project is above the 5,000 sq ft threshold and below the 1 acre threshold coverage under the NYSEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002) and the development of Stormwater Pollution Prevention Plan (SWPPP) that includes only erosion and sediment control and not permanent stormwater controls will be required.*

Response No. 6

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared and submitted to the Town Engineer for approval and then the appropriate forms will be submitted to NYSDEC for general permit coverage. The erosion and sediment control measures shown on the Site Plans meet the NYSDEC requirements.

We trust the enclosed and above are sufficient for your review and look forward to our discussion at the meeting on October 11<sup>th</sup>. If you have any questions or require any additional information, please contact our office. Thank you for your consideration.

Sincerely,



Stephen Spina, PE  
Project Manager

cc: Chief of Carmel Fire Department, w/enc.  
Mr. Pat Cleary, AICP, PP  
Ms. Marianne Gribbon  
Mr. Jay Feiertag  
Darius Chafizadeh, Esq.  
Mr. Kevin Dwyer





October 5, 2017

**VIA FEDERAL EXPRESS**

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

**Re: Easter Seals - 97 Old Route 6 Site Plan Application**

Dear Chairman Gray:

This letter serves to respond to the Chairman's request at the last Planning Board meeting regarding State approval of Easterseals' proposed program at 97 Old Route 6 (the "Property").

Since the last Planning Board meeting, Easterseals met with Office of Children Family Services ("OCFS") Fire Inspector, Joseph Ramano, on Monday, October 2, 2017 at the Property. Mr. Ramano originally was scheduled for an initial site inspection, but instead offered technical assistance since Easterseals has not yet obtained required approvals for licensure. Mr. Ramano also attempted to meet with Town Building Inspector, Michael Carnazza, but Mr. Carnazza was unavailable. Mr. Ramano indicated to the undersigned that he was unable to provide a conditional letter of approval, as it is not government policy. Indeed, local approvals are required in the first instance before the OCFS will consider granting a license for the proposed use of the Property. Please be advised, this has been Easterseals' experience over the years when seeking licensure from OCFS for similar projects at different locations throughout the State. It is noted that Easterseals currently maintains four licenses to operate similar facilities to the one proposed on the Property.


At the request of the Town Planning Board, Easterseals will provide a list of items that are required for day care approval. The chart below details the required paperwork and approvals and where Easterseals is in the process of obtaining them.

Governmental Agency	Document needed	Action Taken by Easterseals	Comments
OCFS	Private Water Supply Testing	None needed	Public water
	Environmental Hazards	State/Local Health Unit contacted	
	DOT Inspection	None needed	Easterseals will not provide transportation, the County will
	Certificate of	Currently obtaining	Easterseals presented

	Occupancy	Zoning Board Variances for playground	at Planning Board meeting. Denied due to further information required and Zoning Board approval of variances for playground boundaries not meeting town code.
	Zoning Approval	Currently in process for playground boundaries	Day Care center is a permitted use
	Health Inspection	Department of Health will be notified once Easterseals is approved to use space by Town Planning Board	Easterseals does not anticipate an issue; especially since we will not be preparing food.
	Fire Alarm & Detection Inspection	Fire alarm system will be tested and run report once approved to occupy building	
	Fire Suppression	OSC will be contacted once Easterseals is approved to occupy building	

Thank you for your time and consideration. Easterseals looks forward to serving your community by providing high quality early childhood intervention services. The sooner we can obtain local approvals, the better the outcomes for our high needs population. Each moment we delay opening our special education preschool, a child and their family are left without services. We cannot waste a minute more. Future generations are counting on us.

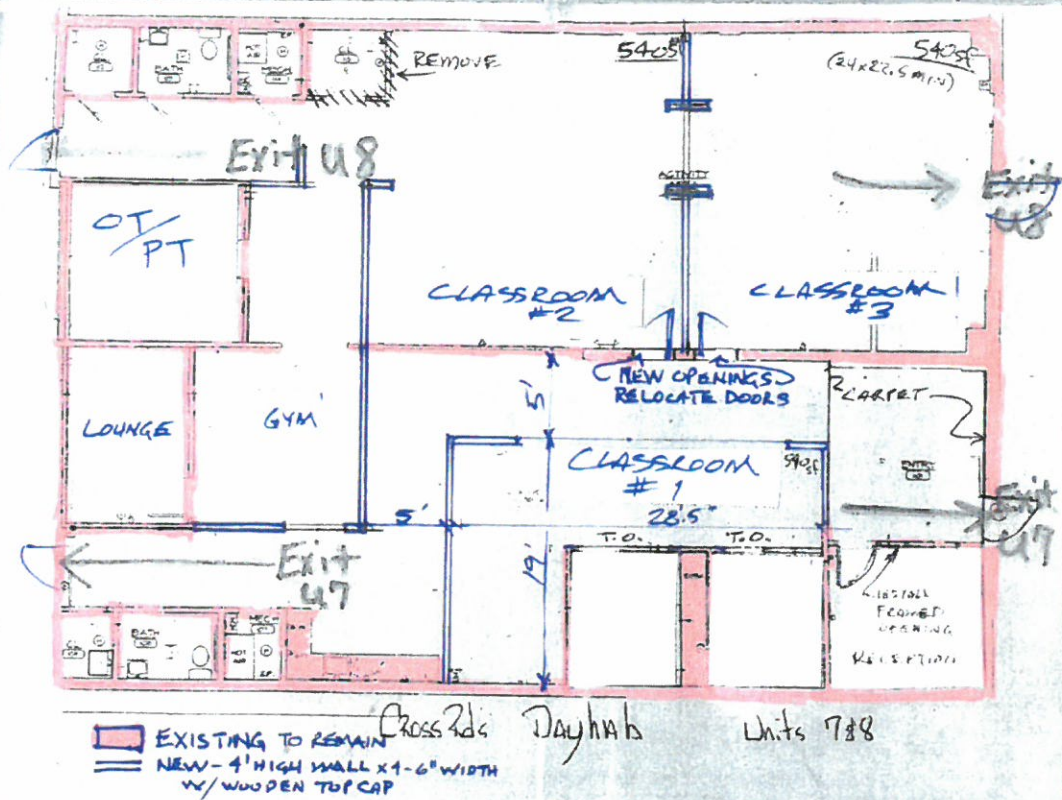
Sincerely,



Marianne Gribbon, MEd., SBL  
Senior Director of Childhood Programs  
Easterseals NY, Inc.  
[mgribbon@eastersealsny.org](mailto:mgribbon@eastersealsny.org)

cc: Darius P. Chafizadeh, Esq. (Counsel for Easterseals)  
Stephen P. Spina, P.E. (Project Manager for Easterseals)  
Patrick Cleary, Town Planner

97 OLD ROUTE 6 - PUTNAM COUNTY - CARMEL, NY



Cross Rd. Dayhab

Units 7 & 8

5.31.17





**SOIL TYPE TABLE**

DESIGNATION	HYDROLOGIC GROUP	DESCRIPTION
PHB	C	PAVEMENT FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
DHC	B	CHARLOTTE LOAM, 25 TO 35 PERCENT SLOPES
UN	A/D	UNDERSLOPES, WET SUBSTRATUM

**LEGEND**

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING PARKING EDGE
- EXISTING CURB LINE
- EXISTING DRIVE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING BASE DIAL
- EXISTING FENCE
- EXISTING DRAIN INLET
- EXISTING UTILITY POLE
- EXISTING MANHOLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- SOIL BOUNDARY
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED FINISHED GRADE
- PROPOSED DRIVE DRIVE
- PROPOSED PALET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CHAIN LINK FENCE
- POCKETMAN CRACKING
- PROPOSED STOCKPILE AREA
- PROPOSED CONSTRUCTION DISTANCE
- PROPOSED MATERIALS/STORAGE AREA

**NOTES**

- EXISTING CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY RECORDS IN THE COUNTY ENGINEERING SURVEYING A LANDSCAPE ARCHITECTURE, P.C. 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 254

### LEGEND

	DISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	DISTING BULKING LINE
	DISTING PARKING/LODGE
	DISTING CASE LINE
	DISTING COUNTRY
	DISTING MOORE COUNTRY
	DISTING STONE WALL
	DISTING BETWEEN RAIL
	DISTING RAIL
	DISTING FENCE
	DISTING DEER HOLE
	DISTING HARBOR
	DISTING UTILITY POLE
	DISTING LIGHT POLE
	DISTING SIGN
	SOIL BOUNDARY
	PROPOSED CONCRETE STRUCTURE
	PROPOSED PAVED DRIVE
	PROPOSED BRICK DRIVE
	PROPOSED BILT PROTECTION
	PROPOSED BILT FENCE
	PROPOSED LINE OF DEFERENCE
	PROPOSED CHAIN LINE FENCE
	FOOTING/ROAD CROSSING
	PROPOSED STUCCO AREA
	PROPOSED CONSTRUCTION DISTANCE
	PROPOSED MATERIAL/STORAGE AREA

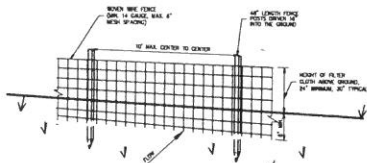
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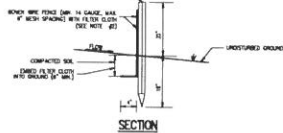
**GRADING, UTILITIES AND  
EROSION CONTROL PLAN**

**EASTER SEALS NEW YORK**  
97 OLD ROUTE 6  
TOWN OF CARMEL, NY 10541

Contract		MT	Approved	SS
Grade		1" x 36"		
Date		08/13/2017		
Product No		17155		
VIB-DI		SHAD	SHADICS	
Drawing No		C-200		



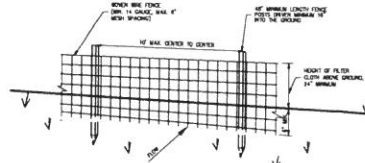
PERSPECTIVE VIEW



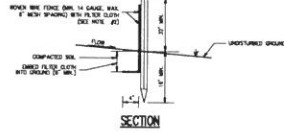
SECTION

NOTES

1. SLOPE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE SET AT 10' TO 12' ON CENTER.
2. FILTER CLOTH SHALL BE FASTENED SECURELY TO SLOPE FENCE WITH WIRE TIES OR STAPLES EVERY 24" TO 30" AND NO SECTION FENCE SHALL BE MORE THAN 4' HIGHER THAN ADJACENT.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 12" MINIMUM AND FILTER CLOTH SHALL BE STAPLED TO A 2" X 4" WOOD STUD, TIMBER, OR APPROVED EQUIV.
4. PRELIMINARY LAYOUT SHALL BE APPROVED BY THE ENGINEER.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED AND REPLACED WHEN "BULGE" DEVELOPS IN THE SLOPE FENCE.



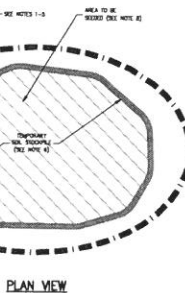
PERSPECTIVE VIEW



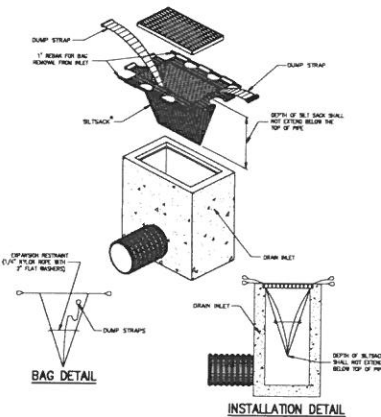
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7. ALL STOCKPILED SOIL SHALL NOT CONTAIN RUBBLE GREATER THAN 2.5'.
8. UPON COMPLETION OF SOIL STOCKPILES, EACH PILE SHALL BE SECTED WITHIN 24 HOURS, PERSONNEL OR APPROVED AGENCIES SHALL BE PLACED TO MONITOR STOCKPILES TO ENSURE THAT THEY DO NOT SPILL, AND STOCKPILES SHALL BE REMOVED TO THE SITE OF THE STOCKPILE.
9. ALL STOCKPILES SHALL BE PROTECTED WITH SLOPE FENCING INSTALLED AROUND THE PERIMETER.



PLAN VIEW



BAG DETAIL

INSTALLATION DETAIL

16-FLOW SILT SACK AS MANUFACTURED BY JMC ENVIRONMENTAL IS APPROVED FOR USE FOR PURPOSES OF THIS SPECIFICATION.

ITEM NO.	DESCRIPTION	QUANTITY
16-1	GRAIN TANK TRENCH	16-1
16-2	GRAIN TANK TRENCH	16-2
16-3	GRAIN TANK TRENCH	16-3
16-4	GRAIN TANK TRENCH	16-4
16-5	GRAIN TANK TRENCH	16-5
16-6	GRAIN TANK TRENCH	16-6
16-7	GRAIN TANK TRENCH	16-7
16-8	GRAIN TANK TRENCH	16-8
16-9	GRAIN TANK TRENCH	16-9
16-10	GRAIN TANK TRENCH	16-10
16-11	GRAIN TANK TRENCH	16-11
16-12	GRAIN TANK TRENCH	16-12
16-13	GRAIN TANK TRENCH	16-13
16-14	GRAIN TANK TRENCH	16-14
16-15	GRAIN TANK TRENCH	16-15
16-16	GRAIN TANK TRENCH	16-16
16-17	GRAIN TANK TRENCH	16-17
16-18	GRAIN TANK TRENCH	16-18
16-19	GRAIN TANK TRENCH	16-19
16-20	GRAIN TANK TRENCH	16-20

SILT FENCE

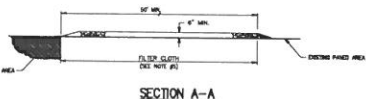
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TEMPORARY SOIL STOCKPILE WITH SILT FENCE

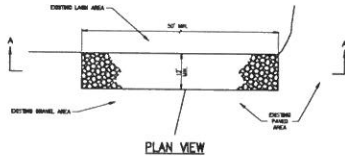
2

SILT SACK

3



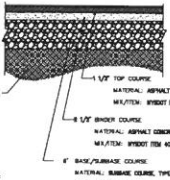
SECTION A-A



PLAN VIEW

NOTES

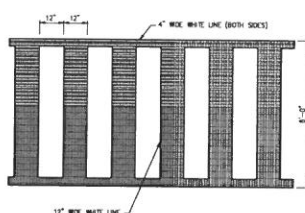
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SITE PAVEMENT

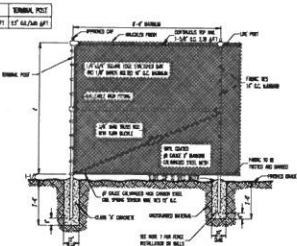
(Light Duty)

5



PEDESTRIAN CROSSING

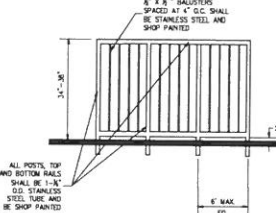
6



CHAIN LINK FENCE

(W/OUT GATE)

7



STEEL PIPE RAILING FOR ADA RAMP

8

STABILIZED CONSTRUCTION ENTRANCE

4

PEDESTRIAN CROSSING

6

CHAIN LINK FENCE

(W/OUT GATE)

7

STEEL PIPE RAILING FOR ADA RAMP

8

CONSTRUCTION DETAILS

EASTER SEALS NEW YORK  
87 OLD ROUTE 8  
TOWN OF CARMEL, NY 10541

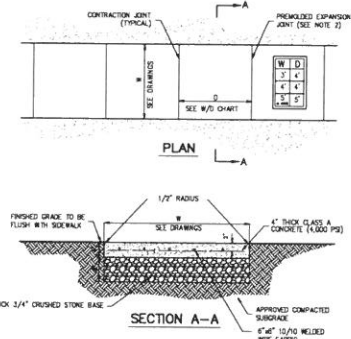
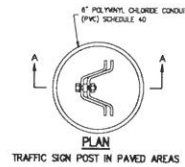
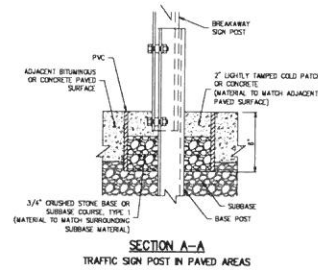
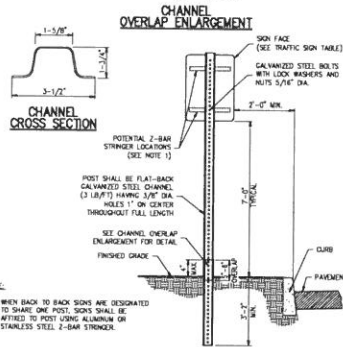
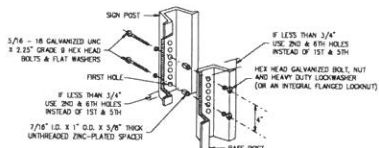
EASTER SEALS NEW YORK  
630 THIRD AVENUE, 8TH FLOOR  
NEW YORK, NY 10017  
DURKIN WATER REALTY, LLC  
BROOKLYN, NY 10008

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SCALE	NOT TO SCALE
DATE	10/1/2017
DESIGNED BY	EDS
CHECKED BY	EDS
APPROVED BY	EDS
PROJECT NO.	C-900

C-900





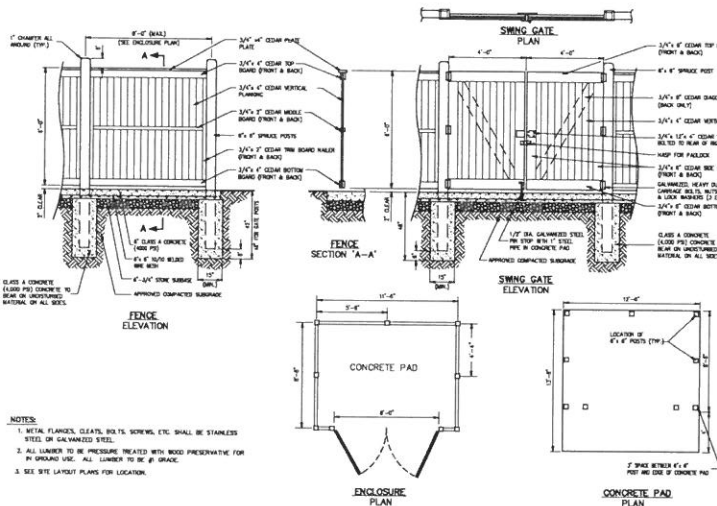
- NOTES:
1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
  2. PROVIDE 1/2" PRECASTED EXPANSION JOINTS AT 20' INTERVALS UNLESS OTHERWISE DIRECTED.
  3. REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
  4. SIDEWALK SHALL HAVE LIGHT BROOK FINISH.

### TRAFFIC SIGN POST (BREAKAWAY STEEL CHANNEL)

9

CONCRETE SIDEWALK/ADA RAMP

10



- NOTES:
1. METAL FLANGES, CLEATS, BOLTS, NUTS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED STEEL.
  2. ALL LUMBER TO BE PRESUPRE-TREATED WITH BORAX PRESERVATIVE FOR IN-GROUND USE. ALL LUMBER TO BE #2 GRADE.
  3. SEE SITE LAYOUT PLANS FOR LOCATION.

### TRASH ENCLOSURE WITH CONCRETE PAD (WOOD)

11

X

X



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

18 Computer Drive East  
Suite 203  
Albany, NY 12205  
T: 518.459.3252  
F: 518.459.3284  
[www.maserconsulting.com](http://www.maserconsulting.com)

October 3, 2017

Town of Carmel  
Planning Department  
Town of Carmel Town Hall  
60 McAlpin Ave  
Mahopac, NY 10541

Re: S-M Gas Line Reinforcement Project – Planning Board Agenda

Ms. Trombetta:

Maser Consulting and Central Hudson recently held a teleconference with various Town departments to explain the remaining approval process for this project. As a result of that meeting we are requesting the project be placed on the upcoming October 11<sup>th</sup> Planning Board meeting for a SEQRA “Nec-Dec” Resolution.

Should you or any Town office have any questions, please contact us at: 518-459-3252 ext. 3629, or by email at [dfarnan@maserconsulting.com](mailto:dfarnan@maserconsulting.com).

Sincerely,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to read 'Daniel Farnan', with a stylized flourish at the end.

Daniel Farnan, PE, CPESC, CPSWQ  
Senior Engineer

Enclosures – none

R:\Projects\2015\15000624A\Correspondence\OUT\171003\_daf\_Request for Meetings.docx



September 29, 2017

**Via Hand Delivery**

Town of Carmel Planning Board  
Office of the Town Engineer  
60 McAlpin Avenue  
Mahopac, NY 10541

**Re: ShopRite Supermarket Expansion (Store #235)**  
**184 NYS Rt. 52**  
**Carmel, NY 10512**  
**Tax Map ID: 44.9 - 1 - 9**

To the Town of Carmel Planning Board:

Our office is in receipt of the following comment letters concerning the above referenced project (copies enclosed):

- Town Engineer Memorandum (dated 7/10/17);
- Code Enforcement Memorandum (dated 7/12/17).

With regard to the specific comments from these documents, we offer the following responses:

**Town Engineer Memorandum**

**I. General Comments**

1. *The facility is currently served by Carmel Water District #2 and Carmel Sewer District #2. This has been noted by the Applicant. No further action is required.*

**RESPONSE: Duly noted.**

2. *The following referrals would appear to be warranted:*
  - a. *Carmel Fire Department - The Applicant has indicated that the plans have been submitted to the Carmel Fire Department for review.*

**RESPONSE: Per our discussions with the Carmel Fire Department, they have no comments on the proposed project.**

3. *The following regulatory permits will be required for the application:*
  - a. *New York State Department of Conservation Stormwater Permit. The applicant will prepare this upon when all comments are satisfied.*

**RESPONSE: Enclosed please find Stormwater Pollution Prevention Plan (SWPPP) for your review.**

4. *The applicant will be required to supply a stormwater maintenance agreement and maintenance guarantee per Town Code (§156-85 and §156-87 B respectively) to assure*

*long-term maintenance of all stormwater management practices (SWMP) proposed for the site. The applicant will provide this with the finalized SWPPP.*

**RESPONSE: A copy of the prepared agreement is included with the SWPPP Binder.**

5. *The overall disturbance for the project is 1.62 acres which therefore exceeds the threshold criteria of disturbance for New York State Department of Environmental Conservation (NYSDEC) stormwater regulations. This project is above the 1 acre threshold and therefore requires coverage under the NYSEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002) and the development of Stormwater Pollution Prevention Plan (SWPPP) that includes the post stormwater controls. The applicant must provide a Storm Water Prevention Control Plan. Which provides all the necessary details for design of the stormwater management system. The applicant has advised that is will submit the SWPPP when all site plan comments have been satisfactorily addressed. This unacceptable and the SWPPP must be developed and submitted so as to determine if the proposed permanent stormwater controls are acceptable.*

**RESPONSE: Enclosed please find Stormwater Pollution Prevention Plan (SWPPP) for your review.**

## II. Detailed Comments

1. *The Parking spot dimensions do not conform to the Town Code. Dimensions of 9' x 18' are provided. The Code requires spots dimensioned at 10' x 20'. The applicant indicates that a variance will be sought for this.*

**RESPONSE: An application will be submitted to the Zoning Board of Appeals for the proposed 9'x18' stalls.**

2. *Details should be provided to show that the water infiltration system meets NYSDEC criteria. The applicant must follow up with boring and infiltration testing.*

**RESPONSE: The enclosed stormwater runoff calculations show the CMP Infiltration System meets NYSDEC criteria by providing stormwater storage/infiltration so that the proposed total stormwater runoff flow is less than the existing stormwater runoff flow. Additional boring/infiltration testing has been enclosed for your review. Per the new infiltration tests, the SWPPP calculations have been revised for the CMP Infiltration System (1.5 in./hr.).**

3. *The storm water infiltration system indicated the use of CMP indicating Corrugated Metal Pipe. The applicant should provide High Density Polyethylene piping. The applicant has indicated that the use of CMP is "significantly less costly" than HDPE. CMP is not acceptable, especially given the fact that the snow storage area which will likely contain salt laden snow, is directly on top of the infiltration system with manway openings directly into the system. Salt is well known to be deleterious to metal. Even thirty years ago, this department eschewed the use of uncoated CMP in capital drainage projects. We utilized*

*Asphalt coated pipe, then transferred to Aluminized coated CMP and eventually for the last 20 years have used nearly exclusively HDPE.*

**RESPONSE:** Per our conversation with the manufacturer, Contech has been furnishing CMP in areas that use salt for many years. Best practices that have been included to address the changing environmental conditions around the pipe in a high salt area per the manufacturer's recommendations:

- Draping an impermeable liner over the CMP system as directed in the CMP Detention Design Guidelines to divert salting agents away from the system.
- Annual inspections.

The section view of the detail for the underground retention system has the liner called out for areas that use salt in the winter. Additionally, the SWPPP Long Term Maintenance Procedures requires annual inspections. As we are adhering to the manufacturer's best practices, we believe CMP is appropriate for this project.

4. *The applicant should consider an interceptor swale at the toe of the cut slope on the east side of the property. The Applicant has indicated that this will not be constructed. We ask only that the heavier stone for the top of the French drain be profiled to provide a shallow "U" shape.*

**RESPONSE:** The French Drain detail has been revised to show a shallow "U" shape in the heavier stone at grade.

5. *The applicant should provide wind load calculations for the canopy. The applicant has indicated that these calculations will be submitted at part of the Building Permit Approval process.*

**RESPONSE:** N/A

6. *The applicant should consider replanting existing traffic Islands. Provide details on new landscaping areas.*

**RESPONSE:** Additional landscaping has been proposed in the new landscape islands in the parking area (see Sheet C7.0).

7. *Drawings C-1.1 and C3.0 identify a retaining wall on the east side of the property. In some areas the walls are ten (10) foot tall.*

**RESPONSE:** Please find the Structural Engineering Plans for the proposed wall enclosed.

8. *A safety fence must be installed on the top of the wall. The Applicant is coordinating this with a structural engineer.*

**RESPONSE:** A proposed fence is noted on the Site Plan.

9. *Wall calculations must be certified by a structural engineer. The applicant is coordinating this with a structural engineer.*

**RESPONSE:** Please find the Structural Engineering calculations for the proposed wall enclosed.

10. *The Applicant has submitted a graphic representation of vehicle movements through the site. We note that the plan submitted (TR 1.0). We note that the plan shows a Tractor Trailer movement around the northwest side of the building which crossed entirely into the oncoming lane of traffic at the stop bar. We note that the project scope involves an increase in pedestrian and vehicular traffic, particularly in this vicinity. Therefore, a remedy for this traffic movement conflict should be resolved as part of this application.*

**RESPONSE:** The current truck movement around the existing building is an existing condition and has previously functioned without issue. However, we have proposed a “STOP” bar and “STOP” sign for the trucks to make sure they wait for any oncoming cars in this area. The Truck Run Exhibit has also been revised to show the truck maneuver around the turn without entering any parking stalls (see Sheet TR1.0).

11. *There is a question of ownership of the sewer and water lines on the site, this needs to be clarified.*

**RESPONSE:** This item was coordinated with the Town Engineer prior to this resubmission.

12. *A separate easement map and summary of easements should be provided.*

**RESPONSE:** Please see the enclosed ALTA/NSPS Land Title Survey prepared by Gallas Surveying Group which shows and lists all easements on the property.

#### Code Enforcement Comments

- *The applicant proposed to construct an addition to the existing ShopRite in Carmel.*

**RESPONSE:** N/A

- *The architectural consultant needs to review this plan and submit comments. The applicant needs to open an escrow account for the review prior to the consultant reviewing the plans.*

**RESPONSE:** Duly Noted.

- *The bulk requirement table is incorrect. It appears that the engineer only included the information for ShopRite. The entire lot and building(s) needs to be included in the bulk requirements.*

**RESPONSE:** The “Min. Floor Area” row of the bulk table has been revised to include the total building square footage.

- *The truck template shows the trucks entering a parking space. This does not comply.*  
**RESPONSE:** The Truck Run Exhibit has been revised to show the truck maneuver around the turn without entering any parking stalls.
- *Provide a list of all variances granted for this site.*  
**RESPONSE:** The list of previous variances granted and the variances requested have been added to the Overall Site Plan (sheet C1.0).
- *Variance is required for parking. The plan appears to provide 215 parking spaces less than required. Once I know how many spaces were required by previous variance, I will be able to provide the number required for variance.*  
**RESPONSE:** The list of variances requested has been added to the Overall Site Plan (sheet C1.0). A submission will be made to the Zoning Board of Appeals for the parking variances.

We trust that the above information, the enclosed items, and the revised drawings answer the items posed by the comment letters. If you have any questions or require additional information, please feel free to contact our office. If you prefer, we would be willing meet with you in person to discuss the project in detail.

Best regards,



Daniel Peveraro, P.E.

**Lauro Group**

# STRUCTURAL CALCULATIONS

FOR

RETAINING WALLS AT SHOPRITE  
184 NY-52, CARMEL, NY

LAURO GROUP, INC.  
ONE SUFFOLK SQUARE  
1601 VETERANS MEMORIAL HIGHWAY, #330  
ISLANDIA, NY 11749



PAUL C. BECK, P.E.  
LICENSE NO. (NEW YORK) 52393  
PRESIDENT

PBA ENGINEERING, P.C.  
12 KULICK ROAD  
FAIRFIELD, NEW JERSEY 07004-3363  
PHONE: (973) 276-1700  
FAX: (973) 276-9766

STRUCTURAL ENGINEERS  
PROJECT NO. 17-138  
DATE: 9/26/2017  
TOTAL NO. PAGES ATTACHED: 17

Title 8ft wall  
Job # :  
Description....  
8ft wall

Dsgnr:

Page : 1  
Date: 15 SEP 2017

This Wall in File: U:\Justin\2017 Jobs\17-138\17-138.RPX

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## Cantilevered Retaining Wall

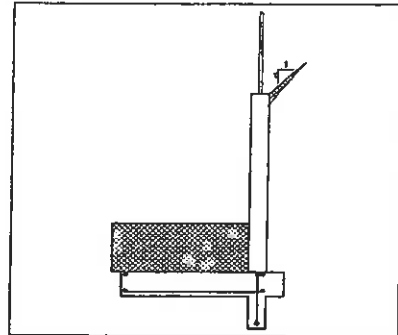
Code: IBC 2015, ACI 318-14, ACI 530-13

### Criteria

Retained Height	=	11.00 ft
Wall height above soil	=	5.00 ft
Slope Behind Wall	=	1.00
Height of Soil over Toe	=	36.00 in
Water height over heel	=	0.0 ft

### Soil Data

Allow Soil Bearing	=	4,000.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	50.0 psf/ft
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footings  Soil Friction	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



### Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0 psf
Used for Sliding & Overturning		

### Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem	=	17.1 psf (Service Level)

### Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type	=	Line Load
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

### Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

### Design Summary

Wall Stability Ratios		
Overturning	=	1.59 OK
Sliding	=	1.56 OK
Total Bearing Load	=	5,256 lbs
...resultant ecc.	=	24.85 in
Soil Pressure @ Toe	=	1,443 psf OK
Soil Pressure @ Heel	=	0 psf OK
Allowable	=	4,000 psf
Soil Pressure Less Than Allowable		
ACI Factored @ Toe	=	2,020 psf
ACI Factored @ Heel	=	0 psf
Footing Shear @ Toe	=	13.9 psi OK
Footing Shear @ Heel	=	9.6 psi OK
Allowable	=	82.2 psi
Sliding Calcs		
Lateral Sliding Force	=	4,642.0 lbs
less 100% Passive Force	=	- 5,156.3 lbs
less 100% Friction Force	=	- 2,102.4 lbs
Added Force Req'd	=	0.0 lbs OK
...for 1.5 Stability	=	0.0 lbs OK

### Stem Construction

	2nd	Bottom
Design Height Above Ftg	ft = 11.00	Stem OK
Wall Material Above "Ht"	= Fence	Concrete
Design Method	=	LRFD
Thickness	=	12.00
Rebar Size	=	# 6
Rebar Spacing	=	10.00
Rebar Placed at	=	Edge
Design Data		
fb/FB + fa/Fa	=	0.874
Total Force @ Section		
Service Level	lbs = 85.7	
Strength Level	lbs = 4,925.7	
Moment....Actual		
Service Level	ft-# = 214.3	
Strength Level	ft-# = 18,903.6	
Moment....Allowable	ft-# = 21,635.4	
Service Level	psi =	
Strength Level	psi = 42.6	
Shear....Allowable	=	82.2
Anet (Masonry)	in2 =	
Rebar Depth 'd'	in = 9.63	

### Masonry Data

f <sub>m</sub>	psi =	
F <sub>s</sub>	psi =	
Solid Grouting	=	
Modular Ratio 'n'	=	
Wall Weight	psf = 150.0	
Short Term Factor	=	
Equiv. Solid Thick.	=	
Masonry Block Type	=	Normal Weight
Masonry Design Method	=	ASD

### Concrete Data

f <sub>c</sub>	psi = 3,000.0
F <sub>y</sub>	psi = 60,000.0

Vertical component of active lateral soil pressure IS NOT considered in the calculation of soil bearing

### Load Factors

Building Code	IBC 2015, ACI
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.000
Seismic, E	1.000

Title 8ft wall  
Job # :  
Description....  
8ft wall

Dsgnr:

Page : 2  
Date: 15 SEP 2017

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## Cantilevered Retaining Wall

Code: IBC 2015, ACI 318-14, ACI 530-13

### Concrete Stem Rebar Area Details

Bottom Stem	Vertical Reinforcing	Horizontal Reinforcing
As (based on applied moment) :	0.4514 in <sup>2</sup> /ft	
(4/3) * As :	0.6019 in <sup>2</sup> /ft	Min Stem T&S Reinf Area 3.168 in <sup>2</sup>
200bd/fy : 200(12)(9.625)/60000 :	0.385 in <sup>2</sup> /ft	Min Stem T&S Reinf Area per ft of stem Height : 0.288 in <sup>2</sup> /ft
0.0018bh : 0.0018(12)(12) :	0.2592 in <sup>2</sup> /ft	Horizontal Reinforcing Options :
	=====	One layer of : Two layers of :
Required Area :	0.4514 in <sup>2</sup> /ft	#4@ 8.33 in #4@ 16.67 in
Provided Area :	0.528 in <sup>2</sup> /ft	#5@ 12.92 in #5@ 25.83 in
Maximum Area :	1.5647 in <sup>2</sup> /ft	#6@ 18.33 in #6@ 36.67 in

### Footing Dimensions & Strengths

Toe Width	=	7.00 ft
Heel Width	=	2.00
Total Footing Width	=	9.00
Footing Thickness	=	18.00 in
Key Width	=	12.00 in
Key Depth	=	24.00 in
Key Distance from Toe	=	7.00 ft
f <sub>c</sub> =	3,000 psi	F <sub>y</sub> = 60,000 psi
Footing Concrete Density	=	150.00 pcf
Min. As %	=	0.0018
Cover @ Top	2.00	@ Btm = 3.00 in

### Footing Design Results

	Toe	Heel
Factored Pressure	= 2,020	0 psf
Mu' : Upward	= 33,637	0 ft-#
Mu' : Downward	= 16,317	905 ft-#
Mu: Design	= 17,320	905 ft-#
Actual 1-Way Shear	= 13.95	9.61 psi
Allow 1-Way Shear	= 82.16	82.16 psi
Toe Reinforcing	= #6 @ 10.00 in	
Heel Reinforcing	= None Spec'd	
Key Reinforcing	= #4 @ 9.26 in	

### Other Acceptable Sizes & Spacings

Toe: #4@ 6.17 in, #5@ 9.57 in, #6@ 13.58 in, #7@ 18.52 in, #8@ 24.38 in, #9@ 30.  
Heel: Not req'd: Mu < phi\*5\*lambda\*sqrt(f<sub>c</sub>)\*S<sub>m</sub>  
Key: #4@ 9.26 in, #5@ 14.35 in, #6@ 20.37 in, #7@ 27.78 in,

Min footing T&S reinf Area	3.50 in <sup>2</sup>
Min footing T&S reinf Area per foot	0.39 in <sup>2</sup> /ft
If one layer of horizontal bars:	
#4@ 6.17 in	#4@ 12.35 in
#5@ 9.57 in	#5@ 19.14 in
#6@ 13.58 in	#6@ 27.16 in

### Summary of Overturning & Resisting Forces & Moments

Item	.....OVERTURNING.....			.....RESISTING.....		
	Force lbs	Distance ft	Moment ft-#	Force lbs	Distance ft	Moment ft-#
Heel Active Pressure	= 4,556.3	4.50	20,503.1	Soil Over Heel	= 1,210.0	8.50
Surcharge over Heel	=			Sloped Soil Over Heel	= 55.0	8.67
Surcharge Over Toe	=			Surcharge Over Heel	=	
Adjacent Footing Load	=			Adjacent Footing Load	=	
Added Lateral Load	=			Axial Dead Load on Stem	=	
Load @ Stem Above Soil	= 85.7	15.00	1,285.5	* Axial Live Load on Stem	=	
				Soil Over Toe	= 16.0	3.50
				Surcharge Over Toe	=	
				Stem Weight(s)	= 1,650.0	7.50
				Earth @ Stem Transitions	=	
				Footing Weight	= 2,025.0	4.50
				Key Weight	= 300.0	7.50
				Vert. Component	=	
<b>Total</b>	<b>4,642.0</b>	<b>O.T.M.</b>	<b>21,788.6</b>	<b>Total</b>	<b>5,256.0 lbs</b>	<b>R.M. = 34,555.3</b>
Resisting/Overturning Ratio	= 1.59					
Vertical Loads used for Soil Pressure	= 5,256.0 lbs					

\* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Overturning Resistance.



Title 8ft wall  
Job # :  
Description....  
8ft wall

Dsgnr:

Page : 3  
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## Cantilevered Retaining Wall

Code: IBC 2015,ACI 318-14,ACI 530-13

Tilt

### Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus 250.0 pci

Horizontal Defl @ Top of Wall (approximate only) 0.071 in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

Title 8ft wall  
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Page : 4  
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## Cantilevered Retaining Wall

Code: IBC 2015,ACI 318-14,ACI 530-13

### Rebar Lap & Embedment Lengths Information

Stem Design Segment: Bottom

Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #6 bar specified in this stem design segment = 25.63 in

Development length for #6 bar specified in this stem design segment = 19.72 in

Hooked embedment length into footing for #6 bar specified in this stem design segment = 9.83 in

As Provided = 0.5280 in<sup>2</sup>/ft

As Required = 0.4514 in<sup>2</sup>/ft

Title 8ft wall  
Job # :  
Description....  
8ft wall

Dsgnr:

Page : 5  
Date: 15 SEP 2017

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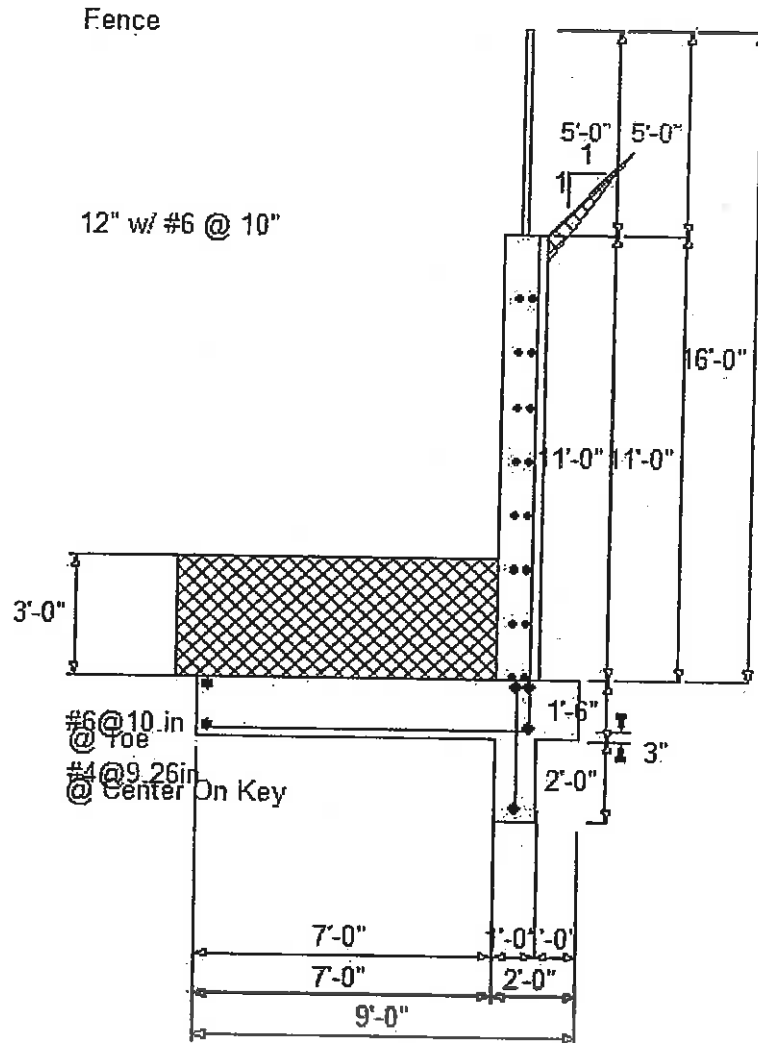
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8ft wall

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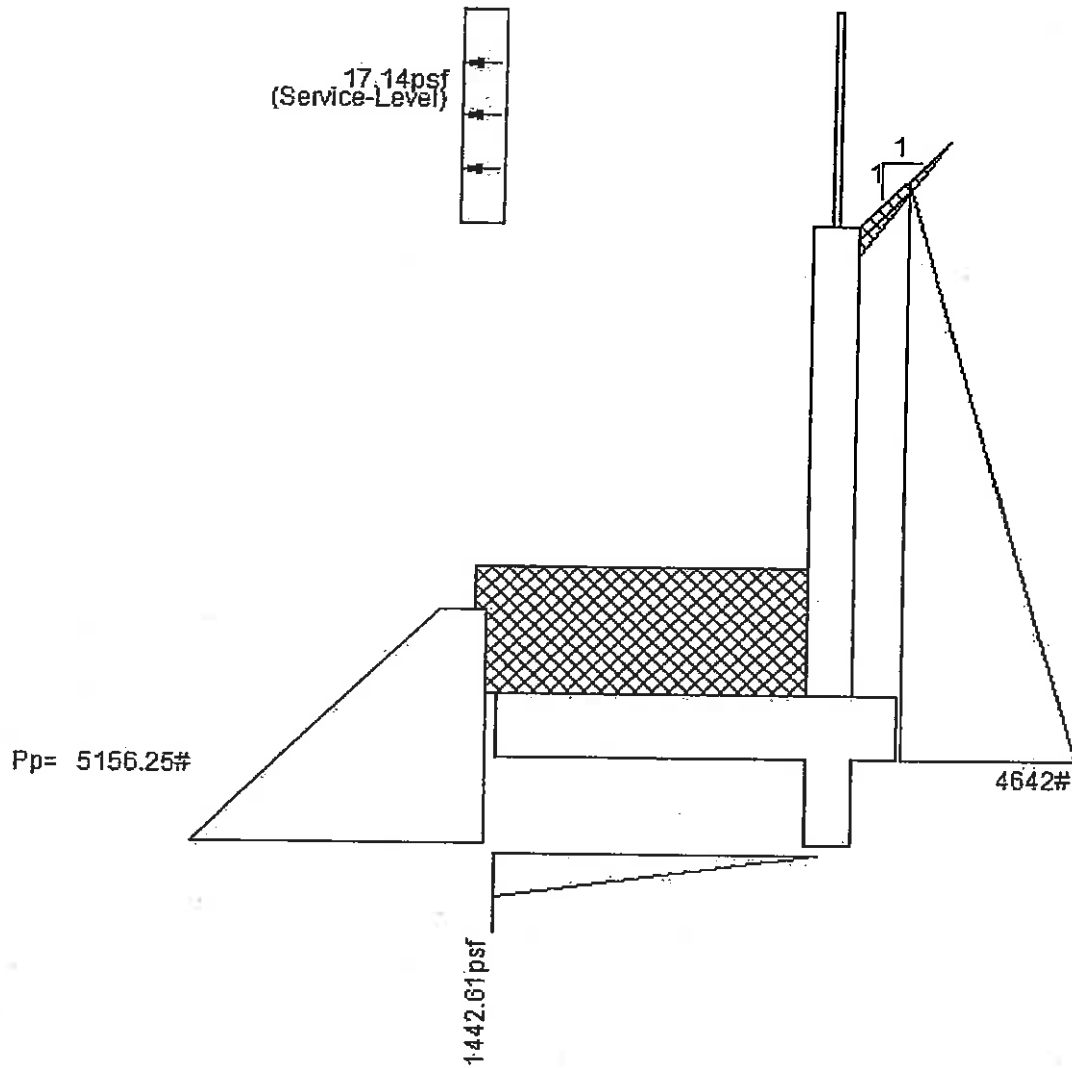
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8ft wall

Dsgnr:

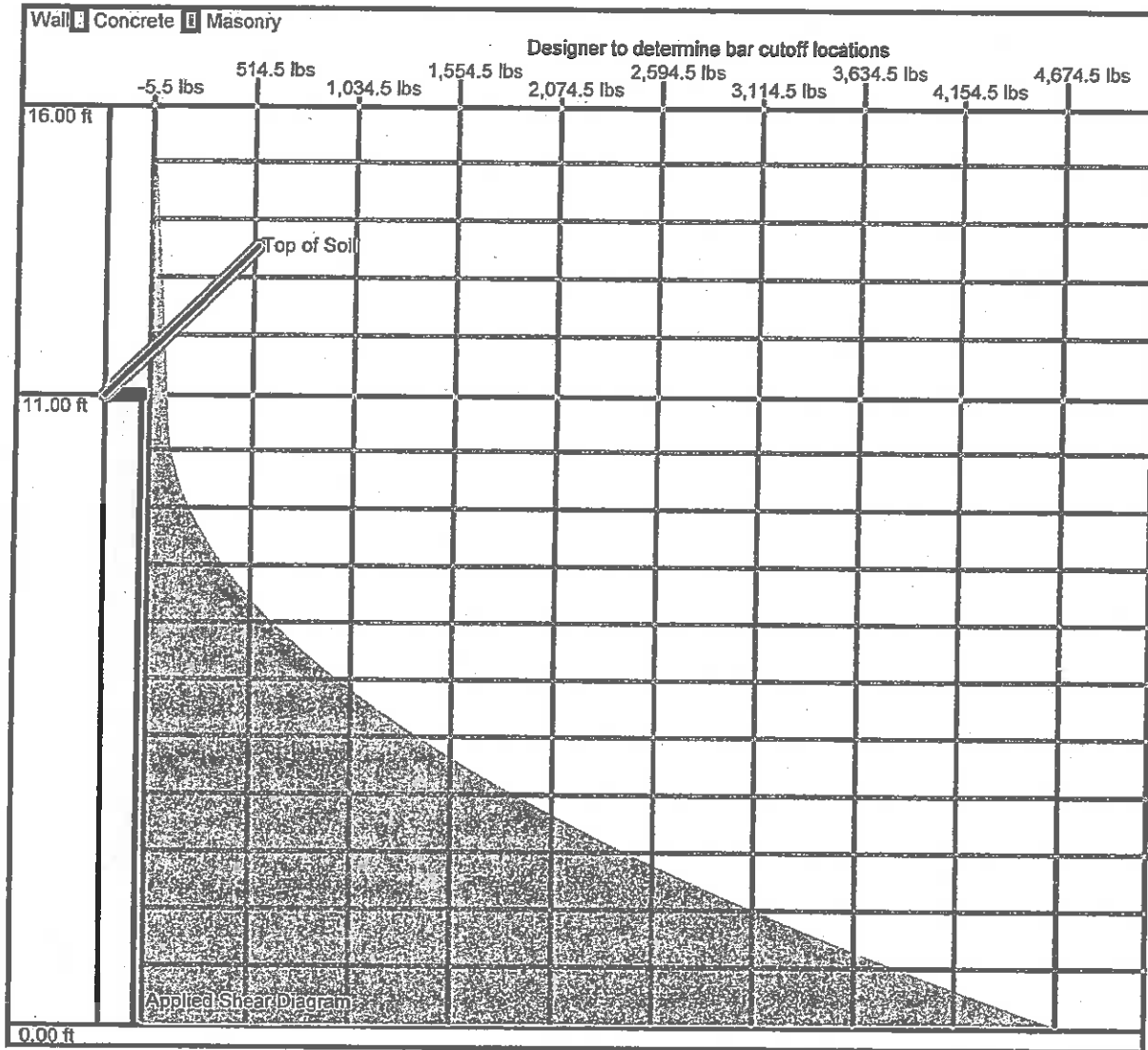
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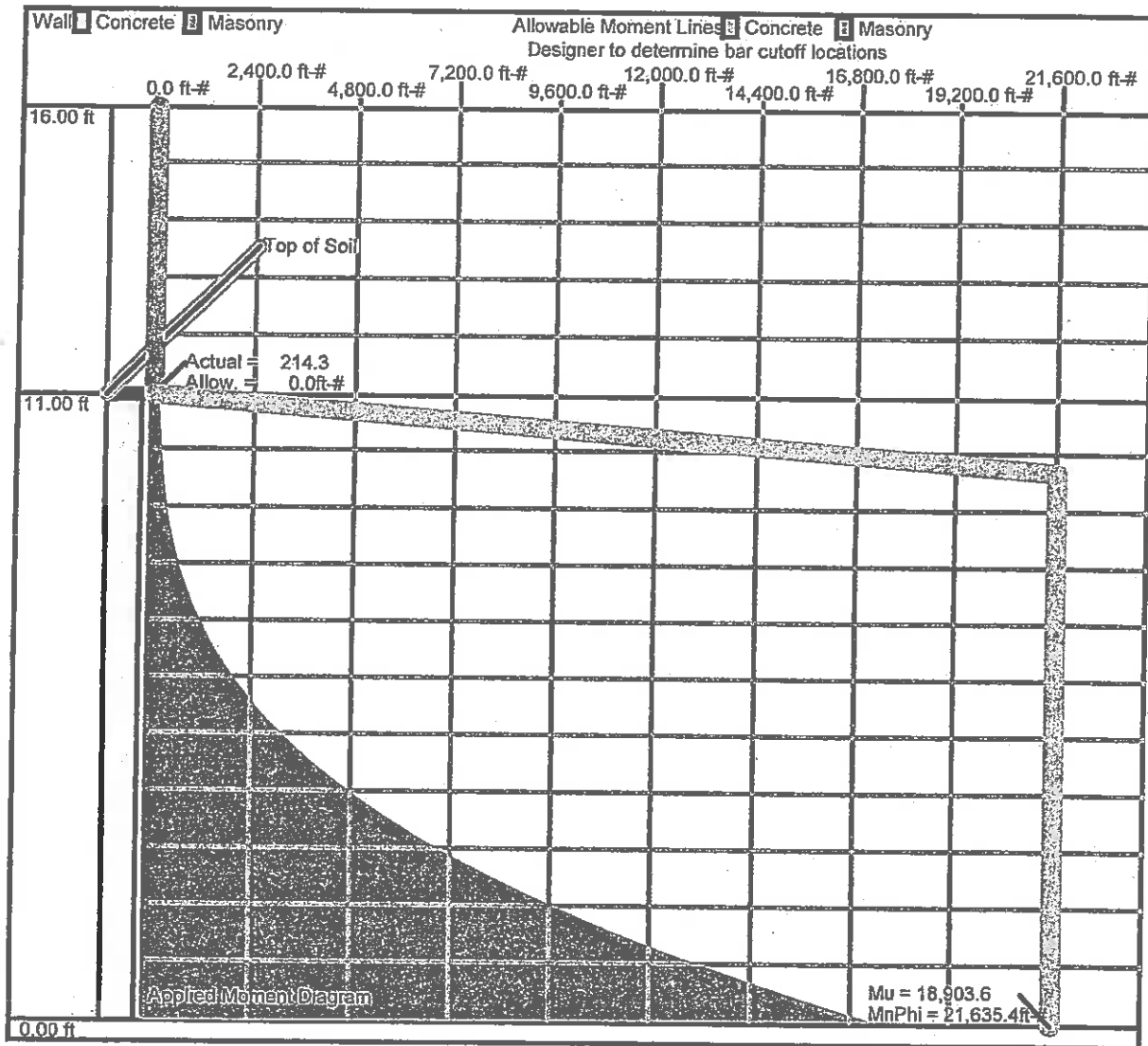
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## Cantilevered Retaining Wall

Code: IBC 2015, ACI 318-14, ACI 530-13



# MecaWind Pro v2.2.7.6 per ASCE 7-10

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Date : 9/14/2017 Project No. : JobNo  
 Company Name : True Designed By : Engineer  
 Address : Address Description : Description  
 City : City Customer Name : Customer  
 State : State Proj Location : Location  
 File Location: C:\Users\JustinS\AppData\Roaming\MecaWind\Default.wnd

## Input Parameters: Other Structures & Building Appurtenances MWFRS (Ch 29)

Basic Wind Speed(V)	=	105.00 mph	Exposure Category	=	C
Structural Category	=	I	Flexible Structure	=	No
Natural Frequency	=	N/A	Kd Directional Factor	=	0.85
Importance Factor	=	1.00	Zg	=	900.00 ft
Alpha	=	9.50	Bt	=	1.00
At	=	0.11	Bm	=	0.65
Am	=	0.15	l	=	500.00 ft
Cc	=	0.20	Zmin	=	15.00 ft
Epsilon	=	0.20	Ht- Grade to Top of Sign	=	5.00 ft
B - Horizontal Dim.	=	1.00 ft	S - Vertical Sign Dim.	=	5.00 ft
W - Sign Depth	=	1.00 ft	Sh- Ratio of S / Ht	=	1.00
Bs- Ratio of B / S	=	0.20	Elb - Base Elevation	=	.00 ft
E - Solidity Ratio	=	100.00 %			

## Gust Factor Calculations

Gust Factor Category I Rigid Structures - Simplified Method  
 Gust1: For Rigid Structures (Nat. Freq.>1 Hz) use 0.85 = 0.85

Gust Factor Category II Rigid Structures - Complete Analysis  
 Zm:  $0.6 \cdot Ht$  = 15.00 ft  
 lzm:  $Cc \cdot (33/Zm)^{0.167}$  = 0.23  
 Lzm:  $1 \cdot (Zm/33)^{Epsilon}$  = 427.06 ft  
 Q:  $(1/(1+0.63 \cdot ((B+Ht)/Lzm)^{0.63}))^{0.5}$  = 0.98  
 Gust2:  $0.925 \cdot ((1+1.7 \cdot lzm \cdot 3.4 \cdot Q)/(1+1.7 \cdot 3.4 \cdot lzm))$  = 0.91

Gust Factor Summary  
 Not a Flexible Structure use the Lessor of Gust1 or Gust2 = 0.85

## Design Wind Pressure - Other Structures

Elev ft	Kz	Kzt	qz psf	W_Pres_Cf( 1.65) psf
5.00	0.85	1.00	12.219	17.14

Note: W\_Pres\_Cf is Wind Pressure based on Cf(Force Coefficient)

Figure 29.4-1: Wind Loads for Solid Signs & Freestanding Walls

Cf - Force Coefficient	=	1.65
Rd - Reduction Factor $(1-(1-E)^{1.5})$	=	1.00
Kz	=	0.85
Kzt	=	1.00
Qz	=	12.22 psf
Wind Pressure at Elevation 5 ft	=	17.14 psf

- Notes: 1) Signs with openings comprising < 30% of gross area are considered solid signs  
 2) Force Coefficients for solid signs with openings shall be multiplied by Rd  
 3) Case C only applies when Bs >= 2







SHOP RITE, 150-180 RT 52, CARMEL, NY

**Narrative for ZBA :**

Town of Carmel code articles 156-41 C. (2) and (4) place a restriction of 40 sq ft for sign face area and a restriction of one wall sign per business.

We request approval for eight wall signs with a total sign face area of 473.6 sq ft.

The renovation of this Shop Rite store is in keeping with the design of other new-construction and renovated Shop Rite stores in the Greater Hudson Valley. This proven layout consists of a large illuminated Shop Rite script sign at the center of the wall with a circular logo sign at each corner. The balance and scale of this façade design is appropriate for the size of the building. It provides positive brand recognition and safe way finding for customers and merchants. Since the store is set back more than 350 feet from the road, the use of a single 40 sq ft sign could be considered a disservice.

The additional Welcome, Pharmacy, and Bottle Return signs are intended for customer service and convenience when already on the lot.

8/8/17

Shop Rite – Carmel  
Sign Plan

Proposed Wall Signs are:

R1. "Bottle Return"	$1' \times 10.5' = 10.5 \text{ sq ft}$	Non-illuminated
R2. "Welcome"	$1' \times 6.8' = 6.8 \text{ sq ft}$	Non-illuminated
R3. "Shop Rite" Script	$8' \times 41.4' = 331.3 \text{ sq ft}$	Illuminated
R4. "Pharmacy Department Within"	$1' \times 11' = 11 \text{ sq ft}$	Non-illuminated
R5. Logo medallion	$8' \text{ diameter} = 50.2 \text{ sq ft}$	Illuminated
R6. "Welcome"	$1' \times 6.8' = 6.8 \text{ sq ft}$	Non-illuminated
R7. Logo medallion	$8' \text{ diameter} = 50.2 \text{ sq ft}$	Illuminated
R8. "Welcome"	$1' \times 6.8' = 6.8 \text{ sq ft}$	Non-illuminated

Total sign face area                      **473.6 sq ft**


Sign	Details	Area	Type
R1	"Bottle Return"	1' x 10.5' = 10.5 sf	Non-Illuminated
R2	"Welcome"	1' x 6.8' = 6.8 sf	Non-Illuminated
R3	"ShopRite" Script	8' x 41.4' = 331.3 sf	Illuminated
R4	"Pharmacy Department Within"	1' x 11' = 11 sf	Non-Illuminated
R5	ShopRite Logo Medallion	8' dia. = 50.2 sf	Illuminated
R6	"Welcome"	1' x 6.8' = 6.8 sf	Non-Illuminated
R7	ShopRite Logo Medallion	8' dia. = 50.2 sf	Illuminated
R8	"Welcome"	1' x 6.8' = 6.8 sf	Non-Illuminated

**TOTAL SIGN FACE AREA = 473.6 sf**

R1

Non-Illuminated Wall Sign  
Area = 1' x 10.5' = 10.5 sf



	Review this design carefully. Note any changes. Please verify all wording, spelling, art and sizes are correct before approving. Colors portrayed on proof may not match final product. <b>There is no charge for the first revision, any customer changes after that are subject to a \$55.00 per half hour artwork fee.</b> Through vigilance, we can save the expense of corrections later.	<b>Date:</b> 8/8/2017
		<b>Client:</b> Shoprite Kingston
		<b>Descriptive:</b> Bottle Return Individual Letters
		<b>File name:</b> shoprite-Carmel-bottlereturn-letters.pdf-1 Artwork
		<b>APPROVAL Signature</b> _____



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R2 / R6 / R8

Non-Illuminated Wall Sign  
Area = 1' x 6.8' = 6.8 sf



 845-355-2651 FAX: 845-355-8249 www.LewisSigns.com	Review this design carefully. Note any changes. Please verify all wording, spelling, art and sizes are correct before approving. Colors portrayed on proof may not match final product. <i>There is no charge for the first revision, any customer changes after that are subject to a \$55.00 per half hour artwork fee.</i> Through vigilance, we can save the expense of corrections later.	<b>Date:</b> 8/7/2017
		<b>Client:</b> Shoprite
		<b>Descriptive:</b> Welcome letters
		<b>File name:</b> Shoprite-Carmel-welcome-letters.pdf-1 Artwork
		<b>APPROVAL Signature</b> _____



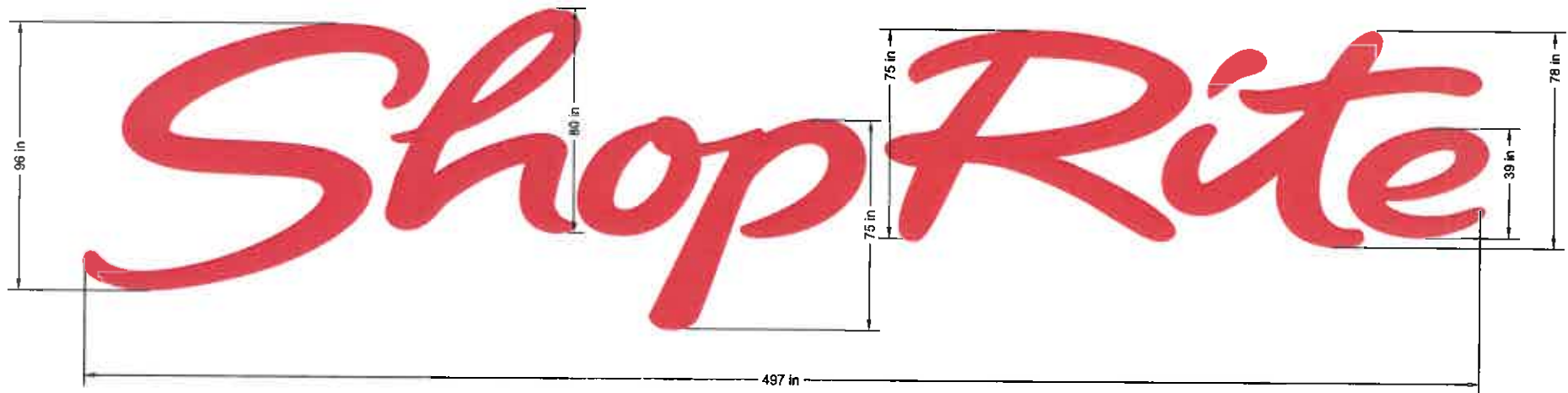
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R3

Illuminated Wall Sign

Area = 8' x 41.4' = 331.3 sf



TELL THE WORLD WITH SIGNS



Since 1924

845-355-2651 FAX: 845-355-8249

[www.LewisSigns.com](http://www.LewisSigns.com)

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Date: 8/8/2017

Client: ShopRite Dolson Ave

Descriptive: Channel letters

File name: Shoprite-Script-Carmel.pdf-1 Artwork

APPROVAL Signature \_\_\_\_\_




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R4

Non-Illuminated Wall Sign  
Area = 1' x 11' = 11 sf



 <p>TELL THE WORLD WITH SIGNS <b>LEWIS SIGN CO.</b> Since 1924 845-355-2651 FAX: 845-355-8249 www.LewisSigns.com</p>	<p>Review this design carefully. Note any problems or changes. Through vigilance, we can save the expense of corrections later. The design, engineering and methods expressed on this document are and remain the exclusive property of Lewis Sign Co. LLC and may not be used, nor may they be shown to any other contractor without Lewis Sign Co. LLC prior written consent. This artwork is protected under federal copyright laws. MAKE NO REPRODUCTIONS.</p>	<b>Date:</b> 8/8/2017
		<b>Client:</b> ShopRite Niskayuna NY
		<b>Descriptive:</b> 12" Channel Letters/box sign
		<b>File name:</b> Shoprite-Pharmacy-Carmel.pdf-1 Artwork
		<b>APPROVAL Signature</b> _____



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8'


8'

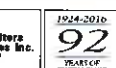


R5 / R7

Illuminated Wall Sign  
Area = 8'Ø = 50.2 sf

Circular Logo Depth = 15"

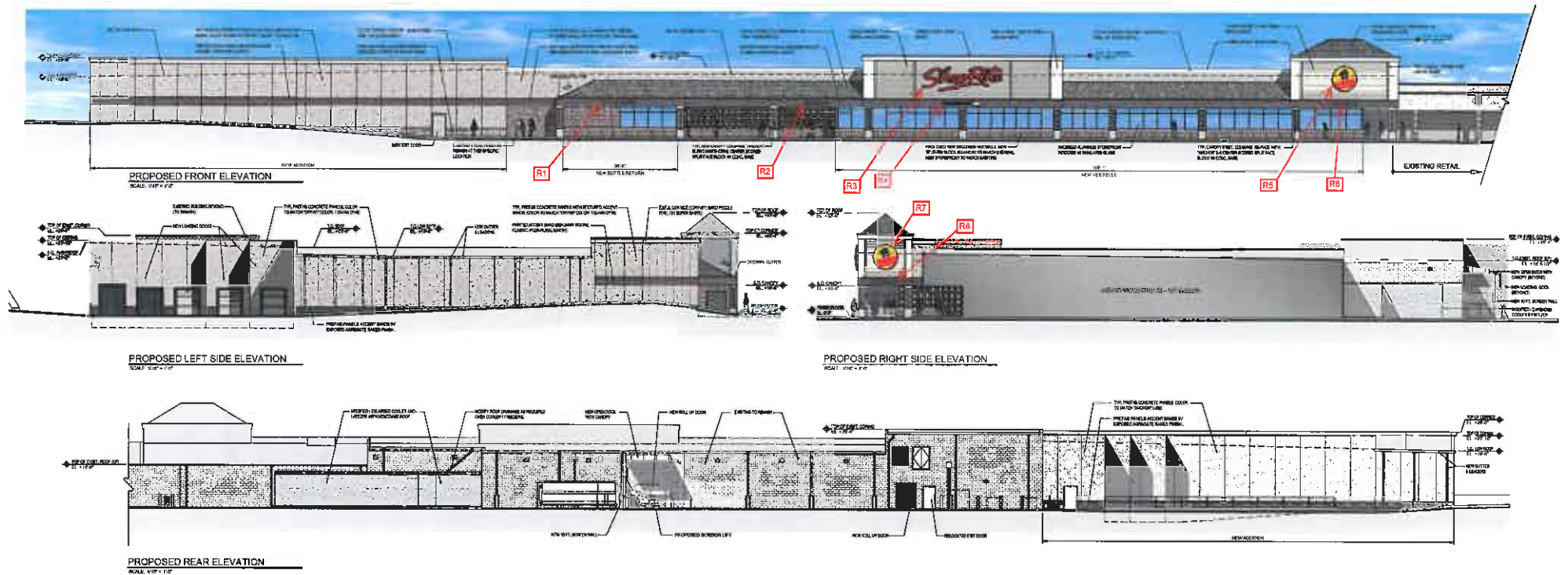
<p>TELL THE WORLD WITH SIGNS</p>  <p>Since 1924</p> <p>845-355-2651 FAX: 845-355-8249</p> <p>www.LewisSigns.com</p>	<p>Review this design carefully. Note any changes. Please verify all wording, spelling, art and sizes are correct before approving. Colors portrayed on proof may not match final product.</p> <p><b>There is no charge for the first revision, any customer changes after that are subject to a \$55.00 per half hour artwork fee.</b></p> <p>Through vigilance, we can save the expense of corrections later.</p>	<p><b>Date:</b> 8/8/2017</p> <p><b>Client:</b> Shoprite Kingston</p> <p><b>Descriptive:</b> Circular logo</p> <p><b>File name:</b> shoprite-Carmel-circular-logo-8'.pdf-1 Artwork</p> <p><b>APPROVAL Signature</b> _____</p>
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EXISTING SUPERMARKET PHOTO-1



EXISTING SUPERMARKET PHOTO-2



EXISTING SUPERMARKET PHOTO-3



EXISTING SHOPPING MALL PHOTO-1



EXISTING SHOPPING MALL PHOTO-2

**Note:**  
This exhibit shall be used for Wall Sign locations only.  
Please refer to Architectural Elevations for details  
regarding the building exterior.

**SIGN LOCATION  
EXHIBIT  
9/26/17**



## REFERENCES

<p> <b>Direct payment to:</b>  <b>Editor, Surveying Office</b>  <b>371 Chapel Lane</b>  <b>North Brunswick, NJ 08902</b>  <b>(609) 427-6700</b>  <b>FAX: (609) 427-6700</b> </p>	<p> <b>First Floor Elevators project</b>  <b>Residential Design Group</b>  <b>2201 Marcus Avenue, 10th</b>  <b>Long Beach, NY 11042</b>  <b>(516) 818-8111</b>  <b>FAX: (516) 818-8111</b> </p>
--	---

912012	30	1722
912013	30	<20

912012	30	1722
912013	30	<20

Page 10 of 10

Page 10 of 10

Category	Sub-category	Value
Category 1	Sub-category 1	Value 1
Category 1	Sub-category 2	Value 2
Category 2	Sub-category 1	Value 3
Category 2	Sub-category 2	Value 4
Category 3	Sub-category 1	Value 5
Category 3	Sub-category 2	Value 6
Category 4	Sub-category 1	Value 7
Category 4	Sub-category 2	Value 8
Category 5	Sub-category 1	Value 9
Category 5	Sub-category 2	Value 10

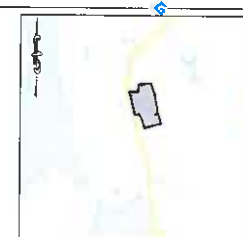
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Category 1	Sub-category 1	Value 1
Category 1	Sub-category 2	Value 2
Category 2	Sub-category 1	Value 3
Category 2	Sub-category 2	Value 4
Category 3	Sub-category 1	Value 5
Category 3	Sub-category 2	Value 6
Category 4	Sub-category 1	Value 7
Category 4	Sub-category 2	Value 8
Category 5	Sub-category 1	Value 9
Category 5	Sub-category 2	Value 10

Age Training Staff		
Age	Training Staff	

Age Training Staff		
Age	Training Staff	



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VICINITY MAP  
H71

## SITE PLAN KEYNOTES

1	1	Blue
2	2	Painted Traffic Arrows - White (typical)
3	3	Painted Arrows - Yellow (typical)
4	4	Flush Bar (typical)
5	5	Painted Traffic Markings - Blue
6	6	Painted Traffic Markings - Yellow
7	7	Cast Stone
8	8	Brickwork
9	9	Asphalt Pavement
10	10	Heavy Duty Concrete Pavement
11	11	Concrete Curb
12	12	Flush Concrete Curb
13	13	Cast Stone
14	14	Painted Cast Stone New Detail
15	15	Concrete Sidelwalk
16	16	Leaving Stone
17	17	Metal Lining Pavement/PAH Finish
18	18	Reinforced ADA Slope and Symbolized (typical)
19	19	Lead of Lead
20	20	Granite (Finish to Arch, Placed)
21	21	Cast Lateral (typical)

## SIGN KEYNOTES

Item	Note
A	"Stop" Sign (R1-1C)
B	ADA Accessible Parking Sign (R7-1)
D	"No Parking Any Time" Sign (R7-1)
E	"No Parking Fire Lane" Sign (R9-31)

**NOTE:** CONTRACTOR SHALL TAKE EXTREME CARE WHEN WORKING ADJACENT TO PEDESTRIAN AREAS AND TENANTS. CONTRACTOR SHALL COORDINATE WITH THE TENANTS AND PROPERTY OWNER TO ENSURE PROJECT IS PHASED TO ALLOW FOR CONTINUED USE OF ALL TENANTS DURING CONSTRUCTION.

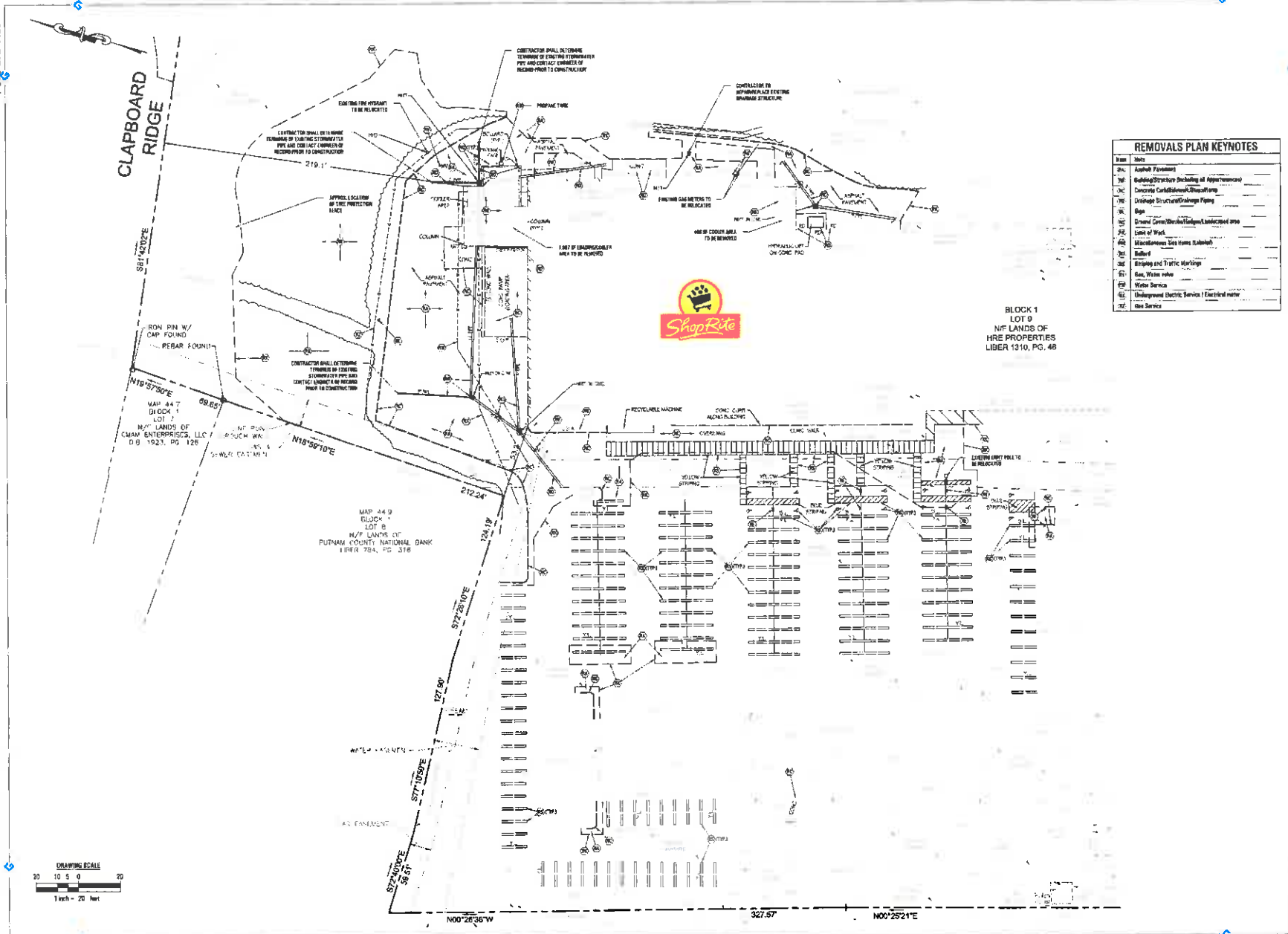
NEW YORK STATE ROUTE 52

(A.K.A. CARNEL-KENT COUNTY HIGHWAY NO. 57G)  
(A.K.A. GLENDA AVENUE)

[illegible][illegible]


  
 Please refer to the
   
 Call before you dig
   
 1-800-272-4480

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Item	Note
201	Asphalt Pavement
202	Building Structure (Including All Appendages)
203	Concrete Curbs/Driveways/Retaining Walls
204	Concrete Foundations/Drainage Piping
205	Sign
206	Ground Cover/Grass/Fields/Unimproved Area
207	Land of Water
208	Manufactured Gas Home Substation
209	Barbed
210	Shipping and Traffic Markings
211	Gas, Water Valve
212	Water Service
213	Underground Electric Service / Electrical meter
214	Gas Service

REMOVALS PLAN

SHEET **C2.0**

8 OF 17

SHOPRITE

10000 N. US HWY 1

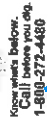
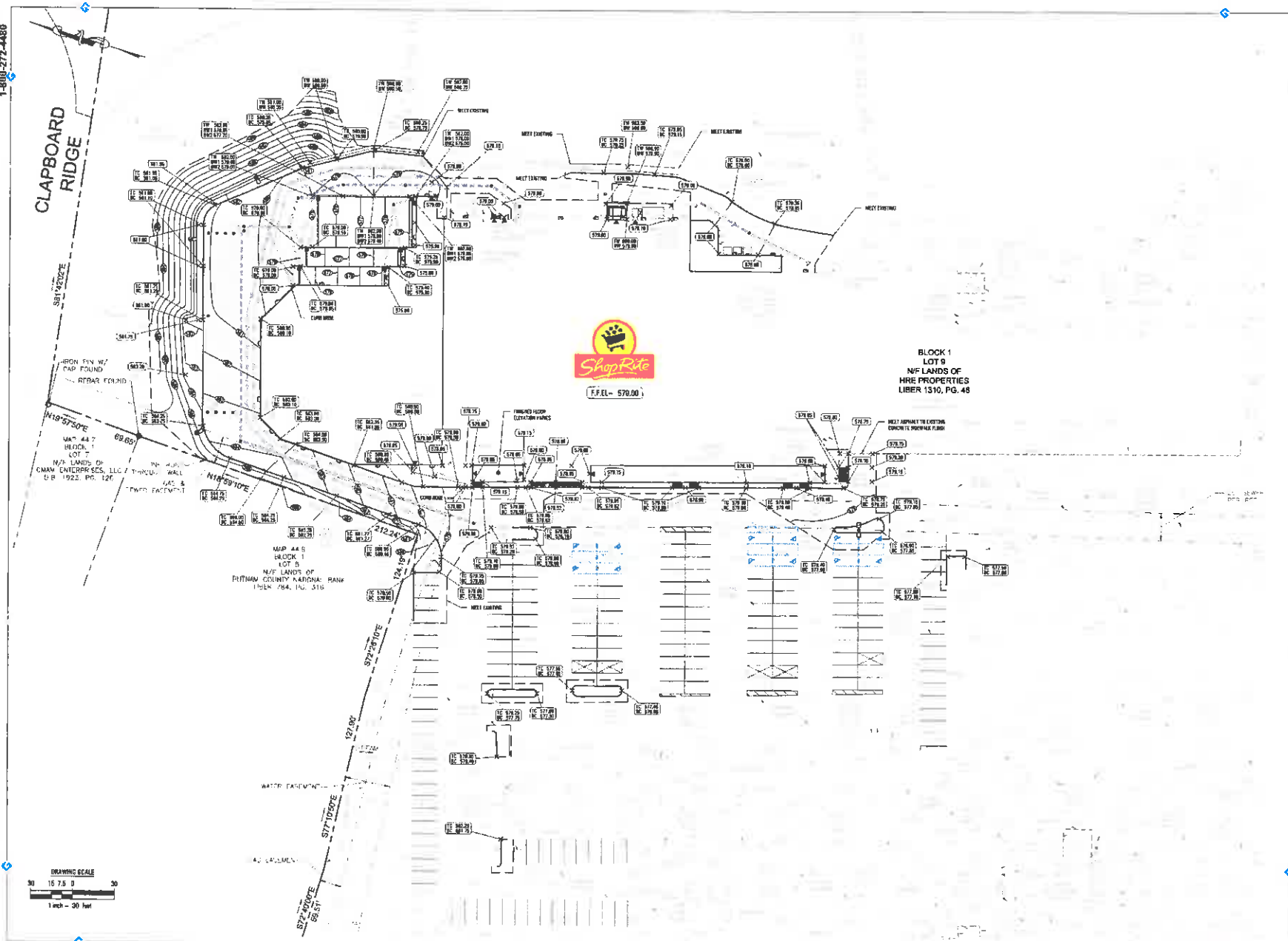
DADE COUNTY, FL 33126

TEL: 781.272.4480

TOTAL PERMITS

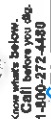
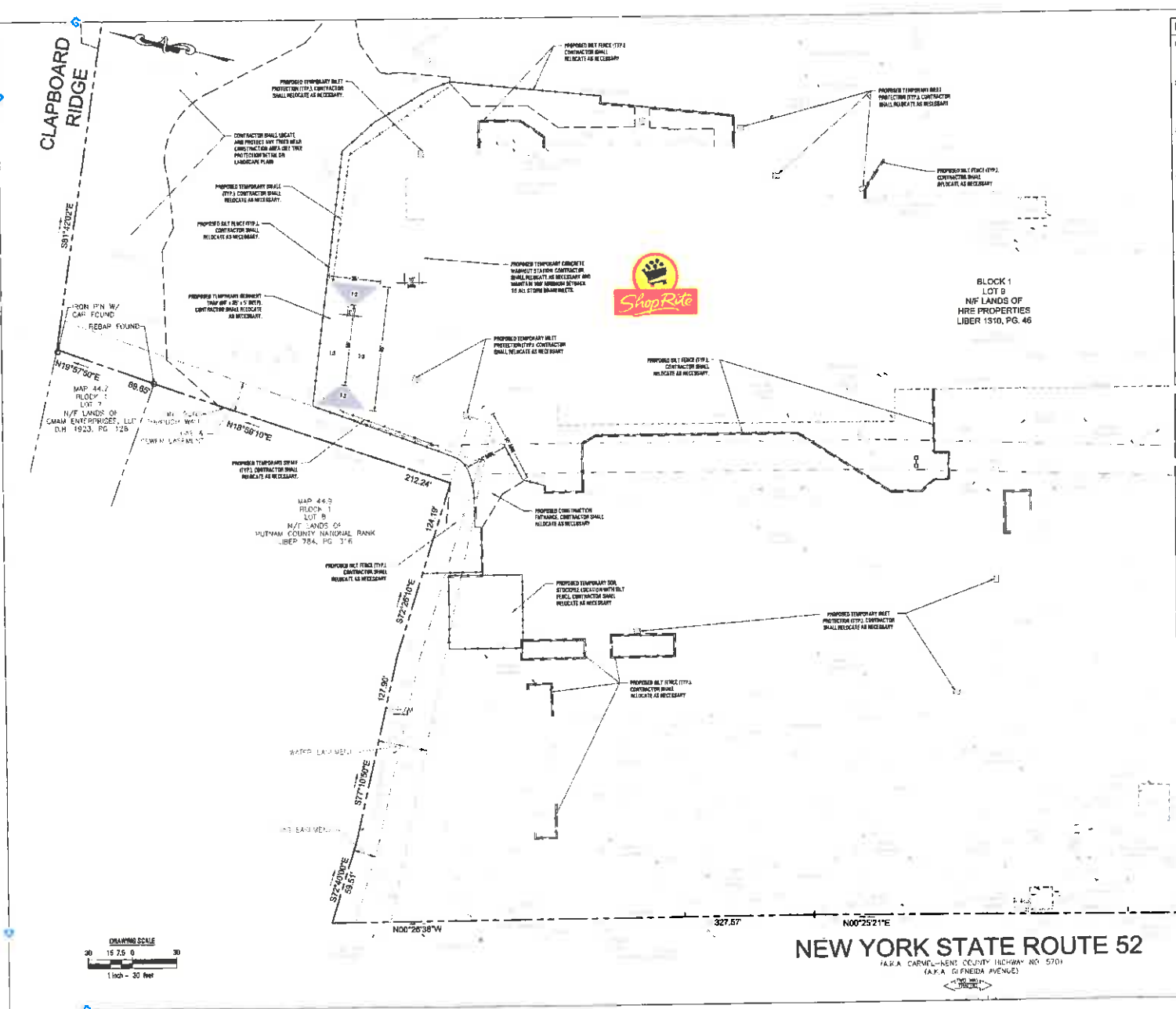
1-800-272-4480



[illegible]

**TOTAL PERMITS**

21 of 17

[illegible][illegible]

For the **WYSELE** Shot Blast, the minimum required different storage volume is 13 cubic yards (7,600 cubic feet) per acre of discharge area.

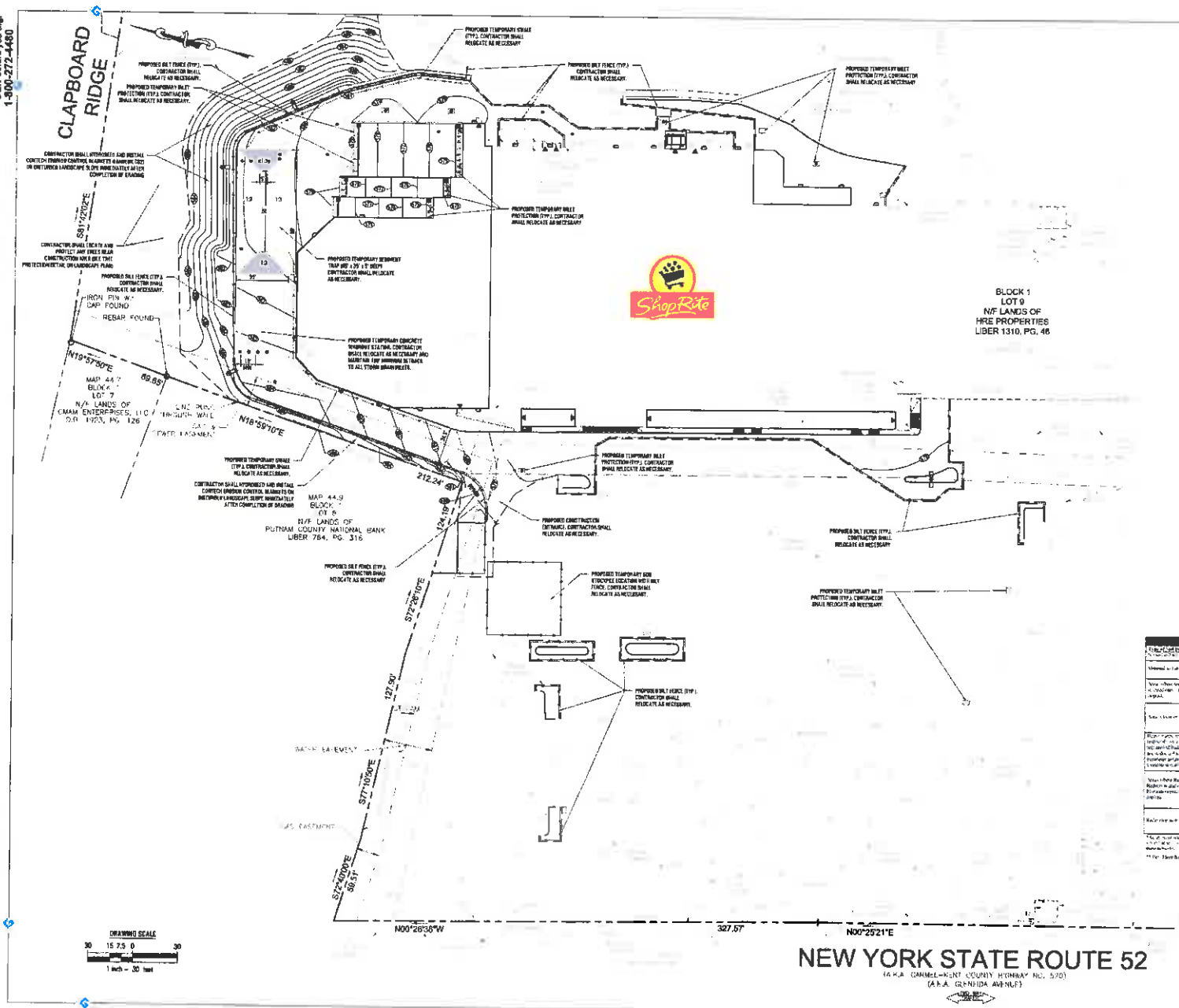
Example Shot = 1.74 Ag  
Required Storage Volume = 1.74 Ag x 2,000 cubic = 3,484 ft<sup>3</sup>  
Pneumatic Storage Volume (20' x 20' x 5' Shotcrete Bin) = 2,000 ft<sup>3</sup>

[illegible]

NOTE:  
CONSTRUCTION SHALL PHASE PROJECT SUCH THAT ALL  
STORMS REMAIN ACCESSIBLE TO CUSTOMERS DURING  
CONSTRUCTION. ITEMS DEPICTED ON THIS PLAN SHALL  
LOCATED AS NECESSARY TO PROVIDE ADEQUATE  
STORMWATER PROTECTION TO DISTURBED AREAS THAT  
HAVE NOT BEEN STABILIZED.

PHASE I REPRESENTS SOIL EROSION CONTROL PRACTICES TO BE IMPLEMENTED "PRE-CONSTRUCTION".



[illegible]

#### EROSION AND SEDIMENT CONTROL NOTES

- [illegible]

### PROPOSED CONDITIONS ACREAGE SUMMARY

ON-SITE:	SUPERVISOR AREA	1.400 Sq
	PERSONS AREA	0.240 Sq
TOTAL DISTURBED AREA		1.640 Sq

NOTE: REPEX ENGINEERING AND EXAMINING PLANS FOR POST-DEVELOPMENT  
STABILIZATION, VEGETATION, AND EROSION

STANDARDIZATION OF THE CALCULATIONS

## SEDIMENT BASIN DESIGN

For the HYDROX line Road, the minimum required sediment storage volume is 134 cubic yards (3,000 cubic feet) per acre of drainage area.

### MAINTENANCE OF PERMANENT BMP'S

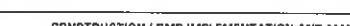
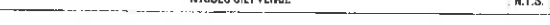
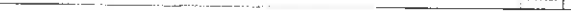
SYSTEM	MAINTENANCE REQUIREMENTS	FREQUENCY
CATCH BASIN	INSPECT & CLEAN FOR SOLIDS DEPOSITS REMOVED	ANNUALLY
CHOP EXHAUSTION SYSTEMS	INSPECT & CLEAN FOR SOLIDS DEPOSITS REMOVED	ANNUALLY

<p>1. Explain the difference between a <b>statistic</b> and a <b>parameter</b>.</p> <p>2. Explain the difference between a <b>population</b> and a <b>sample</b>.</p> <p>3. Explain the difference between a <b>qualitative</b> and a <b>quantitative</b> variable.</p> <p>4. Explain the difference between a <b>discrete</b> and a <b>continuous</b> variable.</p> <p>5. Explain the difference between a <b>nominal</b> and a <b>ordinal</b> variable.</p> <p>6. Explain the difference between a <b>ratio</b> and a <b>interval</b> variable.</p> <p>7. Explain the difference between a <b>scale</b> and a <b>non-scale</b> variable.</p> <p>8. Explain the difference between a <b>metric</b> and a <b>non-metric</b> variable.</p> <p>9. Explain the difference between a <b>metric</b> and a <b>non-metric</b> variable.</p> <p>10. Explain the difference between a <b>metric</b> and a <b>non-metric</b> variable.</p>	<p>1. <b>Statistic</b> is a numerical value calculated from a sample of data. <b>Parameter</b> is a numerical value calculated from a population of data.</p> <p>2. <b>Population</b> is the entire group of individuals being studied. <b>Sample</b> is a subset of the population.</p> <p>3. <b>Qualitative</b> variables are those that cannot be measured, but can be categorized. <b>Quantitative</b> variables are those that can be measured.</p> <p>4. <b>Discrete</b> variables are those that can only take on a finite number of values. <b>Continuous</b> variables are those that can take on an infinite number of values.</p> <p>5. <b>Nominal</b> variables are those that can be categorized, but cannot be ordered. <b>Ordinal</b> variables are those that can be categorized and ordered.</p> <p>6. <b>Ratio</b> variables are those that can be measured and have a true zero point. <b>Interval</b> variables are those that can be measured but do not have a true zero point.</p> <p>7. <b>Scale</b> variables are those that can be measured and have a true zero point. <b>Non-scale</b> variables are those that cannot be measured.</p> <p>8. <b>Metric</b> variables are those that can be measured and have a true zero point. <b>Non-metric</b> variables are those that cannot be measured.</p> <p>9. <b>Metric</b> variables are those that can be measured and have a true zero point. <b>Non-metric</b> variables are those that cannot be measured.</p> <p>10. <b>Metric</b> variables are those that can be measured and have a true zero point. <b>Non-metric</b> variables are those that cannot be measured.</p>	<p>1. <b>Statistic</b> is a numerical value calculated from a sample of data. <b>Parameter</b> is a numerical value calculated from a population of data.</p> <p>2. <b>Population</b> is the entire group of individuals being studied. <b>Sample</b> is a subset of the population.</p> <p>3. <b>Qualitative</b> variables are those that cannot be measured, but can be categorized. <b>Quantitative</b> variables are those that can be measured.</p> <p>4. <b>Discrete</b> variables are those that can only take on a finite number of values. <b>Continuous</b> variables are those that can take on an infinite number of values.</p> <p>5. <b>Nominal</b> variables are those that can be categorized, but cannot be ordered. <b>Ordinal</b> variables are those that can be categorized and ordered.</p> <p>6. <b>Ratio</b> variables are those that can be measured and have a true zero point. <b>Interval</b> variables are those that can be measured but do not have a true zero point.</p> <p>7. <b>Scale</b> variables are those that can be measured and have a true zero point. <b>Non-scale</b> variables are those that cannot be measured.</p> <p>8. <b>Metric</b> variables are those that can be measured and have a true zero point. <b>Non-metric</b> variables are those that cannot be measured.</p> <p>9. <b>Metric</b> variables are those that can be measured and have a true zero point. <b>Non-metric</b> variables are those that cannot be measured.</p> <p>10. <b>Metric</b> variables are those that can be measured and have a true zero point. <b>Non-metric</b> variables are those that cannot be measured.</p>
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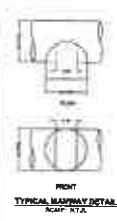
[illegible]

NOTE:  
CONTRACTOR SHALL PHASE PROJECT SUCH THAT ALL  
ITEMS REMAIN ACCESSIBLE TO CUSTOMERS DURING  
CONSTRUCTION. ITEMS DELETED ON THIS PLAN SHALL BE  
LOCATED AS NECESSARY TO PROVIDE ADEQUATE  
STORMWATER PROTECTION TO UNDISTURBED AREAS THAT  
HAVE NOT BEEN STABILIZED.

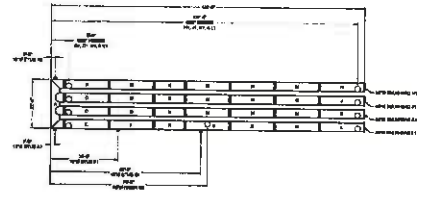
[illegible]



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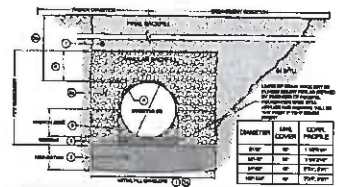
**TYPICAL MAINWAY DETAIL**  
SCMP-RTA



**ASSEMBLY**  
SCALE: 1" = 30'  
PIPE STORAGE: 7,113 CF  
STRUCTURAL BACKFILL STORAGE: 3,871 CF  
TOTAL STORAGE PROVIDED: 11,084 CF  
LOADING: 1000  
PIPE 36" = \$22.75



**TYPICAL SECTION VIEW**  
SCALE: 1/8"=1'-0"



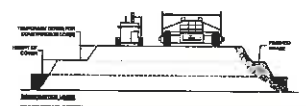
100-120	40	700-800
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1. **STOCKS** are shares of ownership in a company. They are sold in the **primary market** (initial public offering) and then in the **secondary market** (trading on the stock exchange). The **primary market** is where the company first sells the stock to the public. The **secondary market** is where investors trade the stock among themselves. The **primary market** is where the company first sells the stock to the public. The **secondary market** is where investors trade the stock among themselves.
2. **BONDS** are loans made by an investor to a company or government. They are sold in the **primary market** (initial public offering) and then in the **secondary market** (trading on the bond market). The **primary market** is where the company or government first sells the bond to the public. The **secondary market** is where investors trade the bond among themselves.
3. **MUTUAL FUNDS** are pools of money that invest in a variety of assets, such as stocks, bonds, and real estate. They are sold in the **primary market** (initial public offering) and then in the **secondary market** (trading on the mutual fund market). The **primary market** is where the fund first sells the shares to the public. The **secondary market** is where investors trade the shares among themselves.
4. **COMMODITIES** are physical goods, such as oil, gold, and wheat. They are sold in the **primary market** (initial public offering) and then in the **secondary market** (trading on the commodity market). The **primary market** is where the producer first sells the commodity to the public. The **secondary market** is where investors trade the commodity among themselves.
5. **REAL ESTATE** is property that can be used to generate income or appreciated in value. It is sold in the **primary market** (initial public offering) and then in the **secondary market** (trading on the real estate market). The **primary market** is where the owner first sells the property to the public. The **secondary market** is where investors trade the property among themselves.
6. **ARTS AND ANTIQUES** are collectible items that can be used to generate income or appreciated in value. They are sold in the **primary market** (initial public offering) and then in the **secondary market** (trading on the art and antique market). The **primary market** is where the owner first sells the item to the public. The **secondary market** is where investors trade the item among themselves.
7. **CRYPTOCURRENCY** is a digital asset that can be used to generate income or appreciated in value. It is sold in the **primary market** (initial public offering) and then in the **secondary market** (trading on the cryptocurrency market). The **primary market** is where the owner first sells the cryptocurrency to the public. The **secondary market** is where investors trade the cryptocurrency among themselves.
8. **PRIVATE EQUITY** is a type of investment that is not publicly traded. It is sold in the **primary market** (initial public offering) and then in the **secondary market** (trading on the private equity market). The **primary market** is where the owner first sells the private equity to the public. The **secondary market** is where investors trade the private equity among themselves.
9. **VENTURE CAPITAL** is a type of private equity investment that is used to fund the growth of a startup company. It is sold in the **primary market** (initial public offering) and then in the **secondary market** (trading on the venture capital market). The **primary market** is where the owner first sells the venture capital to the public. The **secondary market** is where investors trade the venture capital among themselves.
10. **ANGEL INVESTING** is a type of private equity investment that is used to fund the growth of a startup company. It is sold in the **primary market** (initial public offering) and then in the **secondary market** (trading on the angel investing market). The **primary market** is where the owner first sells the angel investing to the public. The **secondary market** is where investors trade the angel investing among themselves.

STUDY INFORMATION		
NAME	STUDY NUMBER	STUDY GROUP
STUDY GROUP A	STUDY 1	STUDY 1
STUDY GROUP B	STUDY 2	STUDY 2
STUDY GROUP C	STUDY 3	STUDY 3
STUDY GROUP D	STUDY 4	STUDY 4

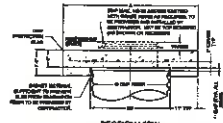
  

RESEARCH INFORMATION		
NAME	RESEARCH NUMBER	RESEARCH GROUP
RESEARCH GROUP A	RESEARCH 1	RESEARCH 1
RESEARCH GROUP B	RESEARCH 2	RESEARCH 2
RESEARCH GROUP C	RESEARCH 3	RESEARCH 3
RESEARCH GROUP D	RESEARCH 4	RESEARCH 4
RESEARCH GROUP E	RESEARCH 5	RESEARCH 5
RESEARCH GROUP F	RESEARCH 6	RESEARCH 6
RESEARCH GROUP G	RESEARCH 7	RESEARCH 7
RESEARCH GROUP H	RESEARCH 8	RESEARCH 8
RESEARCH GROUP I	RESEARCH 9	RESEARCH 9
RESEARCH GROUP J	RESEARCH 10	RESEARCH 10

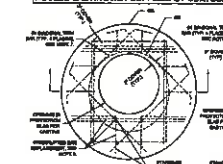
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Firm name, country	Delta E (Dissatisfied Employees)				
	1992	1993	1994	1995	1996
IBM	2.2	2.3	2.6	3.0	3.0
HP	3.3	3.0	3.3	3.6	3.6
NEC	3.3	3.4	3.8	4.2	4.2
Hitachi	3.6	3.8	3.9	4.3	4.3

**CONSTRUCTION LOADING DIAGRAM**



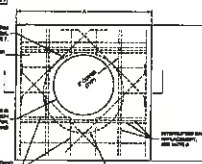
SECTION VIEW  
ACROSS CASTING NOT SUPPLIED BY CONTRACT



**ROUND OPTION PLAN VIEW**

[illegible]

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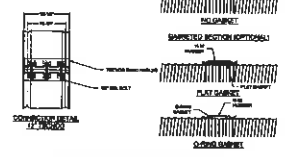
SQUARE OPTION PLAN VIEW



**SPRINGER**  
SCALE: N.T.S.

- |   |  |
|---|--|
| <p>7. <b>PROVIDE</b> the address(es) with which you regularly correspond.</p> <p>8. <b>DATE OF LAST CORRESPONDENCE</b></p> <p>9. <b>DATE OF BIRTH</b> - Y / M / D</p> <p>10. <b>CONTACT PERSON</b> - LAST NAME</p> <p>11. <b>PROVIDE</b> telephone, fax, e-mailing, office etc.</p> <p>12. <b>PROVIDE</b> e-mailing, Web-page, Internet, etc. address(es). To test and determine, if you have a Web-page, e-mailing, Internet, Web etc. on the same page.</p> | <p>1. <b>DATE</b> finished with the document, in which, according to a statement of the person concerned, there should not be evidence of the presence of the person concerned.</p> <p>2. <b>INDICATE</b> the date and age, and name of the person concerned in the document.</p> <p>3. <b>PROVIDE</b> the date of the document, and the date of the document, and the date of the document.</p> <p><b>BANKNOTE CAP CUSTODY</b><br/>SCALE: 1-5</p> |
|---|--|

**CONSTRUCTION SHALL BECOME THE SUBJECT OF PERMITS (TYPICALLY THE GRANTING OF PERMITS MUST BE FIRST IN CONSTRUCTION).**



2 20X1 1/2 RE-ROLLED END HEL-COR PIPE

1. **What is the main purpose of the study?** The study aims to investigate the effectiveness of a new educational program in improving student performance.
2. **What are the research objectives?** The objectives are to measure the impact of the program on student scores, compare it with traditional methods, and identify factors influencing success.
3. **What is the significance of the study?** The study is significant as it provides insights into innovative teaching methods and their potential to enhance learning outcomes.
4. **What are the limitations of the study?** The study is limited by its sample size, which may not represent all students, and the short duration of the program.
5. **What are the key findings?** The findings indicate that the new program led to a significant improvement in student performance compared to the control group.
6. **What are the conclusions?** The conclusion is that the new educational program is effective in improving student performance and should be considered for wider implementation.
7. **What are the recommendations?** The recommendation is to further research the long-term effects of the program and to explore ways to integrate it into the existing curriculum.

H-12 HUGGON BAND DETAIL

**CONTECH CMP INFILTRATION SYSTEM DETAIL**

H.T.S.

10



**NEW YORK STATE ROUTE 52**  
(A.K.A. CARVEL-MENI COUNTY HIGHWAY NO. 520)  
(A.K.A. GLENDA AVENUE)

STRUCTURE NAME	STRUCTURE TYPE	EXISTING ELEVATION	DIRECTION	PROPOSED ELEVATION	
B.1	18 IN 12 FRENCH DRAIN W/ 2'2" CATCH BASIN	08	574.05	00	672.50
B.2	18 IN 12 FRENCH DRAIN W/ 2'4" CATCH BASIN	04	574.80	E	572.50
B.3	24 IN 12 FRENCH DRAIN W/ 2'2" CATCH BASIN	04	574.00	E	577.50
B.4	4" BARGEHOLE THUNDERBOLT CULVERT (TRIPLE) SURVEY PUMP	R	574.70	N	577.00

NOTES:

1) B.4 - GRADE IS - R.M.

2) IF REPLACEMENT OF EXISTING STRUCTURE IS REQUIRED, CONTRACTOR SHALL INSTALL A 4" x 5' CATCH BASIN DOWNSTREAM & GRADE AND ADJUST EXISTING PUMP DEPTH.



**TOTAL PERMITS**

**LAURO GROUP**  
2000 LAUREL DRIVE, SUITE 200, GAITHERSBURG, MD 20878  
TEL: 410.286.2222 FAX: 410.286.2244



**Shoprite**  
144 W 9th St  
Camden, NJ 08102  
The Shop R' Store (40, Block 1) (M 8)

UTILITY AND  
DRAINAGE PLAN  
SHEET  
**C5.0**  
12 OF 17

It is not evident that the authors have taken any steps to ensure that the data are reliable. The authors state that the data were obtained from a survey of 1000 people, but they do not provide any information about the survey method or the response rate. The authors also state that the data were obtained from a survey of 1000 people, but they do not provide any information about the survey method or the response rate. The authors also state that the data were obtained from a survey of 1000 people, but they do not provide any information about the survey method or the response rate.



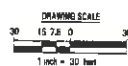
### LIGHT BASE DETAIL

CALCULATION SUMMARY			
LABEL	AVE.	MAX	MIN.
OVERALL	7.40	17.4	0.0
PARING	3.83	17.4	0.2

(AKA CARMEL-RENT COUNTY HIGHWAY NO 570)

(ACROSS FLOW)  
ZONE: RESIDENTIAL  
USE: OTHER



[illegible]

LANDSCAPE SCHEDULE					
KEY	CITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Evergreen Trees					
PA	9	Palm Aliso	Manzanita Spiny	8 ft H. 5.00	25' x
Evergreen Shrubs					
LEAM	13	Evergreen Agave - Large Marginal	Small Evergreen	12' H. 4.00	4' x 2'
ICE	18	San Carlos Canna	Carolee Nuts	12' H. 4.00	8' x 2'
RDW	19	Redwood 2 1/2' Greenery Tree	Hardy Tree Lonic	12' H. 4.00	8' x 2'
Evergreen Groundcover					
JCP	9	Japanese Lonic - Blue Pinks	Blue Pinks, Juniper	12' H. 4.00	8' x 2'
Deciduous Shrubs					
SRG	13	Starke 1' Bushes - Tree Plant	Gold Pinks, Juniper	12' H. 4.00	4' x 2'

[illegible]

MAP 449  
BLOCK 1  
LOT 8  
N/F LANDS CT  
FUTNAM COUNTY NATIONAL BANK  
LIBER 784, PG. 316

(AKA "ARMEL VENT" COUNTY HIGHWAY NO. 570)  
(AKA GLENELLA AVENUE)

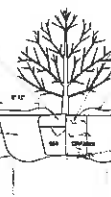
Post-Distribution net Condition	Type of presentation
Sold off the immediately used or unsuited, unpaid (new) stock	Lessen the marketing time to be suitable and display shown in the store
Converted all the presents given, unpaid (new) stock (not all sold)	Lessen the marketing time to be suitable and display shown in the store, but compensated directly, content up to 5% of the sample
Shared interests and share the sale price between the retailer and the manufacturer	<p>Additional: incentives, better service and to suitable and display shown, but compensated indirectly, content to be less than 5% of the sample</p> <p>Additional: incentives, better service and to suitable and display shown, but compensated indirectly, content to be less than 5% of the sample</p> <p>Additional: incentives, better service and to suitable and display shown, but compensated indirectly, content to be less than 5% of the sample</p>
Partially sold, lower sale price, with compensated stock or credit	Lessen marketing time to be suitable and display content shown in the store in 5% of the sample

Note: All are from the same person and are not necessarily related to the same person.

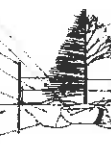


**ELEVATION**

## TREE PROTECTION



### SHRUB PLANTING



## TREE PLANTING

NTS

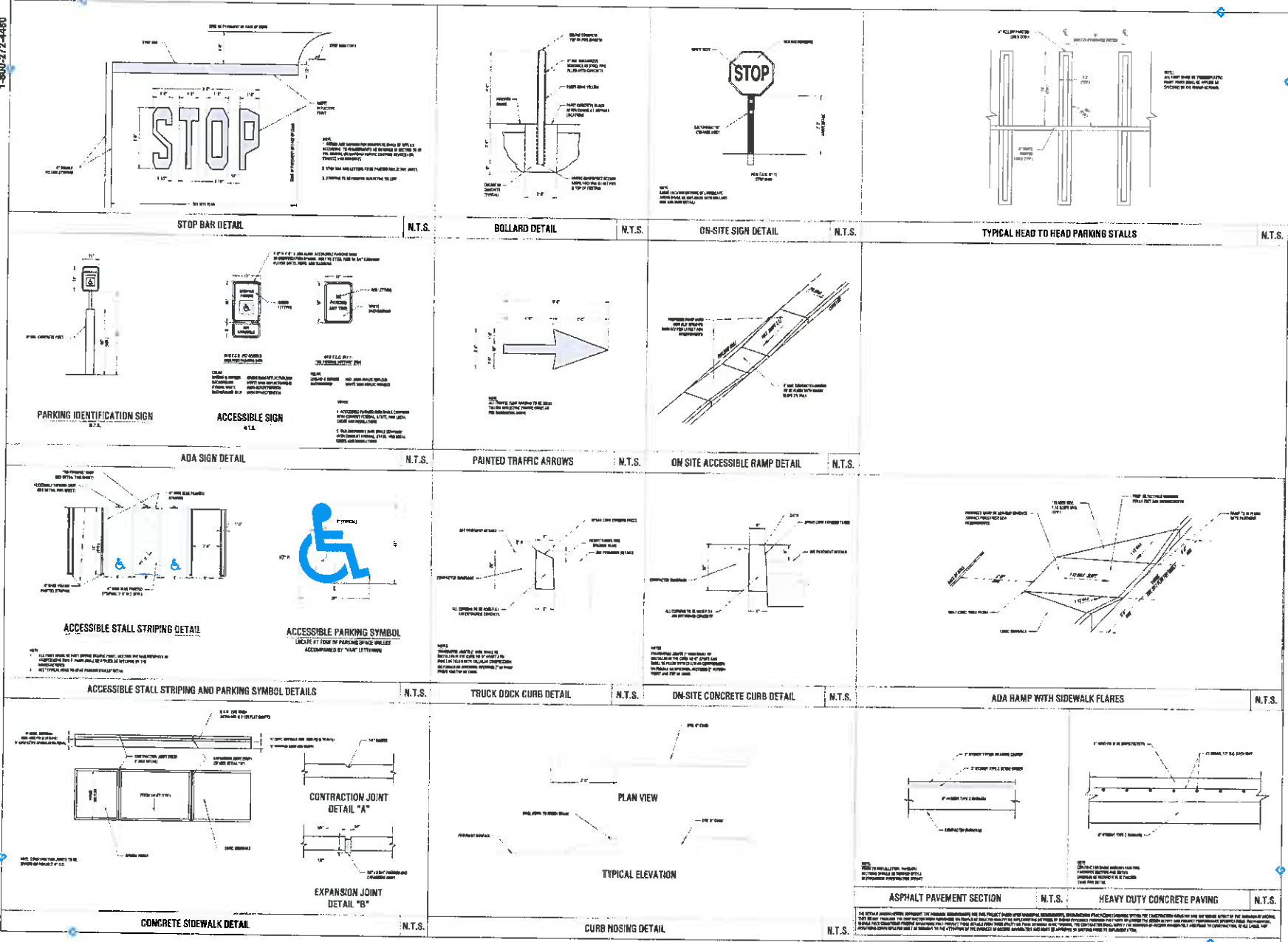
NTS

NTS

[illegible]

Know where you are.  
1-800-872-4480

This drawing is a reproduction of the original drawing as submitted to the Department of Transportation, for the purpose of providing information to the public. It is not a contract. The Department of Transportation is not responsible for the accuracy or completeness of this drawing. The user of this drawing is responsible for the accuracy and completeness of the information provided. The Department of Transportation is not responsible for the accuracy or completeness of the information provided. The user of this drawing is responsible for the accuracy and completeness of the information provided.

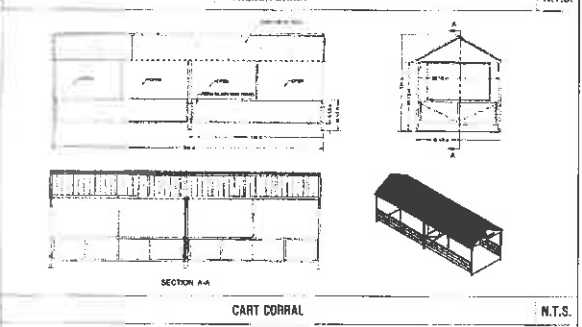
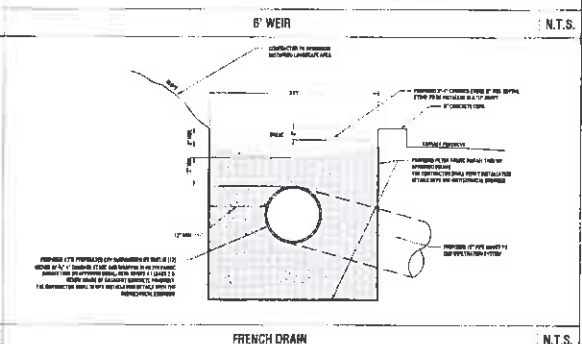
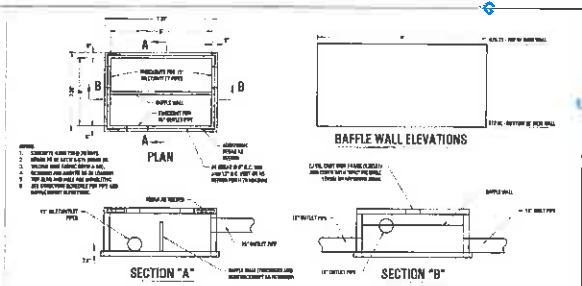
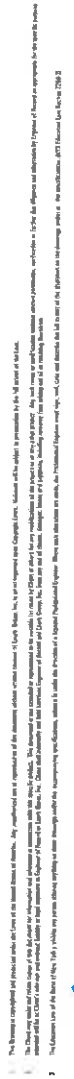


**LAURO GROUP**  
1001 W. 10th Street, Suite 100, Minneapolis, MN 55401  
612.338.1111

**SHOPRITE**  
1001 W. 10th Street, Suite 100, Minneapolis, MN 55401  
612.338.1111

**DETAIL SHEET 1**  
**SHEET C8.0**  
15 OF 17

**TOTAL PERMITS**  
1001 W. 10th Street, Suite 100, Minneapolis, MN 55401  
612.338.1111





# Site Plan Package for Proposed Expansion of: ShopRite Carmel (Store #235)



VICINITY MAP  
NTS

184 NYS Route 52  
Carmel, Putnam County  
New York, 10512  
Tax Map ID: Sheet 44.9, Block 1, Lot 9

## PROJECT DATA

APPLICANT:  
WALZYM FARM CORP.  
170 NORTH MAIN STREET  
TOSCONA, NJ 08851  
P 940 951-2729

OWNER:  
WYSLAUX GROUP PROPERTIES, INC.  
375 HUNTERDON AVENUE  
HUNTERDON, NJ 08832  
P 908 282-2225

## REFERENCES

CURVEY:  
SALLAS SURVEYING GROUP  
171 CHURCH LANE  
NORTH HAVEN, CT 06460  
P 203 422-8760  
GATE: 111.1.16

ARCHITECTURAL FLOOR PLAN & ELEVATIONS:  
ROSEMAN DESIGN GROUP  
2001 BANCROFT AVENUE, SUITE 1 EAST WING  
LAKE SUCCESS, NY 11042  
P 516 418-8111  
GATE: 4-21.17

REPORT OF GEOTECHNICAL INVESTIGATION:  
SOL. RESEARCH CONSULTING CORP.  
5170 HUNTERDON ROAD  
SEAFORD, NY 11783  
P 516 321-2222  
GATE: 1-17.17

## GOVERNING AGENCIES

MUNICIPALITY:  
TOWN OF CARMEL  
ENGINEERING DEPARTMENT  
80 HUNTERDON AVENUE  
HUNTERDON, NJ 08832  
P 908 282-1800

NEW YORK STATE  
DEPARTMENT OF TRANSPORTATION  
REGION 1  
4 RUMFITT BUILDING  
PO BOX 5200  
P 914 421-3807

## UTILITIES

SEWER:  
CARMEL SEWER DISTRICT #2  
TOWN OF CARMEL  
80 HUNTERDON AVENUE  
HUNTERDON, NJ 08832  
P 908 282-1800

WATER:  
CARMEL WATER DISTRICT #2  
TOWN OF CARMEL  
80 HUNTERDON AVENUE  
HUNTERDON, NJ 08832  
P 908 282-1800

GAS:  
CENTRAL PUERTO RICO GAS AND ELECTRIC DISTRIBUTION  
25 CENTRAL AVENUE  
PO BOX 11224  
P 908 422-2298

ELECTRIC:  
BURNS & MCDONNELL ELECTRIC  
TERNAVENT COMPOSITE PARK  
30 MILLER ROAD  
HUNTERDON, NJ 08832  
P 908 282-1800 EXT. 7

TELEPHONE:  
VERIZON WIRELESS COMMUNICATIONS  
500 SUMMIT AVE. SUITE 100  
VALHALLA, NY 10989  
P 908 282-1800

## SHEET INDEX

C0.0	Cover Sheet
C0.1	Notes Sheet
C1.0	Overall Site Plan
C1.1	Partial Site Plan
C1.2	Perking Plan
C2.0	Removals Plan
C3.0	Grading Plan
C4.0	Stormwater Pollution Prevention Plan (Phase I)
C4.1	Stormwater Pollution Prevention Plan (Phase II)
C4.2	Stormwater Pollution Prevention Plan Details
C4.3	Contact Details
C5.0	Utility and Drainage Plan
C6.0	Lighting Plan
C7.0	Landscape Plan
C8.0	Detail Sheet I
C8.1	Detail Sheet II
TR1.0	Truck Run Plan

1 OF 1  
Boundary & Topographic Survey  
(by Others)

TOTAL  
PERMITS



Sheet	Description	Scale	Date
C0.0	Cover Sheet		11/11/11
C0.1	Notes Sheet		11/11/11
C1.0	Overall Site Plan		11/11/11
C1.1	Partial Site Plan		11/11/11
C1.2	Perking Plan		11/11/11
C2.0	Removals Plan		11/11/11
C3.0	Grading Plan		11/11/11
C4.0	Stormwater Pollution Prevention Plan (Phase I)		11/11/11
C4.1	Stormwater Pollution Prevention Plan (Phase II)		11/11/11
C4.2	Stormwater Pollution Prevention Plan Details		11/11/11
C4.3	Contact Details		11/11/11
C5.0	Utility and Drainage Plan		11/11/11
C6.0	Lighting Plan		11/11/11
C7.0	Landscape Plan		11/11/11
C8.0	Detail Sheet I		11/11/11
C8.1	Detail Sheet II		11/11/11
TR1.0	Truck Run Plan		11/11/11



**LAURO GROUP**  
ENGINEERING & ARCHITECTURE  
1001 HUNTERDON AVENUE, SUITE 200  
HUNTERDON, NJ 08832  
P 908 282-1800



**SHOPRITE**  
184 NYS ROUTE 52  
CARMEL, NY 10512  
Tax Map ID: Sheet 44.9, Block 1, Lot 9

COVER SHEET  
SHEET  
C0.0

1 OF 17



### GENERAL NOTES

- [illegible]

### SITE PLAN NOTES

3. *Options to purchase additional operations.*
4. *Options to purchase that "sell out" any step that should be included in or used to implement the plan.*
5. *Integration of financial and personnel resources into the development and use of the operating infrastructure by the enterprise with the ability to coordinate or terminate the use of resources as subject to subsequent review, with the exception of termination by insolvency.*
6. *Extensive review adds priority to the schedule and sets the time to complete required steps.*
7. *Overhaul existing management philosophy, systems, and, with the exception of the financial and HR departments, conduct business with all significant clients, customers and vendors.*
8. *The corporation is committed to fully employ the operating management resources in the current and future business development, financial and industrial control in present business and future steps in the operating management resources.*
9. *Revised timeline and process with the intent of meeting the deadline.*
10. *It is intended, and is currently being developed, to implement activities and that be included in previous, subsequent steps at this point or later.*
11. *It is intended that the corporation will be able to meet the deadline.*
12. *Revised timeline and process with the intent of meeting the deadline.*
13. *Revisions and the process, identified with the timeline. The corporation will be able to meet the deadline and the corporation is committed to fully employ the operating management resources in the current and future business development, financial and industrial control in present business and future steps in the operating management resources.*
14. *It is intended that the corporation will be able to meet the deadline.*
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## REMOVALS NOTES

- [illegible]

### GRADING AND DRAINAGE NOTES

- [illegible]

### SOD LAWN SPECIFICATIONS

1. Prior to and throughout, existing safeguards shall be maintained by retention of staff/officer sitting in a depth of 8', hip-height metal mesh "X" mesh, the ground and ceiling free of all debris larger than 2" square.
2. All items to receive and shall be examined with handheld and walk-behind detectors by all personnel and all persons and accompanied with a 2000 percent scan, the same shall be thoroughly searched and different to any prior to placement, at exit.
3. See to the sample container! Must govern by DASH and Feds to approved standards.
4. Staff shall be kept together with federal police equipment. All staff and/or other shall stay and shall be supervised by staff equipment.
5. Staff shall be thoroughly searched at time of institution and randomly searched by container and/or means to include magazines during the day every program.

## IRRIGATION NOTICE

Contractors are provided a bid/quote system for both items and land areas. Bids are to be submitted in the proper (Language) department for review and approval. Contractors to verify status of previous jobs. Contractor is responsible for any previous violations including delinquent to meet irrigation equipment maintenance requirements as well as all necessary permits for any required NPDES. Irrigation System design shall include all necessary setbacks, piping, bunds, channels, land-flow prevention, waterflow and water-use methods. All photos and/or plans of work shall be shown.

## TOWN OF CARMEL WATER SERVICE NOTES

- [illegible]

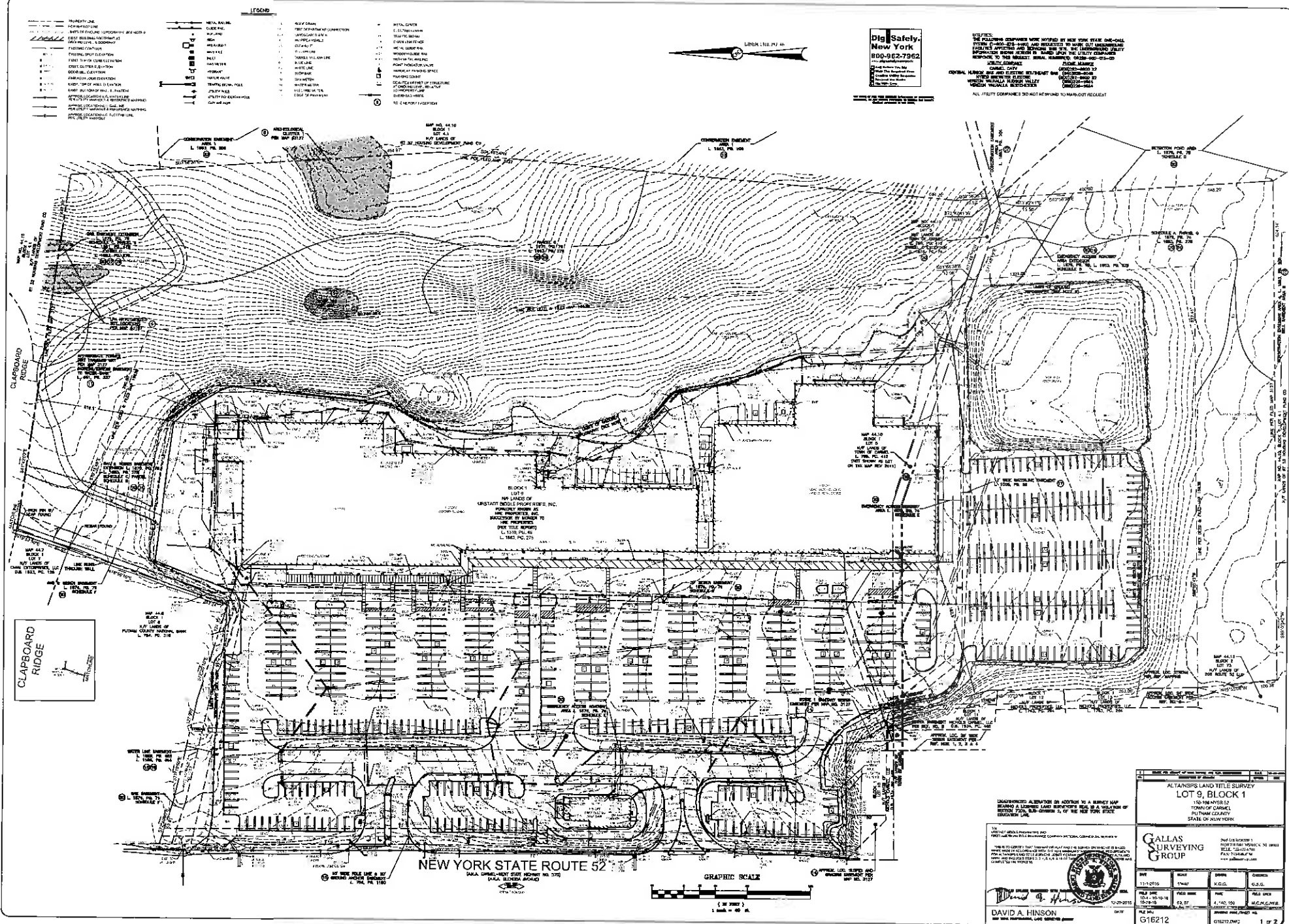
## TOWIN DE CARMEL LANDSCAPE NOTES

- [illegible]

### LEGEND

Labeling	Index	Prepared
Bulldozing		
Source Lines		
Property Line		
Hydrant		
Dep. Curb		
Curb		
Building Light	120	
Utility yardlight Pole		
Gas Valve		
Traffic Arrows		
Overhead Wires		
Mechanical Cover	"	
Manhole		
Trash Chute		
Water Valve		
Gas Valve		
Gas Meter		
Steel Drain		
Basin		
Time Sign		
Sign Label	64	
Ray Marker Label	62	
Parking Count	112	
Spot elevation	(57.0)	
Top of Curb	112	
Bottom of Curb	112	
Driveway Lot		
Catch Basin	"	
Center Line		
One Electric Service		
One Gas Service		
One Sewer		
Manhole		
Door Location		
Swivel Lam		
Index Protection		
8th Floor		

NOTE:  
CONTRACTOR SHALL TAKE EXTREME CARE WHEN WORKING  
ADJACENT TO PEDESTRIAN AREAS AND TENANTS.  
CONTRACTOR SHALL COORDINATE WITH THE TENANTS AND  
PROPERTY OWNER TO ENSURE PROJECT NO IMPAIRED TO  
ALLOW FOR CONTINUED USE OF ALL TENANTS DURING  
CONSTRUCTION.



[illegible][illegible][illegible][illegible][illegible][illegible]

**Keywords:** child sexual abuse; disclosure; social support

STATE OF NEW YORK

100

79

11

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**Trombetta,Rose**

---

**Subject:** FW: Swan Cove PB & ECB Extensions

**From:** Gina Cotaj [<mailto:gcotaj@optonline.net>]

**Sent:** Tuesday, October 03, 2017 11:35 AM

**To:** Trombetta,Rose

**Cc:** Fran Cotaj

**Subject:** Fwd: Swan Cove PB & ECB Extensions

Dear Rose,

This email will serve as a formal request to extend site plan approval and wetlands permit for property located at 628 Route 6, Mahopac, NY 10541. The construction project will remain unaltered and shall be in accordance with the approved site plan. As everyone at the Town of Carmel Planning and Building Department is aware, we have been delayed due to Department of Transportation water/sewer permits. As of today, Swan Cove Manor has DOT permits for sewer; however, we are awaiting water permit.

We appreciate your consideration and prompt attention in this matter. Should you require additional information, please feel free to contact me at the above captioned letterhead.

Sincerely yours,

Gina Cotaj, Swan Cove Manor LLC



October 3, 2017

Mr. Harold Gary  
Carmel Planning Board  
60 McAlpin Ave.  
Mahopac, NY 10541

Dear Chairman Gary,

The Paladin Center has been a proud member of the Carmel community since 2012. In that time, we have provided valuable and lifesaving training to thousands of Law Enforcement officers and First Responders from throughout the Northeast region. Our original business model and site plan included the desire to create an indoor shooting range to facilitate live fire training. We are proud to announce that we are now prepared to move forward with these plans.

With your approval, we intend to engage Shooting Range Industries of Las Vegas Nevada to construct and deliver a fully enclosed 25 yard READY RANGE®. This is a self-contained two lane modular shooting solution built into a mobile 100% ballistic enclosed container. The range will allow two people to shoot at a time. We anticipate the range to be used primarily for handguns, but it will be constructed to resist high velocity ammunition for added safety.

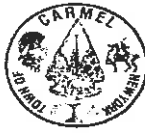
The Ready Range comes complete with Shooting Stalls, Target Retrieval Systems, Bullet Traps, Lighting, and HVAC System. Lead exposure and collection are always a concern with any live fire training. OSHA, NIOSH and EPA regulations for air quality are met in every READY RANGE®. All air passes through a 95 – 99.97% HEPA filter rack before it is exhausted outside the READY RANGE. There is zero contamination to the outside environment.

The range system that we have chosen is currently used by Law Enforcement and Military units throughout the United States. The U.S. Air Force currently uses these ranges at Stewart Air Force Base, and Kimber Firearms uses them in Yonkers NY.

This range will be the first indoor shooting range in Putnam County. We will be able to offer it to all our local law enforcement agencies and officers. In addition, we believe that all concealed carry permit holders should receive proper live fire and judgmental use of force training. This range will help us achieve our goals of preparing responders and responsible firearms owners.

Thank you,

Felix Carcano  
Chief Executive



PLANNING BOARD  
Town of Carmel - Town Hall  
Mahopac, NY 10541  
(845) 628-1500

## WAIVER OF SITE PLAN APPLICATION

To: Town of Carmel Planning Board

I would like to request a waiver of the site plan requirements in connection with a change of use on the property located at:

39 SEMINARY HILL RD CARMEL - Paladin Center

Tax Map # 55.10 BLOCK 1 LOT 1 in the C/BP Zone.

For the following reasons: PLACEMENT OF MODULAR SHOOTING RANGE

I do not plan to make any exterior changes to the building.

My proposed use of the site is TRAINING - OPEN TO THE PUBLIC

The present use of the site is TRAINING

I will employ 10 people (number).

There (is) (is not) a loading dock to receive my supplies.

Signs will conform to the code.

Special Comments \_\_\_\_\_

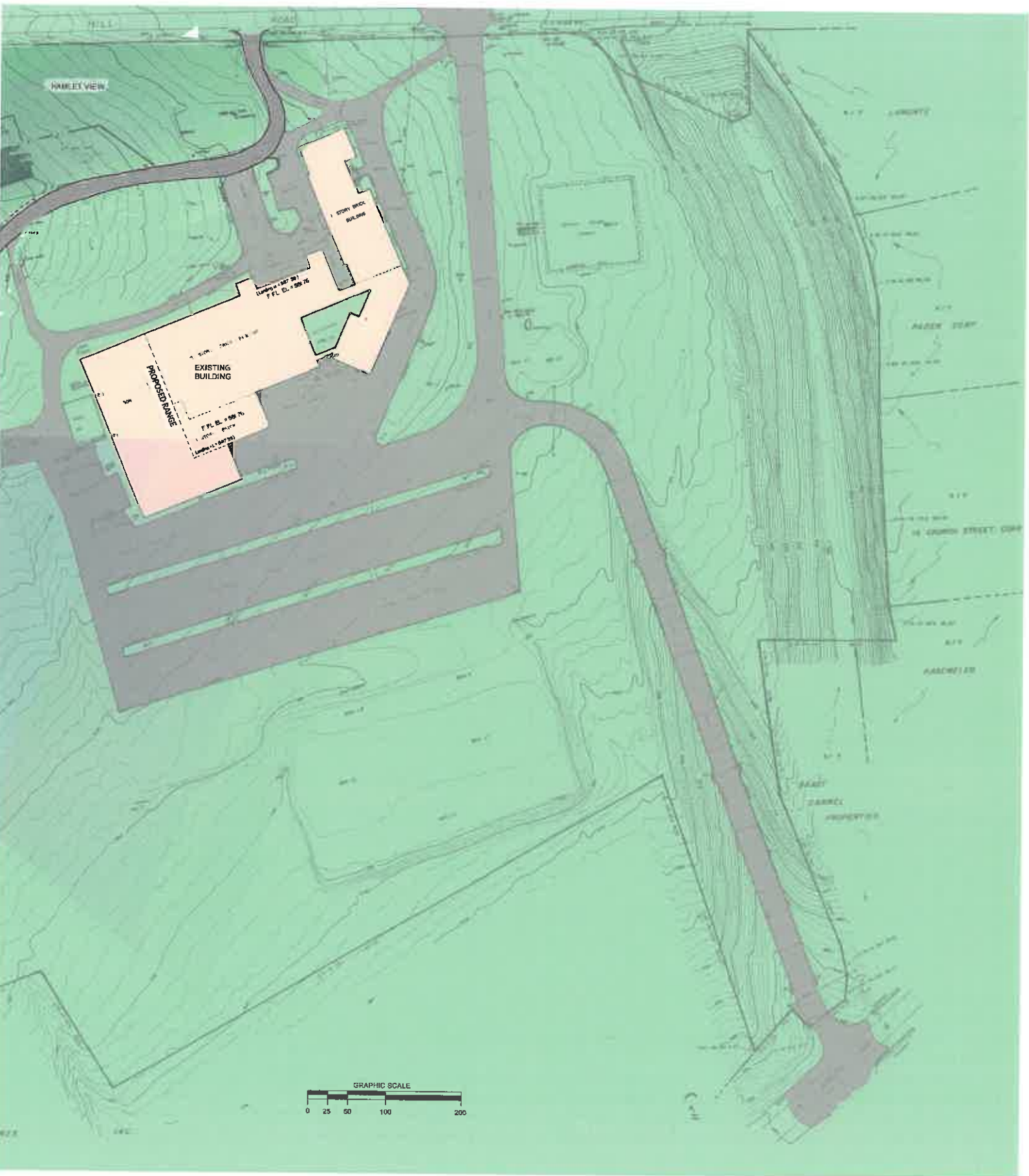
In support of my request, I have attached the following:

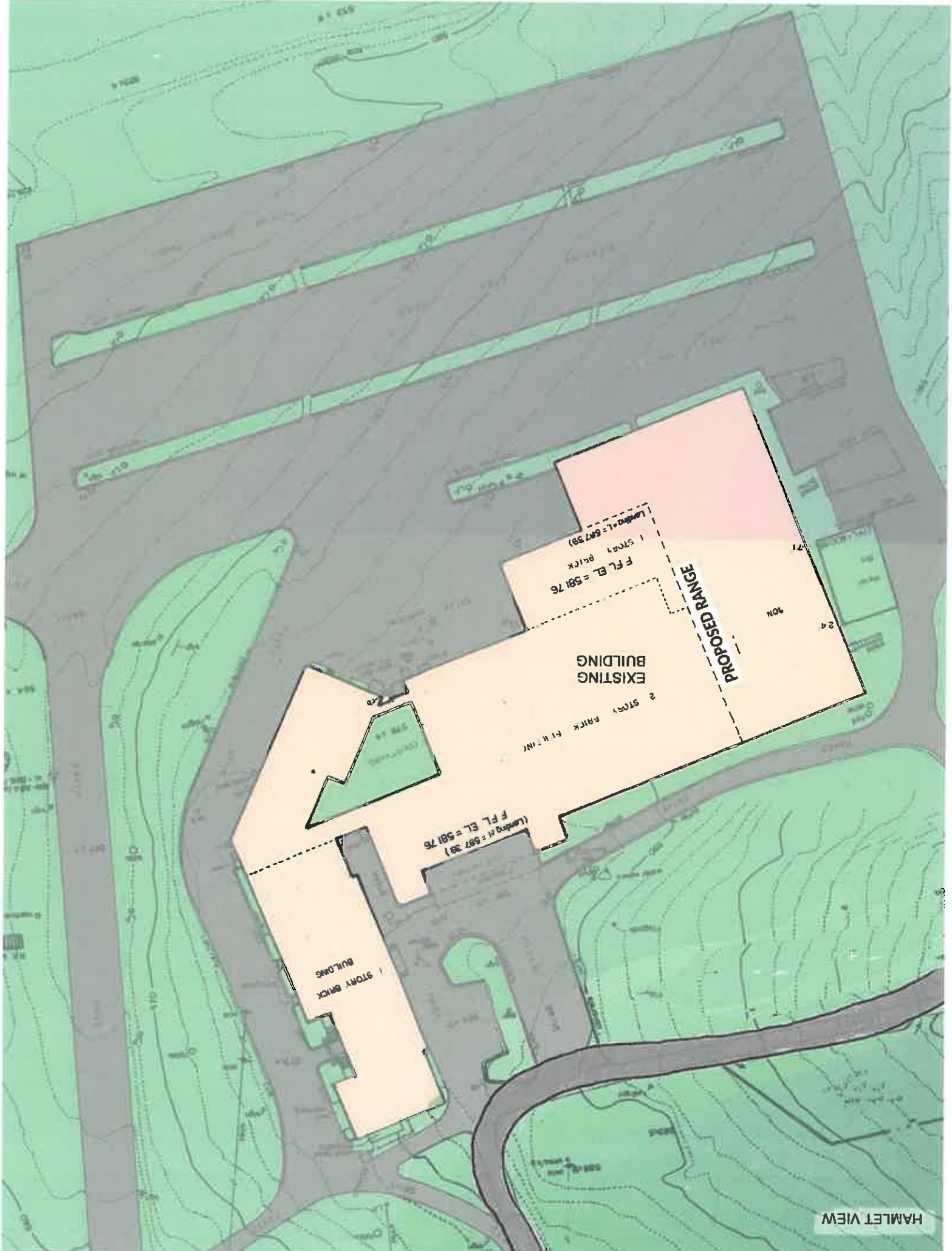
- Requirements:
- 5 copies of this waiver request.
  - 5 copies of a floor layout drawn to scale.
  - 5 copies of a parking layout drawn to scale on your survey.
  - 5 copies of a location map.

T.S. McDermott 39 SEMINARY HILL RD CARMEL, NY 10512 914-986-5479  
Print Applicant's Name, Address & Telephone Number

[Signature] 10/03/2017  
Applicant's Signature & Date











# SHOOTING RANGE INDUSTRIES LLC

RANGE DESIGN RANGE EQUIPMENT MODULAR RANGES



## Air National Guard 105th Airlift Wing

Newburgh, NY

5,780 sq ft

This Air Guard Security Forces Modular Containerized Small Arms Training Set "MCSATS" is a 12 position, tactical, 25 meter shooting distance, indoor, 360 degree ballistic rifle rated live fire training range. This MCSATS is modular, transportable, reconfigurable, and manufactured using new 40' ISO shipping containers as the structure. It features a master control room running the full width of the range with angled bullet proof viewing windows. Included is a PA system, intercoms to each lane, master control for the programmable target retrieval systems, programmable lighting, and full monitoring and thermostatic control for the HEPA filtrated HVAC system. Four firing positions also include a Milo Live Fire Simulation System with retractable paper roll screens.

This modular system was placed on an asphalt parking lot using steel footer plates.

Time table from order to delivery was just 4 months. Site installation and commissioning was accomplished in 11 days.

Field Advisors: Michael Halverson, Jake Cook, Eddie Miranda

Shooting Range Industries LLC  
3885 Rockbottom St.  
N. Las Vegas, NV. 89030

[www.shootingrangeindustries.com](http://www.shootingrangeindustries.com)

[info@shootingrangeindustries.com](mailto:info@shootingrangeindustries.com)

(702) 362-3623

# MCSATS



# SHOOTING RANGE INDUSTRIES LLC

DESIGN • BUILD • RANGE EQUIPMENT • MODULAR RANGES



## Kimber Manufacturing Inc. Modular Testing Range

Yonkers, NY

1,472 sq ft

Description - A 8 test range (2) 80' rifle rated (2) 24' rifle rated (4) 24' pistol rated ReadyRange® featuring a centralized control room, full moving targetry. Shooting Range Industries' (SRI) modular live fire range solution, the ReadyRange was installed inside an existing building to be part of a larger testing facility for all new arms manufactured by Kimber. Production of the range was completed in 4 months and when delivered, installation and commissioning was accomplished in just 5 days.

Simulation - No

Field Advisor - Eddie Miranda

Shooting Range Industries  
3885 Rockbottom St.  
N. Las Vegas, NV. 89030

[www.shootingrangeindustries.com](http://www.shootingrangeindustries.com)

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(702) 362-3623

# ReadyRange





# SHOOTING RANGE INDUSTRIES LLC

RANGE DESIGN • RANGE EQUIPMENT • MODULAR RANGES

2



## Cedar Park Police Dept Law Enforcement Ready Range®

Cedar Park, TX

**Description – 2 Lane, 80' Tactical  
Rifle Rated Ready Range®**

Featuring a tactical configuration that has 1.75" ballistic rubber tile coverage applied to the 3/8" AR500 steel walls and ceiling. Accommodates a 60' shooting distance with all range equipment including ultra-diamond plate shooting stalls, bullet traps and overhead target retrieval system.

The range is equipped with a dimmable lighting package with programmable lighting scenes to allow for low light shooting that compliments the MILO Pro live fire simulation system. This system has complete course of fire and video authoring capabilities with over 750 judgmental branching videos and over 60 skill building exercises for laser and live fire engagement.

The range contains a purge range ventilation system with complete HEPA filtration air system. Installation and customer turnover was accomplished in just three days. This range was conveniently placed just behind the Cedar Park, TX headquarters in the center median of the parking area surrounded by the calisthenics course.



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Thank you,

Felix Carcano  
Chief Executive



PLANNING BOARD  
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## WAIVER OF SITE PLAN APPLICATION

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Signs will conform to the code.

Special Comments \_\_\_\_\_

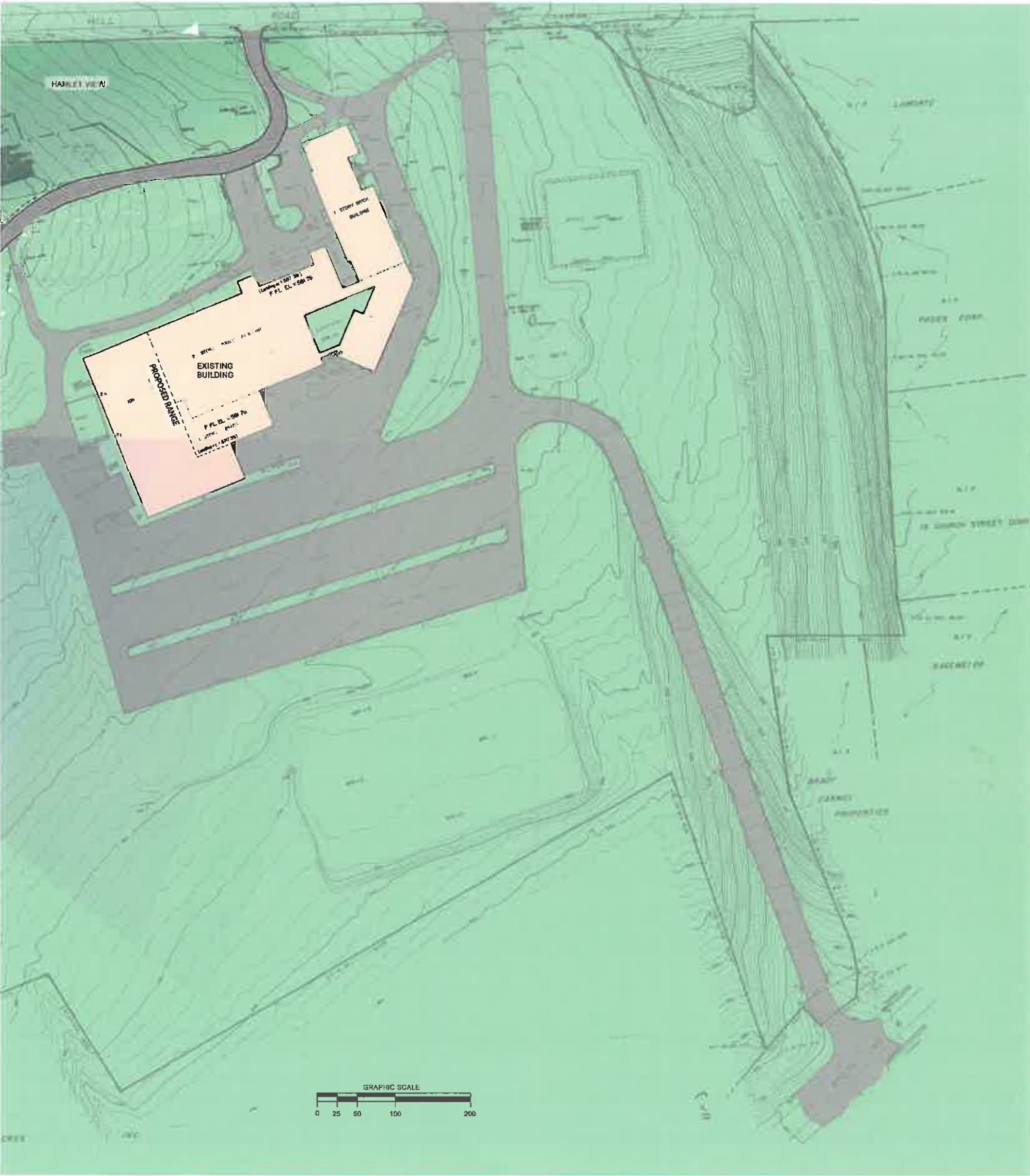
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- 5 copies of this waiver request.
  - 5 copies of a floor layout drawn to scale.
  - 5 copies of a parking layout drawn to scale on your survey.
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T.S. McSermott 39 SEMINARY HILL RD CARMEL, NY 10512 914-906-5479  
Print Applicant's Name Address & Telephone Number

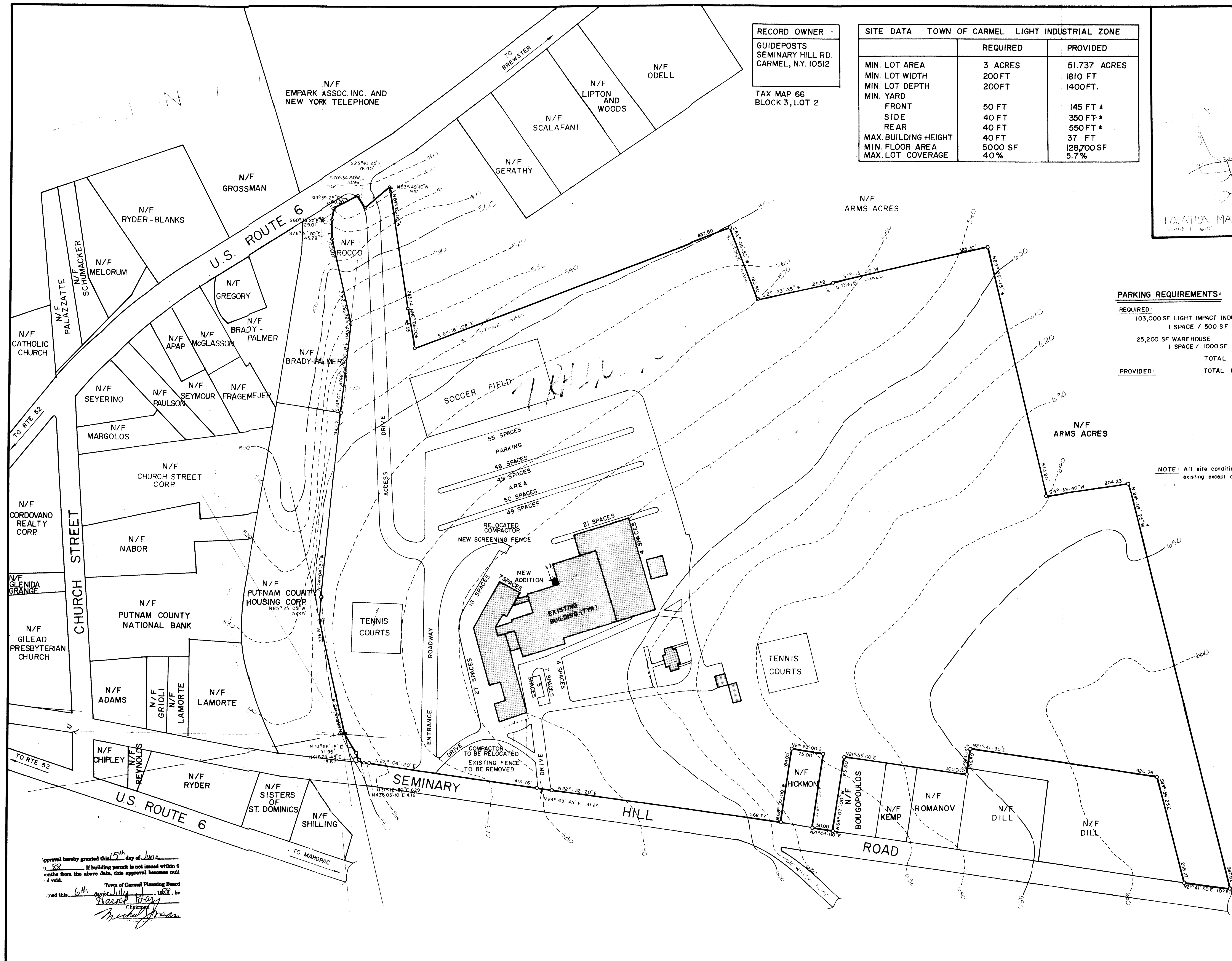
[Signature] 10/03/2017  
Applicant's Signature & Date





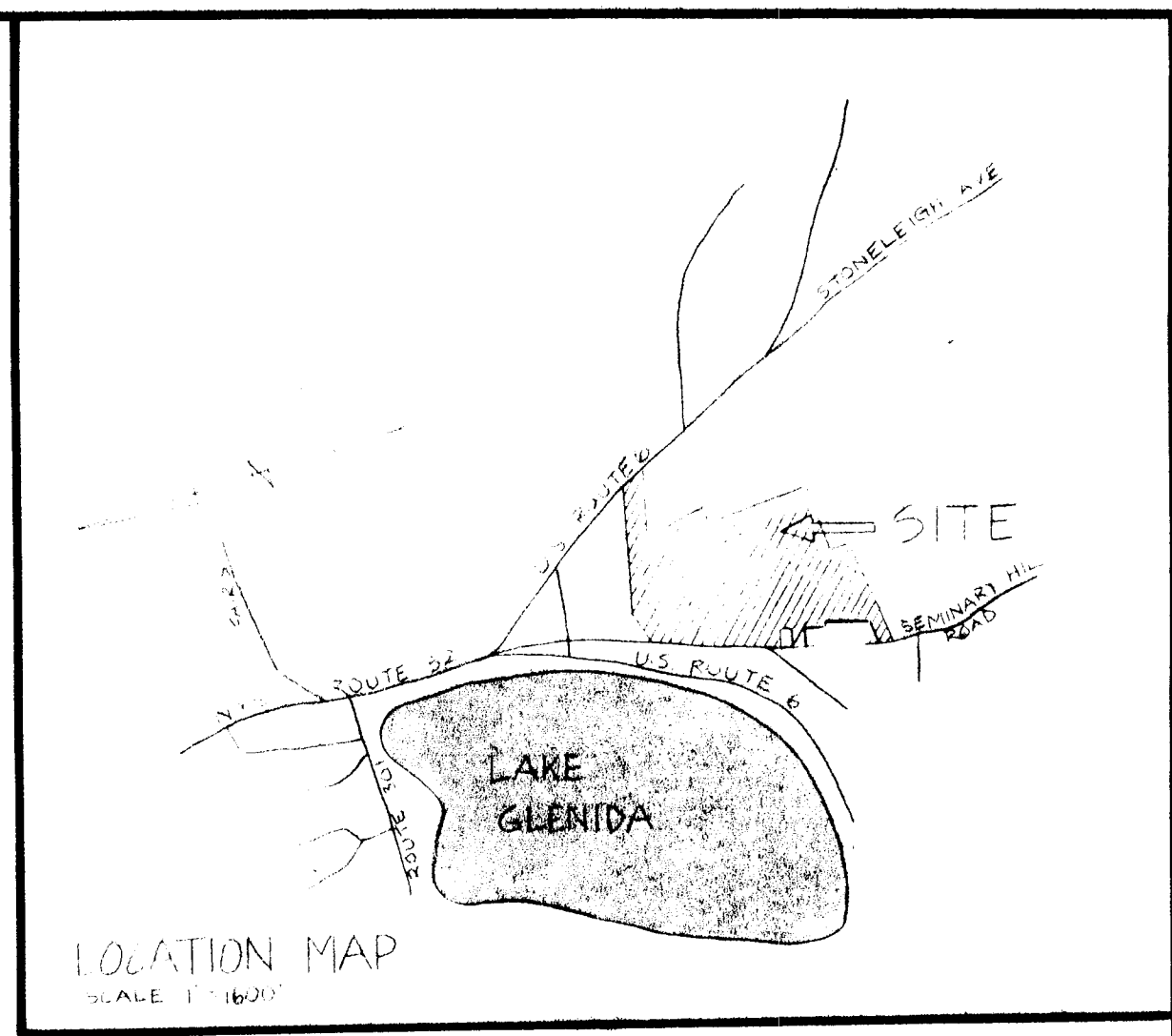






RECORD OWNER -  
GUIDEPOSTS  
SEMINARY HILL RD.  
CARMEL, N.Y. 10512  
  
TAX MAP 66  
BLOCK 3, LOT 2

SITE DATA TOWN OF CARMEL LIGHT INDUSTRIAL ZONE		
	REQUIRED	PROVIDED
MIN. LOT AREA	3 ACRES	51.737 ACRES
MIN. LOT WIDTH	200FT	1810 FT
MIN. LOT DEPTH	200FT	1400FT.
MIN. YARD		
FRONT	50 FT	145 FT #
SIDE	40 FT	350 FT #
REAR	40 FT	550 FT #
MAX. BUILDING HEIGHT	40FT	37 FT
MIN. FLOOR AREA	5000 SF	128,700SF
MAX. LOT COVERAGE	40%	5.7%



**PARKING REQUIREMENTS:**

REQUIRED:	
103,000 SF LIGHT IMPACT INDUSTRY	207 SPACES
1 SPACE / 500 SF	
25,200 SF WAREHOUSE	25 SPACES
1 SPACE / 1000 SF	
TOTAL REQUIRED	232 SPACES
PROVIDED:	TOTAL PROVIDED 342 SPACES

NOTE: All site conditions shown are existing except as noted.

NO.	DATE	REVISIONS	BY
<b>CASHIN ASSOCIATES P.C.</b>			
ENGINEERS-ARCHITECTS-SURVEYORS			
ROUTE 52 CARMEL, NEW YORK 10512			
PROJECT:			
<b>GUIDEPOSTS ASSOC.</b>			
DRAWING:			
<b>SITE PLAN</b>			
DATE	1-22-88	JOB NO.	7663.100
PROJ.	G.A.T.	<b>S-1</b>	DWG. NO.
MGR.			
DWN.	M.B.		
CHEKD.			
BY		SHEET 1 OF 1	
SCALE:	1" = 100'		

Approval hereby granted this 15th day of June 1988. If building permit is not issued within 6 months from the above date, this approval becomes null and void.  
Town of Carmel Planning Board  
and this 6th day of July 1988, by  
Chairman  
Member



# SHOOTING RANGE INDUSTRIES LLC

RANGE DESIGN RANGE EQUIPMENT MODULAR RANGES



## Air National Guard 105th Airlift Wing

Newburgh, NY

5,750 sq. ft.

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# MCSATS





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RANGE DESIGN RANGE EQUIPMENT MODULAR RANGES



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Field Advisor - Eddie Miranda

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# ReadyRange

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