

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice Chairman

BOARD MEMBERS
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER
RAYMOND COTE

TOWN OF CARMEL
PLANNING BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext.190
www.ci.carmel.ny.us

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

PATRICK CLEARY,
AICP, CEP, PP, LEED AP
Town Planner

VINCENT FRANZE
Architectural Consultant

PLANNING BOARD AGENDA
JULY 11, 2018 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

1. Ronin Property Group – 45 Secor Road	74.11-1-20	7/11/18		Bond Return
2. EMTK Realty – 1736 Route 6	44.18-1-40	7/11/18	6/13/18	Site Plan
3. McDonald's USA, LLC. – 154 Route 6	86.11-1-22	7/11/18	12/12/17	Amended Site Plan

SITE PLAN

4. D & L Ford, Inc. – 854 Route 6	65.13-1-52		6/29/18	Amended Site Plan
5. Alexandrion Distillery – 39 Seminary Hill Road	55.10-1-1		6/8/18	Amended Site Plan

MISCELLANEOUS

6. Mancini, Daniel & Courtney – 149 MacGregor Dr	64.13-1-75		6/7/18	Regrading Application
7. Minutes – 05/23/18				



July 6, 2018

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

RE: EMTK Realty Site Plan
1736 Route 6
Tax Map No. 44.18-1-40

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:

- Three (3) sheet site plan set, last revised July 6, 2018. (5 copies)
- Vehicle Turning Figures, dated July 6, 2018. (5 copies)
- Building Plans for the Existing Apartment Building. (5 copies)
- CD containing pdfs of submitted plans and documents. (1 copy)

Based on comments received from the Board, the site plans now include a fence and screening plantings along selected portions of the southerly property line.

Memorandum from Richard J. Franzetti, P.E., Town Engineer for the Town of Carmel, dated June 18, 2018:


1. The Fire Department has been copied with above submitted materials.
2. The subject SWPPP is under review by NYCDEP.
3. The SWPPP has been prepared per the requirements of the NYSDEC SPDES General Permit.
4. Graphic representation of vehicle movements through the site have been provided.
5. Turning radius for the site have been graphically provided.
6. No public improvements are required for the project.

Please place the project on the agenda for the July 11, 2018 Planning Board meeting for the scheduled public hearing.

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.

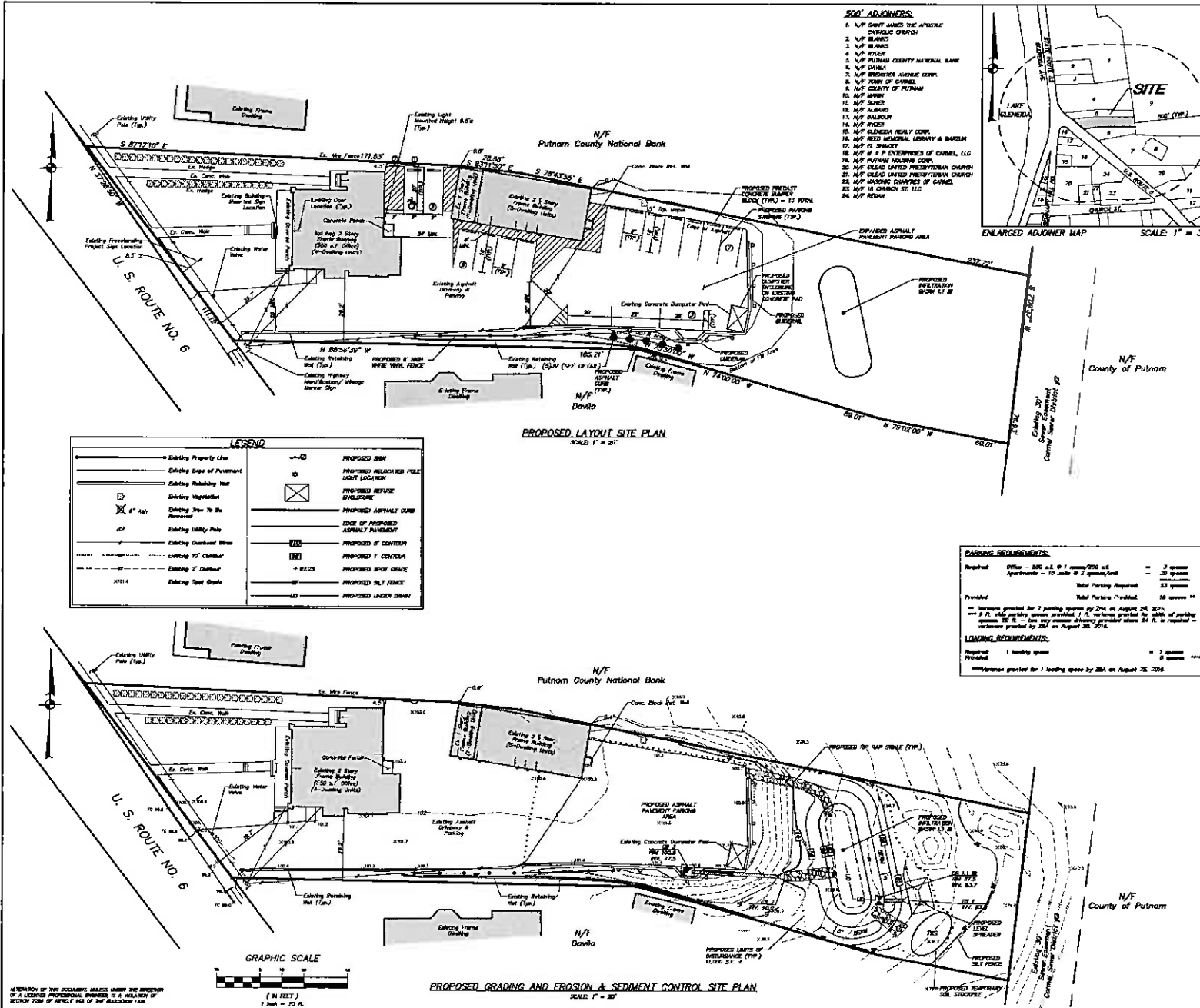
By: 

Jeffrey J. Contalmo, PE
Senior Principal Engineer
JJC/dlm

Enclosures

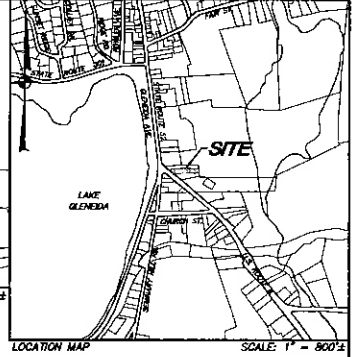
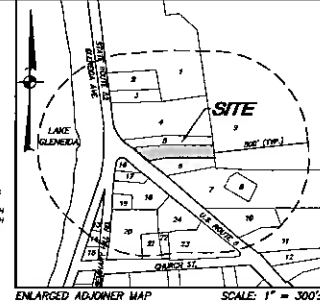
cc: Brian Finney, w/enclosures
Carmel Fire Department

Insite File No. 14200.100



500' ADJACENTS:

1. N/F SAINT JAMES THE APOSTLE CATHOLIC CHURCH
2. N/F BLANDS
3. N/F BLANDS
4. N/F RYDER
5. N/F PUTNAM COUNTY NATIONAL BANK
6. N/F PUTNAM AVENUE CORP.
7. N/F TOWN OF CARROLL
8. N/F COUNTY OF PUTNAM
9. N/F SCHER
10. N/F ALBANY
11. N/F MAURICE
12. N/F PETER
13. N/F ALBANY REALTY CORP.
14. N/F RED MEMORIAL LIBRARY & BARN
15. N/F 12 SHAW
16. N/F 12 SHAW
17. N/F 12 SHAW
18. N/F 12 SHAW
19. N/F 12 SHAW
20. N/F 12 SHAW
21. N/F 12 SHAW
22. N/F 12 SHAW
23. N/F 12 SHAW
24. N/F 12 SHAW



OWNER/APPLICANT:
EMTK Realty Corp.
1200 Route 9
Carroll, NY 13621

SITE DATA:
Date: 07/15/2016
Total Acres: 0.71 AC
Tax Map No.: 14-10-1-40
County/Prepared Line: Office and Appraisal

- GENERAL NOTES:**
1. Property line and existing on-site building footprints and related existing site features are shown herein and are based on "Survey of Property Prepared for EMTK Realty Corp.", dated January 21, 2016, as prepared by Gault Associates, P.C.
 2. Approximate locations of off-site buildings are shown herein and are based on "Survey Map of Property Prepared for EMTK Realty Corp.", dated January 21, 2016, as prepared by Gault Associates, P.C.
 3. Unfilled existing conditions based on field work performed by Gault Associates, P.C. on January 11, 2016, and dated January 11, 2016.
 4. Topographic information and contours shown herein are based on field work performed by Gault Associates, P.C. on January 11, 2016, and dated January 11, 2016.
 5. A survey is requested for 120'-1200' for Part, lots and rear viewlines of buildings.

C ZONE REQUIREMENTS:		REQUIRED	EXISTING/PROPOSED
Minimum Lot Area		10,000 sq. ft.	34,000 sq. ft.
Minimum Lot Depth		250'	287' 6"
Minimum Lot Width		200'	77' 6"
Minimum Road Frontage		100'	111.14'
Minimum Setbacks (Principal Buildings)			
Front Yard		25'	28' 6"
Side Yard		25'	28' 6"
Rear Yard		30'	287' 6"
Minimum Setbacks (Accessory Buildings)			
Front Yard		10'	120' 6"
Side Yard		10'	120' 6"
Rear Yard		30'	287' 6"
Minimum Building Height		35'	Less than 35'
Minimum Building Floor Area		5,000 sq. ft.	5,845 sq. ft.
Minimum Lot Coverage		20%	148.2%

PARKING REQUIREMENTS:

Required	Office - 200 sq. ft. @ 1 space/200 sq. ft.	= 3 spaces
	Apartment - 175 sq. ft. @ 1 space/175 sq. ft.	= 23 spaces
		Total Parking Required: 26 spaces
Provided		Total Parking Provided: 36 spaces

Notes:
- Minimum granted for 7 parking spaces for 2016 on August 25, 2016.
- 20' R. side parking spaces provided. 1 R. side parking spaces provided for 2016 on August 25, 2016.
- Minimum granted for 2016 on August 25, 2016.

LOADING REQUIREMENTS:

Required	1 loading space	= 1 space
Provided		0 spaces

Notes:
- Minimum granted for 1 loading space for 2016 on August 25, 2016.

2-10-18	REVISED PER TOWN COMMENTS	MEU
3-13-18	GENERAL REVISIONS	MEU
12-13-18	2016 REMEDIATION	MEU
02-24-19	REVISED PER ME COMMENTS	SFC
02-24-19	REVISION	BT

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carroll, NY 13621
(607) 225-8900
(607) 225-8977
www.insite-ny.com



PROJECT:
EMTK REALTY CORP.

TOWN:
TOWN OF CARROLL, COUNTY OF PUTNAM, NEW YORK

DRAWING:
PROPOSED SITE PLAN

PROJECT NUMBER	14200.100	PROJECT MANAGER	J.L.C.	DRAWING NO.	SP-1	SHEET	1
DATE	04-24-15	DESIGN	M.E.U.				
SCALE	1" = 20'	BY	D.L.M.				

TRAFFIC SIGN DETAIL
(A.T.S.)

LOCATION NO.	TEXT	MUTUAL NUMBER	SIZE OF SIGN (in.)	DESCRIPTION
1		R7-8 R7-8a	12" x 18" 12" x 8"	Green on White Blue Symbol Green on White
2		R7-1	12" x 18"	Red on White

ASPHALT PAVEMENT DET
(KTS)

PRECAST CONCRETE BUMPER BLOCK DETAIL

期入

ASPHALT CURB DETAIL
(N.T.S.)

100

11

PLANTING

SCHEMATIC PLANT LIST			
KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
24	IBES <i>Juniperus virginiana</i> / Common Red Cedar	6'-8' Ht.	Shall

EXISTING BUILDING MOUNTED SIGN DETAIL
06.7.5.1

EXISTING PROJECT SIGN DETAIL

NOTES
1. ALL HANDICAP STOPPING SHALL BE 6' WIDE BLUE PAINT
PAINTE HANDICAP PARKING DETAIL
(P.T.S.)

VINYL PRIVACY FENCE DETAIL

EROSION AND SEDIMENT CONTROL NOTES:

- [illegible]

REQUIRED EROSION CONTROL SHEPP CONTENTS:

Paragraph to the NTSBC "2002 General Permit for Stormwater Discharges from Construction Activity" (20-C-0-15-002), at Stormwater Pollution Prevention Plan's (SWPPP) that include erosion and sediment control practices designed in accordance with the standards of the National Sedimentation Engineering Council and the Stormwater Management Manual for Urban Areas and Suburban Developments, and the Stormwater Management Manual for Rural Areas and Suburban Developments. These erosion and sediment control practices are not designed in accordance with the National Standard, the owner or operator must demonstrate compliance to the National Standard. The following list of National Sedimentation Engineering Council standards is provided in accordance with Part 20.04.01 of General Permit 20-C-0-15-002.

- [illegible]

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

MONITORING REQUIREMENTS			MAINTENANCE REQUIREMENTS	
PRIORITY	DAILY	WEEKLY	BEFORE CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE OPERATION	-	Inspect	Inspect	Remove
DUST CONTROL	Inspect	-	Inspect	Maintain / Spray with Water
PREDICTABLE OCCUPANCY	-	Inspect	Inspect	Follow / Remove / Remove
SOIL STABILIZATION	-	Inspect	Inspect	Maintain / Seal / Patch / Repair
ROAD & PAVEMENT	-	Inspect	Inspect	Clear

* Participant registration is accelerated whenever the RZL of the plant density is established.
 * The number of participants is limited to 1000 and the number of participants is limited to 1000.
 * The party responsible for implementation of the maintenance schedule during and after construction is:

SMITH Power Corp.
 1730 Route 6
 Canfield, NY 14022

and/or the current owner(s) of the subject property

7	7-5-18	REVIEW FOR TOWN COMMENTS
1	8-13-18	GENERAL REVISIONS

NO.	DATE	REVISION
INSITE		J. Garrett Price

ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
 Carmel, NY 10512
 (845) 725-9550
 (845) 225-9717 fax
www.foster-ny.com

PROJECT:	DAILY REALITY CORP
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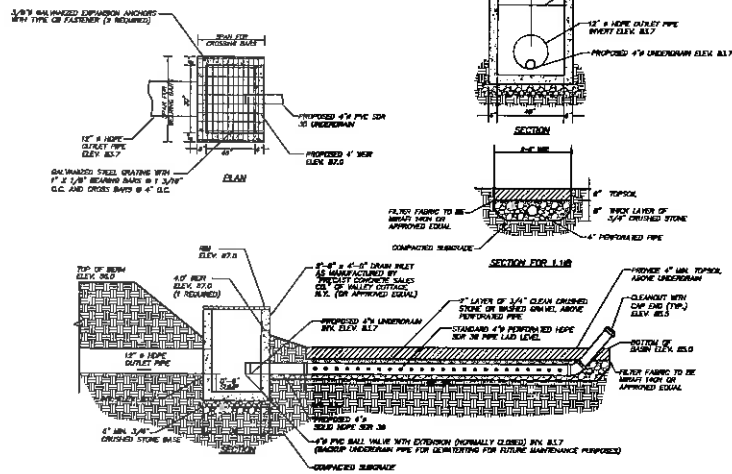
FROM RESIDE #, TOWN OF DANBUR, COUNTY OF PUTNAM, NEW YORK

DRAWING: DETAILS & NOTES

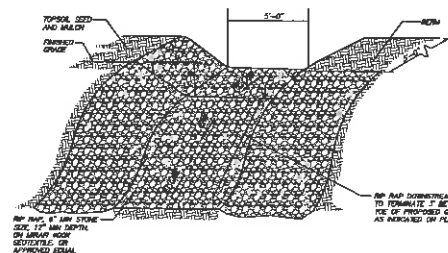
PROJECT	14200-100	PROJECT	110	DRAWING NO.	34
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DATE	07-29-93	OPRAN BY	S.d.C.

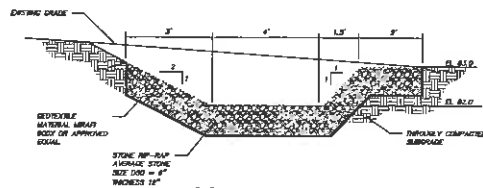
D-1 2



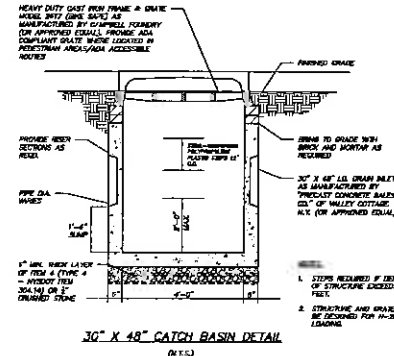
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(N.T.S.)



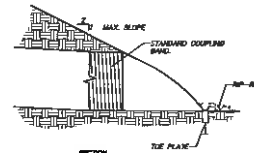
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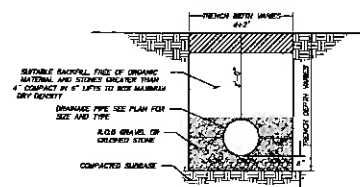
LEVEL SPREADER DETAIL
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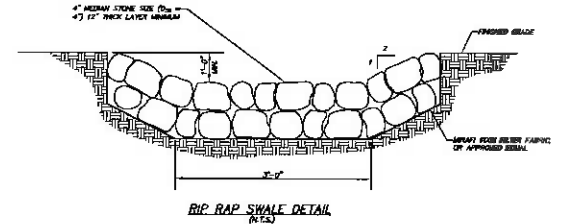
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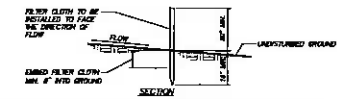
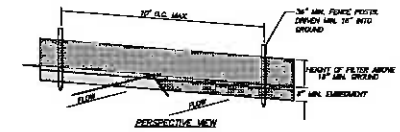
END SECTION DETAIL
(N.T.S.)



DRAINAGE PIPE TRENCH DETAIL
(N.T.S.)



RIp RAP SWALE DETAIL
(N.T.S.)



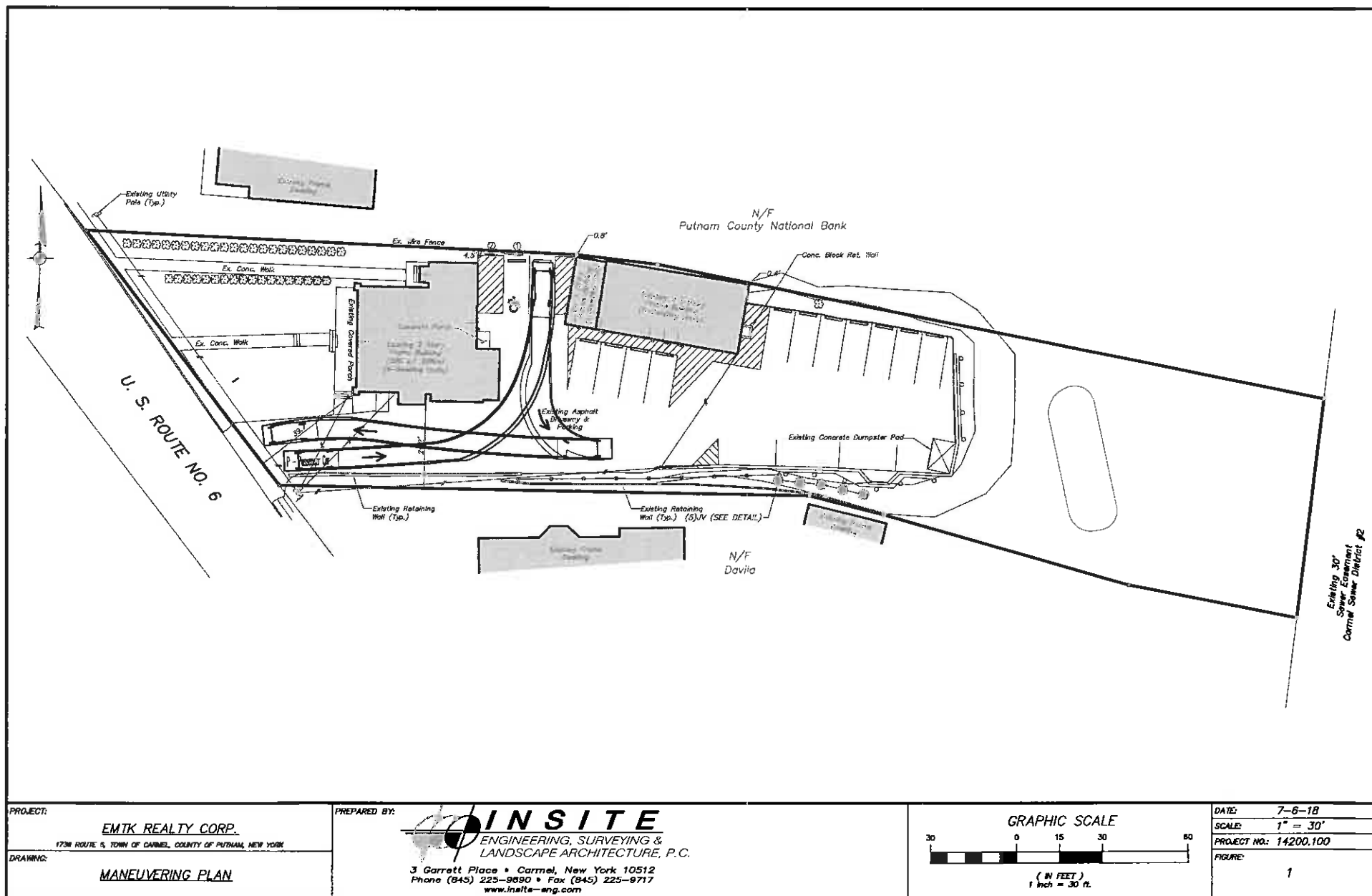
- CONSTRUCTION NOTES FOR FARGATED SILT FENCE
1. FILTER CLOTH TO BE EXTENDED ASSEMBLY TO POSTS AT TOP AND MID SECTION.
 2. WHEN TWO SECTIONS OF FILTER CLOTH ALIGN, EACH SECTOR MUST BE OVERLAPPED BY 18\"/>

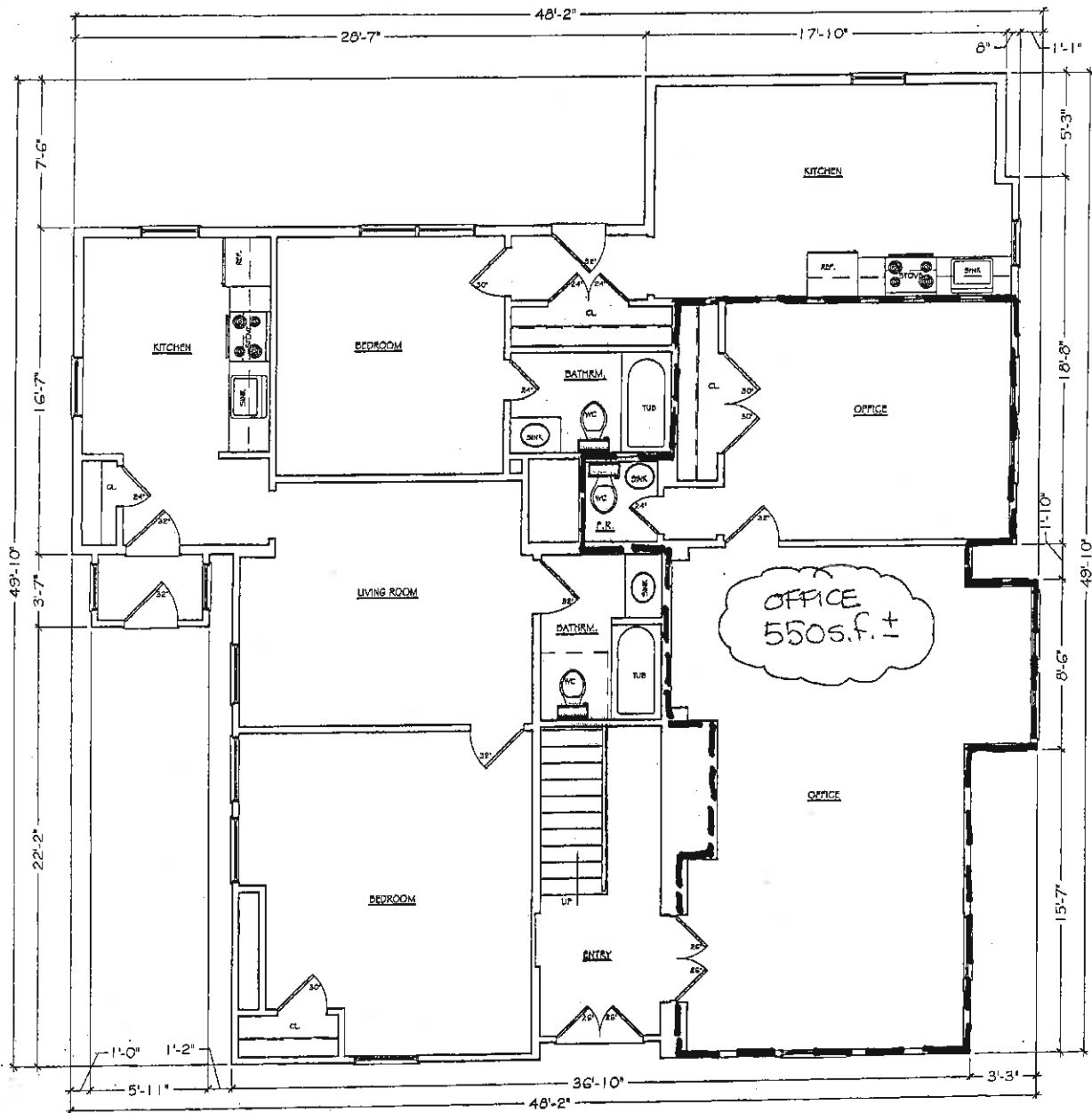
SILT FENCE DETAIL
(N.T.S.)

ALTERNATION OF REVISIONS UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, AS A RESULT OF SECTION 106 OF ARTICLE 116 OF THE EDUCATION LAW.

2	7-6-18	REVISED PER TOWN COMMENTS	MSJ
1	6-12-18	GENERAL REVISIONS	MSJ
MSJ	DATE	REVISION	BY
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. 200 West 10th Street New York, NY 10011 (212) 279-8000 www.insite-nyc.com			
PROJECT: EMIX REALTY CORP.			
TOWN: RENEE L. TOWN OF CHAMBERS, COUNTY OF PUTNAM, NEW YORK			
DRAWINGS: DETAILS & NOTES			
PROJECT NUMBER: 14800100	PROJECT MANAGER: J.L.C.	DRAWING NO.: D-2	SHEET: 3
DATE: 07-29-15	DRAWN BY: S.L.C.	CHECKED BY: D.L.M.	
SCALE: AS SHOWN			

C:\PROJ\14200\100\Turning Study\EXISTING FIGURE 1.dwg, 7/6/2018 10:58:27 AM, mntre, 1:1



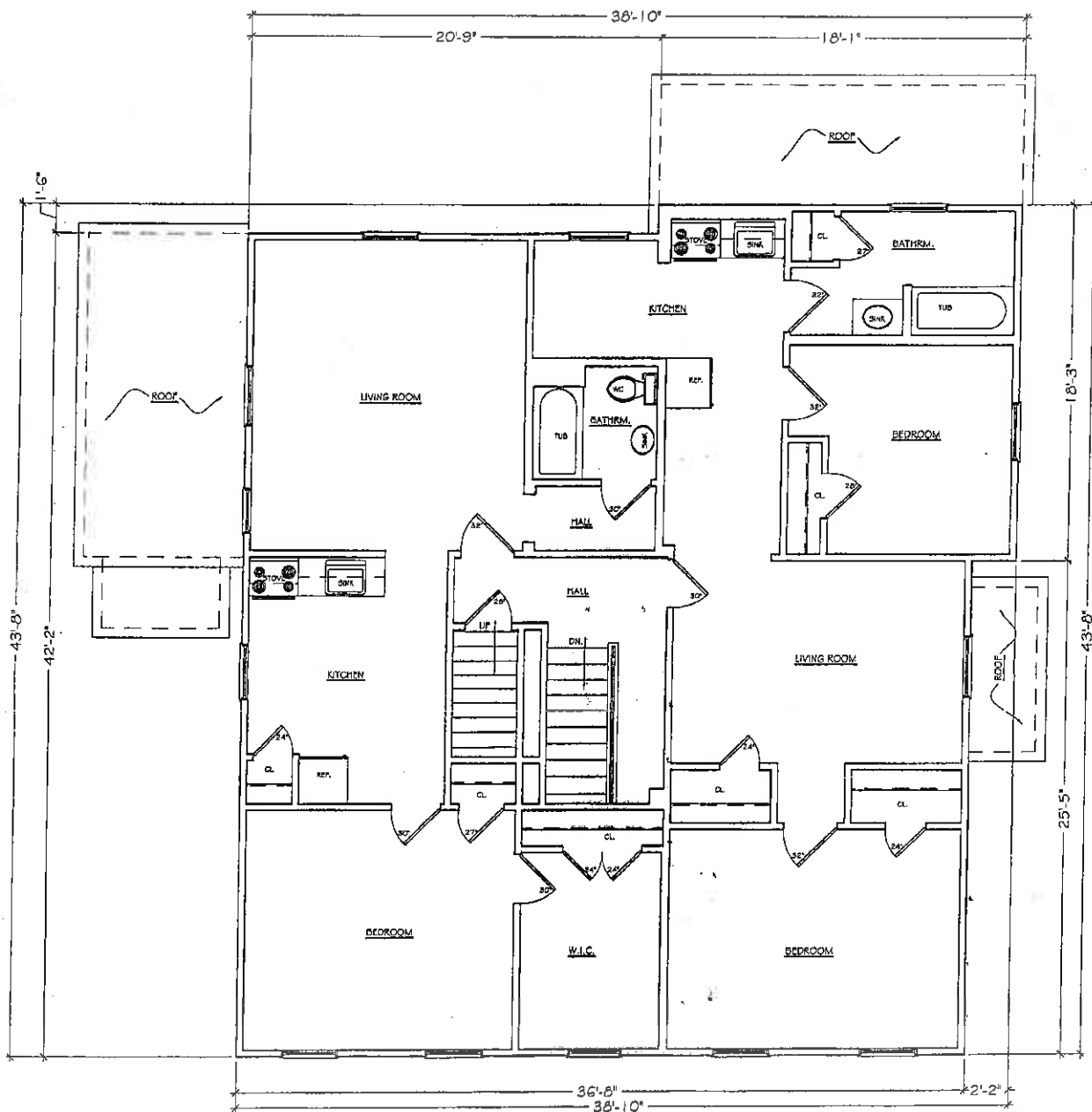


FIRST FLOOR PLAN

WESTERLY BUILDING

SCALE 3/16" = 1'-0"

(4/24/15) EMTK REALTY / 1736 ROUTE 6, TOWN OF CARMEL

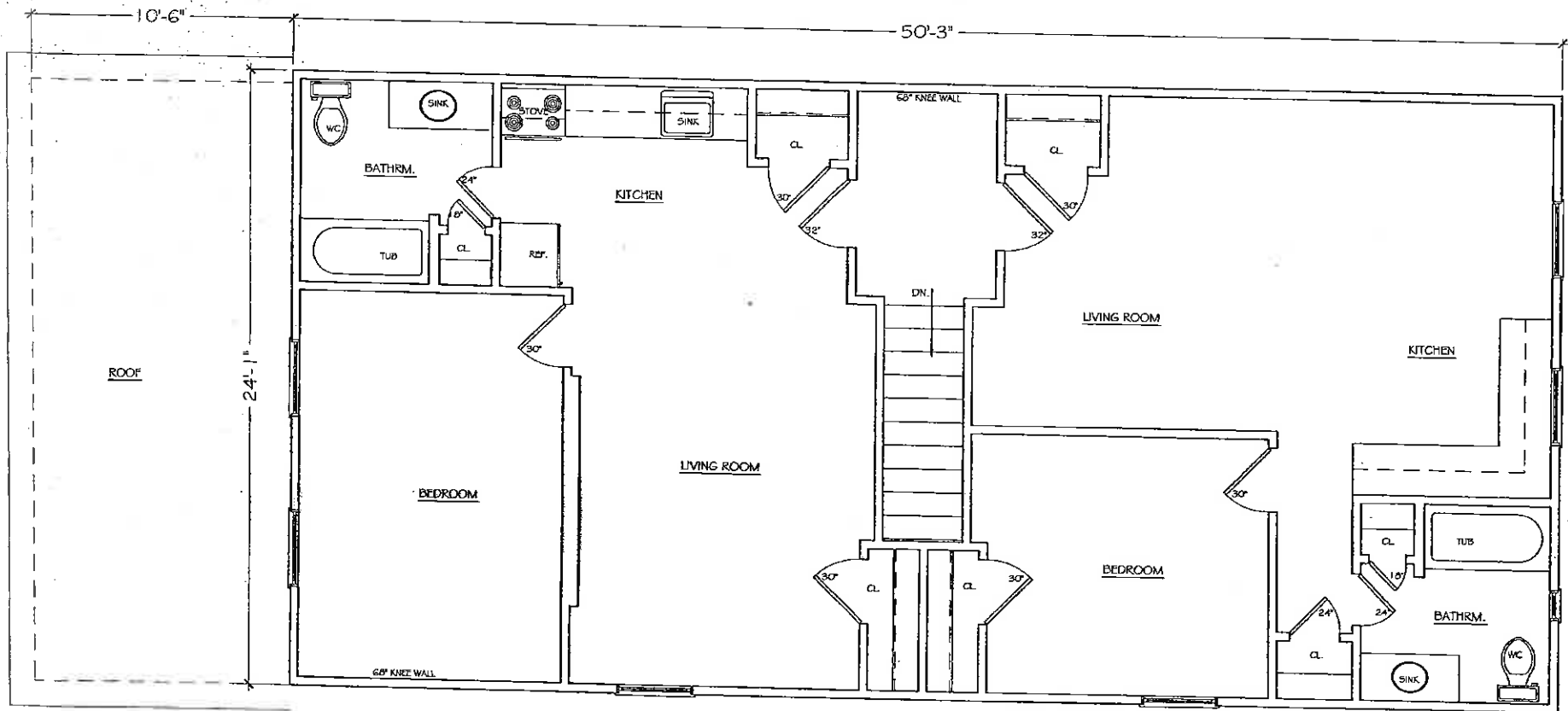


SECOND FLOOR PLAN

WESTERLY BUILDING

SCALE 3/16" = 1'-0"

2/24/15) ENTK REALTY / 1736 ROUTE 6, TOWN OF CARMEL



SECOND FLOOR PLAN

EASTERLY BUILDING

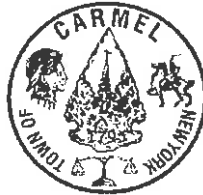
SCALE 1/4" = 1'-0"

(4/24/15) EMTK REALTY / 1736 ROUTE 6, TOWN OF CARMEL

**EPSTEIN HAS PROVIDED THE FOLLOWING RESPONSES TO THE
QUESTIONS POSED IN THE FOLLOWING MEMORANDUM**

Michael G. Carnazza
Director of Code Enforcement

Kenneth Schmitt
Supervisor



60 McAlpin Avenue
Mahopac, New York 10541

MEMORANDUM

TO: Chairman Harold Gary and Members of the Town of Carmel

FROM: Michael G. Carnazza, Director of Code Enforcement

DATE: June 12, 2018

RE: Amended Site Plan for Alexandrion Group/Hinckley Holdings, LLC
Tm# 55.10-1-1, 3, and 55.6-1-53

The applicant proposes to renovate and add to the former Guideposts property on Seminary Hill Rd. in Carmel. The property is in the C-BP Zone and the C-Commercial Zone. The use will be a distillery, visitor center, and banquet area which is permitted per the schedule of district regulations. In addition to the building additions, the applicant is adding a clarifier tank, raw water storage a pre-treatment facility, a cooling system, and a tank farm.

The Parking Calculation was now submitted. A variance is required for parking. 327 spaces are required, 238 are provided, 89 space variance needed.

A parking variance has been obtained.

The parking spaces are located on the adjacent lot. Variance required of sec. 156-42A(7).

156-42A(7) Where there are practical difficulties in the location of parking spaces or if the public safety or public convenience, or both, would be better served by the location of such parking spaces other than on the same lot as the use to which it is appurtenant, the Board of Appeals, on specific application, may authorize such alternative location of required parking space as will adequately serve the public interest, subject to the following conditions:

(a) Such off-site spaces shall be located on land in the same ownership or under a legally binding, perpetual arrangement between the premises.

(b) The entrance to such space shall be within a radius of 250 feet from an entrance to the use that such space serves.

(c) Such off-site parking spaces shall be usable without causing hazard to pedestrians, hazard to vehicular traffic, traffic congestion, detriment to the appropriate use of other property in the vicinity or detriment to any residential neighborhood.

Provide a copy of the parking easement for Counsel to review.

Draft of easement has been provided with this submittal dated 7/3/2018.

Provide a Zoning Table. Lot area, lot width, lot depth, building height, coverage, setbacks, etc..

Zoning table provided on Sheet C-100 with this submittal dated 7/3/2018.

Richard J. Franzetti, P.E.
Town Engineer



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

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

MEMORANDUM

To: Carmel Planning Board

From: Richard J. Franzetti P.E. Town Engineer *RJF*

Date: June 13, 2018

Re: Hinckley Holdings for Alexandrion Group Banquet Center and Distillery
Amended Site Plan TM# 55.10-1-1, 3 and 55.6-1-53

DOCUMENTS REVIEWED:

- Site Location Map Sheet C-001 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to June 8, 2018;
- Easement Exhibit Sheet C-002 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to June 8, 2018;
- Overall Site Plan Sheet C-100 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to June 8, 2018.
- Overall Paving Plan Sheet C-200 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to June 8, 2018.
- Overall Truck Maneuvering Plan Sheet C-201 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to June 8, 2018.
- Overall Utility Plan Sheet C-300 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to June 8, 2018.
- Overall Erosion and Sediment Control Plan Sheet C-400 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to June 8, 2018.
- Erosion and Sediment Control Details Sheet C-401 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to June 8, 2018
- Details Sheet C-500 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to June 8, 2018
- Building Use Plan Sheets A01 to A05 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to March 29, 2018
- Project Narrative

The application involves the conversion/redevelopment of the existing Paladin Center (formerly Guidepost Offices and Production Facility) to a banquet center and production facility for distillery. The project is located on Lot 1 which is 13.003 acres. Based upon our review of this submittal, the Engineering Department offers the following preliminary comments:

June 13, 2018

Alexandria Group Banquet Center and Distillery Amended Site Plan TM# 55.10-1-1

I. General Comments

1. The following referrals would appear to be warranted:
 - a. Carmel Fire Department - Noted by applicant
 - b. Town of Carmel Highway Department - Noted by applicant.
2. The following regulatory permits will be required for the application:
 - a. New York State Department of Conservation Stormwater Permit. Noted by applicant. A copy of the Stormwater Pollution Prevention Plan (SWPPP) must be provided for review
 - b. Town of Carmel Water Connection Permit. Noted by applicant
 - c. Town of Carmel Sewer Connection Permit. Note by applicant
 - d. Town of Carmel pre-treatment permit. Noted by applicant
3. If necessary 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. Noted by applicant.
4. The overall disturbance for the project as submitted is 42,818 sq-ft which therefore exceeds the threshold criteria of disturbance for New York State Department of Environmental Conservation (NYSDEC) stormwater regulations. This project is above the 5,000 sq ft threshold and below 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 SWPPP that includes only erosion and sediment control and not permanent stormwater features.
SWPPP and Erosion and sediment control plan provided on C-400 and C-401.
5. A traffic analysis plan and line of site must be provided for review.
Traffic analysis provided with this submittal (07/03/2018), sight lines provided on C-205.
6. Should any public improvements be deemed necessary as part of the development of the tract, a Performance Bond and associated Engineering Fee must eventually be established for the work. Noted by applicant. The performance bond amount will be determined and included as part of final resolution.

Detailed Comments

1. The applicant should meet with the Town Engineer to discuss the water system shutdown and the need for a water system workplan. Noted by applicant.
2. A landscaping plan should be provided to show the location and extent of all plantings. All plantings shall be installed per §142 of the Town of Carmel Town Code. Noted by applicant and per applicant no new landscaping is proposed at this time.
3. Graphic representation of vehicle movements through the site must be provided to illustrate that sufficient space exists to maneuver all types of vehicles anticipated at the site. All turning radii for the site must be graphically provided. All turning radii shown on C-201.
4. Available sight distances at each driveway location should be specified on plan. Any clearing along the edge of the roadway R.O.W. that may be necessary to assure appropriate sight distances are provided, must be identified. Clearing has been identified on C-400.
5. All sewers must meet the Town of Carmel Town Code § 120-29. Noted by applicant. Utility trench details must be provided. Sewer code referenced. Utility trench detail provided on C-500.
6. Sidewalks, manholes and guiderails should be installed per §128 of the Town of Carmel Town Code. Noted by applicant. Details must be provided for all sidewalks (including handicap) curbing, signage (handicap, stop sign, etc.), striping, etc. Applicable striping and signage provided on C-500, no proposed sidewalk.

Tel: (845) 628-1500 Fax: (845) 628-7085 email rjf@ci.carmel.ny.us

G:\Engineering\Sewer\SD#2 Carmel Hamlet\55.10-1-1 Paladino center - distillery\06-13-18 Alexandria Distillery AsP TM# 55.10-1-1 RJF.doc

June 13, 2018

Alexandria Group Banquet Center and Distillery Amended Site Plan TM# 55.10-1-1

7. Sheet 401 provides details for tree protection, temporary sediment trap, erosion blanket however the location of these features is not provided on site plan drawing. **Details revised.**
8. A copy of the SWPPP must be provided for review. **SWPPP provided on C-402.**
9. A construction sequence must be provided. **Provided on C-402 with SWPPP.**
10. All asphalt for roads (not being dedicated to Town)/parking/driveways should have a top layer of pavement at 2 inches, the binder course at 3 inches and the subgrade at 8 inches. Details must be provided for review. **Details provided on C-500.**

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



MEMORANDUM

To: Chairman Gary & Members of the Planning Board
From: Patrick Cleary, AICP, CEP, PP, LEED AP
Date: June 13th, 2018 Planning Board Meeting
Re: Alexandrion Distillery, 39 Seminary Hill Road (Tax Map #55.10.1-1) – Amended Site Plan Review

The applicant has address the initial site plan review comments as follows:

1. Clarification has been provided to document that the proposed modifications to the building will comply with the applicable 40' height provision.
2. The applicant has addressed the Light Industry performance standards established in §156-33, as follows:
 - By products of the distilling operations include:
 - Carbon dioxide produced through the fermentation process, which is controlled through a CO2 scrubber and then discharged to the atmosphere.
 - Draff, which are grain solids separated out prior to fermentation, which are stored on-site and then provided to regional agricultural uses as livestock feed.
 - Syrup, which is similar to Draff in liquid form, which remains following fermentation. It is filtered and concentrated, stored on-site and then provided to regional agricultural uses as livestock feed.
 - Water vapor, which is evaporated via plant cooling systems.

Clarification is requested regarding the amount of Draff and Syrup produced. Will the removal of these materials result in large numbers of truck trips?

No. Please reference traffic analysis provided with this submittal (07/03/2018).

- Objectionable nuisance conditions:

- *Noise* – The majority of the machinery associated with the operation of the distillery will be located inside the building. Exterior fans and cooling towers, as well as the low-horsepower electric motors for the grain elevators will be located on the exterior of the building and will be screened and/or shielded with appropriate noise attenuating barriers.

Details of these barriers are required. Noise generation shall comply with the requirements of Chapter 104 (Noise) and shall not exceed 65 dbA at any property line.

No noise generation greater than 65 dbA at any property line forecasted.

- *Vibration* – The distillery will not produce any vibrations.
- *Dust & Particulates* – The distilling process does not emit dust or particulates. However, transferring grain from delivery trucks and within the facility does have the potential to produce dust. All grain transfer operations occur within enclosed and contained operations. Dust hoods will be affixed between the truck chute and the grain pit when grain is delivered. Internal to the building, the grain piping system is connected to a dust collection system.
- *Smoke* – Smoke is not produced from the distilling operation. The gas fired boilers and building heating system emit combustion exhaust, but not smoke.
- *Odor* – The distilling operation will produce a natural grain odor similar to a brewery or bakery. The applicant has indicated that it was not possible to obtain odor data from the equipment manufacturer.

The applicant must provide documentation of odor impacts, to demonstrate compliance with the Light Industry Performance Standards, as well as to establish if a significant adverse impact is being created regarding the Planning Board's SEQRA review and evaluation.

- *Toxic Matter* – No toxic matter is produced from the distilling operations. All wastes are natural products derived from grains, water and yeast enzymes.
- *Detonable Materials* – The distillery process and facility operation will not contain, utilize or produce any detonable materials.

3. Off-Street Parking - The applicant has provided an off-street parking tabulation which indicates that 327 parking spaces are required and 166 are provided. **A parking variance is required.**

A parking variance has been obtained.

4. The off-street loading space calculation has been provided. The applicant was also requested to document how the spaces would be used, and how circulation conflicts will be avoided. The applicant indicated that this information is forthcoming.

Please reference traffic analysis provided with this submittal dated 07/03/2018.

5. The applicant has documented the operational characteristics of the facility.

The proposed facility will operate 24 hours/day, 5 days per week. A total of 60 employees will work at this facility, between distillery production operations, office and administrative functions and the visitor center.

The visitors center will be open 7 days per week.

The facility will generate approximately 6 – 8 inbound and outbound truck trips per day.

It does not appear that any restrictions are required regarding these operational characteristics to mitigate adverse impacts.

6. Site Utilities – Refer to comments from the Town Engineer regarding the adequacy of sewer and water services.
7. The applicant has clarified that no new exterior site lighting is proposed.
8. Alexandrion is in the process of securing the necessary state permits for the production and sales of liquor.

Based on the applicant's response to the initial review comments, it is recommended that the public hearing on this application be scheduled.

Alexandrion Distillery - Town of Carmel, New York

Traffic Impact Comparison to Former Guideposts Facility

Summary

The Alexandrion Group is proposing to renovate an existing building for a new distillery at 39 Seminary Hill Road in the Town of Carmel, New York. The site is the former location of the Guideposts facility which had as many as 500 employees at its peak.

To determine the impacts of a distillery at this location, this memorandum compares estimated trips based on proposed distillery operations with the results of a 2009 traffic analysis that estimated the number of trips that would be anticipated at the former facility's maximum capacity.

At maximum capacity, the historical operation of the Guideposts facility was found to generate 255, 295, and 50 vehicle trips in the weekday morning peak period, weekday afternoon peak period, and Saturday midday period, respectively.

Informed by the expected number of employees and operations on site, the proposed distillery is estimated to generate 85, 221, and 18 trips in the weekday morning peak period, weekday afternoon peak period, and weekday nighttime period. 154 trips are estimated for the weekend (Saturday) midday period.

Based on this estimate, the proposed distillery impacts are found to be lower than the former facility's maximum operating capacity.

Introduction

The Alexandrion Group is proposing to renovate an existing building for a new distillery at 39 Seminary Hill Road in the Town of Carmel, New York. The site is the former location of the Guideposts facility which had as many as 500 employees at its peak.

On March 5, 2009, a traffic analysis for the Guideposts facility was prepared by Frederick P. Clark Associates, Inc. which compared the amount of actual traffic generated by the site to amount of trips that would be estimated using the Institute of Transportation Engineers (ITE) *Trip Generation, 8th Edition* (2008).

In this 2009 report, the existing traffic observed on site was found to be lower than levels estimated by *Trip Generation, 8th Edition*. The table below summarizes the three separate scenarios that were used to estimate the upper limit or maximum number of vehicle trips that would enter and exit the site based on a maximum occupancy of 500 employees. Of the three scenarios considered, the highest intensity scenario estimated 255 weekday morning trips (7:00 – 9:00 a.m.), 295 weekday afternoon trips (4:00 – 6:00 p.m.), and 50 weekend midday trips (10 a.m. – 12:00 p.m.). Weekday evening trips (12:00 – 2:00 p.m.) were not estimated as part of the analysis.

Former Use of Building (Guideposts) Maximum Occupancy Scenario						
Land Use	Size	Traffic Direction	Vehicle Trip Ends			
			Weekday Morning	Weekday Afternoon	Weekday Evening	Saturday Midday
General Office	500 Employees	Enter	211	39		24
		Exit	<u>29</u>	<u>191</u>	n/a	<u>21</u>
		Total	240	230		45
Light Manufacturing	500 Employees	Enter	183	44		12
		Exit	<u>37</u>	<u>166</u>	n/a	<u>13</u>
		Total	220	210		25
Warehouse	500 Employees	Enter	184	103		32
		Exit	<u>71</u>	<u>192</u>	n/a	<u>18</u>
		Total	255	295		50

Source: "Trip Generation", 8th Edition, published by the Institute of Transportation Engineers (ITE), 2008 using General Office Building, Code #710 Average Rates, General Light Industrial, Code #110 Average Rates, and Warehousing, Code #150 Average Rates.

Proposed Facility

The Alexandrion Group proposes a land use scenario that is expected to generate trips based on anticipated employment, operating hours, and delivery schedules from Monday through Saturday midday.

Anticipated weekday traffic includes office employees, distillery employees with associated security personnel, warehouse truck deliveries, and trips to the on-site visitor center. The proposed vehicular trips based on these groups is shown for the weekday morning peak period (7:00 – 9:00 a.m.), weekday afternoon peak period (4:00 – 6:00 p.m.), weekday evening (10:00 p.m. – 12:00 a.m.), and Saturday midday (12:00 – 2:00 p.m.):

Trip Generation Summary Proposed Alexandrion Facility						
Land Use	Size	Traffic Direction	Vehicle Trip Ends (5 days/week)			
			Weekday Morning	Weekday Afternoon	Weekday Evening	Saturday Midday
Office	40 Employees	Enter	40	5	0	0
		Exit	<u>5</u>	<u>40</u>	<u>0</u>	<u>0</u>
		Total	45	45	0	0
Distillery	9 Security/Shift	Enter	9	9	9	9
		Exit	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>
		Total	18	18	18	18
Warehouse	22 Trucks	Enter	11	11	0	0
		Exit	<u>11</u>	<u>11</u>	<u>0</u>	<u>0</u>
		Total	22	22	0	0
Visitor Center ¹	12,000 S.F.	Enter	0	90	0	90
		Exit	<u>0</u>	<u>46</u>	<u>0</u>	<u>46</u>
		Total	0	136	0	136
Total Trips		Enter	60	115	9	99
		Exit	<u>25</u>	<u>106</u>	<u>9</u>	<u>55</u>
		Total	85	221	18	154

1: Source for Visitor Center: *Trip Generation, 8th Edition*, published by the Institute of Transportation Engineers (ITE), 2008 using Drinking Place Code #925 Average Rate.

The following inputs and assumptions were used to estimate trips for this analysis:

Office. It is assumed that all 40 office employees would arrive during the weekday morning peak period and exit during the weekday afternoon peak period. No office employees are anticipated to be making trips during the weekday evening (10 p.m. – 12:00 a.m.) period.

Distillery. Seven distillery staff and two security personnel would work rotating 8-hour shifts. Nine inbound trips and nine outbound trips would occur during each peak period.

Warehouse. The operation of the warehouse facility would require the arrival of approximately 22 daily truck trips to make deliveries and receive product for distribution. While it is estimated that truck trips likely would occur throughout the business day, a conservative estimate assumes that half of all trips (11) would occur during the weekday morning peak period and 11 trips would occur during the weekday afternoon peak period.

Visitor Center. The visitor center shown on the proposed site plan identifies 12,613 square feet of space to accommodate tours, tastings, and distillery-related retail sales. Based on anticipated operating hours and the size of the facility, it is estimated that trips generated by the site would occur during the weekday afternoon peak period and on Saturday. *Trip Generation, 8th Edition* was consulted to estimate 136 trips to and from the distillery during the weekday afternoon peak period and on Saturday.

Conclusion

Based on the expected number of employees and operations on site, the proposed distillery is estimated to generate 85, 221, 18, in the weekday morning peak period, weekday afternoon peak period, and weekday nighttime period. 154 trips are estimated for the Saturday midday period.

The number of peak period trips generated by the proposed distillery are lower than the former facility's maximum capacity.

Tim Gustafson, AICP
Senior Planner

EPSTEIN
600 West Fulton Street
Chicago, IL 60661-1259
D +1-312-429-8054

Fire Suppression Systems for Alcohol Storage

The proposed Alexandria distillery operation will be designed and engineered with various fire safety and suppression systems to assist the local fire department in the event of an ethanol-fueled fire.

Installed will be an ethanol detection system which will detect a leak of ethanol in the proposed tank farm. When ethanol is detected, this system initiates a safe shutdown of all activities around the tank farm as it will be connected to the SCADA and give an alarm to the control room operators. The source of the leak can then be investigated.

A link to such a typical detection system would be:

https://www.draeger.com/en_uk/Applications/Productselector/Stationary-Gas-Detection-Systems

The Draeger system is a fixed installation and can also be used to detect CO₂ in the fermentation areas, and also natural gas in the boiler-house.

Also below is a link to a typical foam suppression system which is automatically activated via the fire alarm system. Alexandria proposes to install fire detection, fire suppression & ethanol detection where large quantities of ethanol are stored (i.e. the tank farm outside and the smaller tank inside). The tank farm is located in a concrete containment area.

<https://www.vikingsprinkler.com/foam-chemical.php>.

All vessels containing ethanol are proposed to be fitted with flame arrestors & automatic fire proof isolation valves.

DECLARATION OF PARKING EASEMENT

DECLARATION of EASEMENT dated the ____ day of _____, 2018, made by HINCKLEY HOLDINGS LLC, a New York limited liability company, having an office at 322 Clock Tower Commons, Brewster, NY 10509 ("Hinckley"), owner of certain real property located at 39 Seminary Hill Road, Carmel, NY 10512, known and designated as Carmel Tax Map Nos. 55.10-1-1, 55.10-1-3 & 55.6-1-53 (the "Subject Premises").

WITNESSETH:

WHEREAS, the Subject Premises are the subject of a Minor Subdivision application before the Town of Carmel Planning Board which, once approved, will result in the creation of three (3) reconfigured lots (the "Subdivision"); and

WHEREAS, the proposed Subdivision will establish a lot line coursing through an existing improved parking lot, with the result that some of the existing parking area will be located on "Lot 1" and some of the existing parking area will be located on "Lot 3"; and

WHEREAS, the proposed redevelopment of the existing commercial premises located on "Lot 1" (the "Redevelopment") will require the access to and use of some of the parking facilities which, after Subdivision, will be located on "Lot 3"; and

WHEREAS, it is the intention Hinckley to grant to "Lot 1" a permit and non-exclusive easement and right of way to be used and enjoyed in concert with others, over, upon and through so much of "Lot 3" as is currently improved as a parking lot for the purpose of providing the necessary amount of parking to facilitate the Redevelopment and future commercial use of "Lot 1" and to enable "Lot 1" to meet all zoning requirements as relates to minimum parking standards for the proposed Redevelopment of the said "Lot 1" premises.

NOW, THEREFORE, in consideration of the premises and to encourage the Carmel Planning Board to approve the Subdivision of the Subject Premises and the Redevelopment of "Lot 1" thereof, Hinckley hereby declares, devises, releases and grants unto "Lot 1" as shown on Filed Map No. _____ filed in the office of the Putnam County Clerk's Office on _____, a permanent, non-exclusive easement to be used in concert with others over, upon and through so much of "Lot 3" as shown on Filed Map No. _____ as is currently improved as a parking facility, for the purpose of parking passenger and commercial vehicles, ingress to and egress from such parking facilities as are or may be necessary for and accessory to the commercial use and development of "Lot 1" and shown on the drawing entitled "Redevelopment of an Existing Site" prepared by Epstein, last revised 6/08/2018, a copy of which is annexed hereto and made a part hereof as "Exhibit A" and for no other purpose; TO HAVE AND TO HOLD such grant of easement and right of way for the benefit of "Lot 1", its present and future owners thereof, their heirs, successors and/or assigns.

Witness:

HINCKLEY HOLDINGS LLC

By: _____
Harold Lepler, Managing Member

ACKNOWLEDGEMENT

STATE OF NEW YORK)

COUNTY OF PUTNAM) SS:

On this day _____ of _____, 2018, before me personally came Harold Lepler, to me known, who being duly sworn, did depose and say that he is the Managing Member of HINCKLEY HOLDINGS LLC a limited liability company described in and which executed the foregoing instrument; and that he signed his name thereto with full authority to bind such entity.

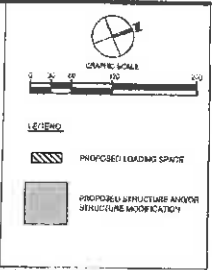
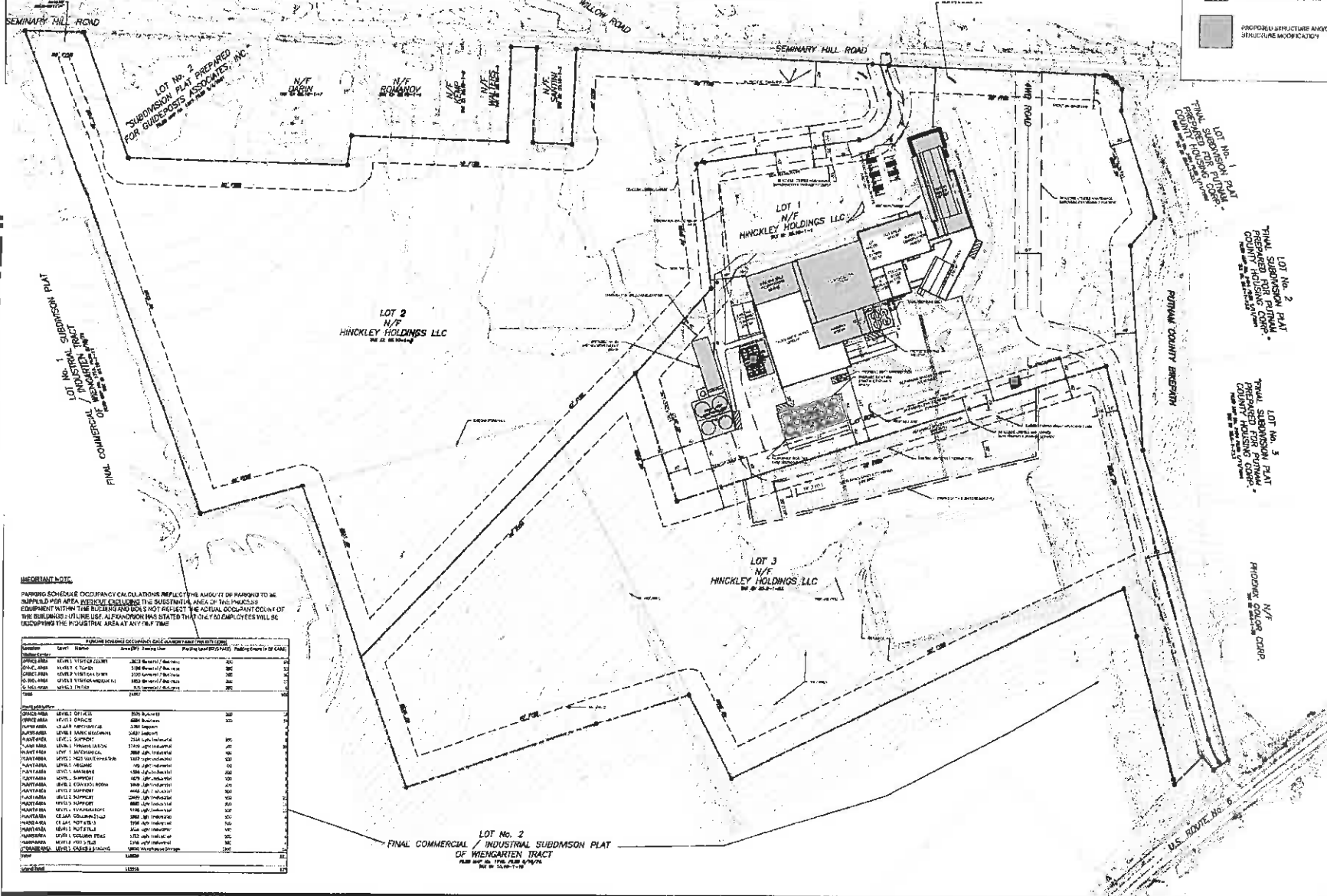
Notary Public of the
State of New York
My Commission expires:

REDEVELOPMENT OF AN EXISTING SITE

SECTION	LOCATION	DATE	REVISIONS	APPROVED BY	DATE
SECTION 1	SECTION 1	1/1/20	1	1	1/1/20
SECTION 2	SECTION 2	1/1/20	1	1	1/1/20
SECTION 3	SECTION 3	1/1/20	1	1	1/1/20
SECTION 4	SECTION 4	1/1/20	1	1	1/1/20
SECTION 5	SECTION 5	1/1/20	1	1	1/1/20
SECTION 6	SECTION 6	1/1/20	1	1	1/1/20
SECTION 7	SECTION 7	1/1/20	1	1	1/1/20
SECTION 8	SECTION 8	1/1/20	1	1	1/1/20
SECTION 9	SECTION 9	1/1/20	1	1	1/1/20
SECTION 10	SECTION 10	1/1/20	1	1	1/1/20

SECTION	LOCATION	DATE	REVISIONS	APPROVED BY	DATE
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SECTION 4	SECTION 4	1/1/20	1	1	1/1/20
SECTION 5	SECTION 5	1/1/20	1	1	1/1/20
SECTION 6	SECTION 6	1/1/20	1	1	1/1/20
SECTION 7	SECTION 7	1/1/20	1	1	1/1/20
SECTION 8	SECTION 8	1/1/20	1	1	1/1/20
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SECTION 10	SECTION 10	1/1/20	1	1	1/1/20

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SECTION 5	SECTION 5	1/1/20	1	1	1/1/20
SECTION 6	SECTION 6	1/1/20	1	1	1/1/20
SECTION 7	SECTION 7	1/1/20	1	1	1/1/20
SECTION 8	SECTION 8	1/1/20	1	1	1/1/20
SECTION 9	SECTION 9	1/1/20	1	1	1/1/20
SECTION 10	SECTION 10	1/1/20	1	1	1/1/20



1. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT.
2. THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT.
3. THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT.
4. THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT.
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10. THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT.

IMPORTANT NOTE:
PARKING SCHEDULE OCCUPANCY CALCULATIONS REFLECT THE AMOUNT OF PARKING TO BE PROVIDED PER AREA INTENDED FOR THE SUBSTANTIAL AREA OF THE PROPOSED EQUIPMENT WITHIN THE BUILDING IS NOT SUBJECT TO THE ACTUAL OCCUPANCY OF THE BUILDING. THE USE OF ALPHANUMERICS HAS BEEN USED TO INDICATE THAT ONLY EMPLOYEES WILL BE OCCUPYING THE INDUSTRIAL AREA AT ANY ONE TIME.

SECTION	LOCATION	DATE	REVISIONS	APPROVED BY	DATE
SECTION 1	SECTION 1	1/1/20	1	1	1/1/20
SECTION 2	SECTION 2	1/1/20	1	1	1/1/20
SECTION 3	SECTION 3	1/1/20	1	1	1/1/20
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SECTION 7	SECTION 7	1/1/20	1	1	1/1/20
SECTION 8	SECTION 8	1/1/20	1	1	1/1/20
SECTION 9	SECTION 9	1/1/20	1	1	1/1/20
SECTION 10	SECTION 10	1/1/20	1	1	1/1/20

EPSTEIN

Professional Engineer
No. 12345
State of New York

DATE: 1/1/20
BY: [Signature]

PROJECT: REDEVELOPMENT OF AN EXISTING SITE
SHEET: 1 OF 1

OWNER: [Name]
APPLICANT: [Name]

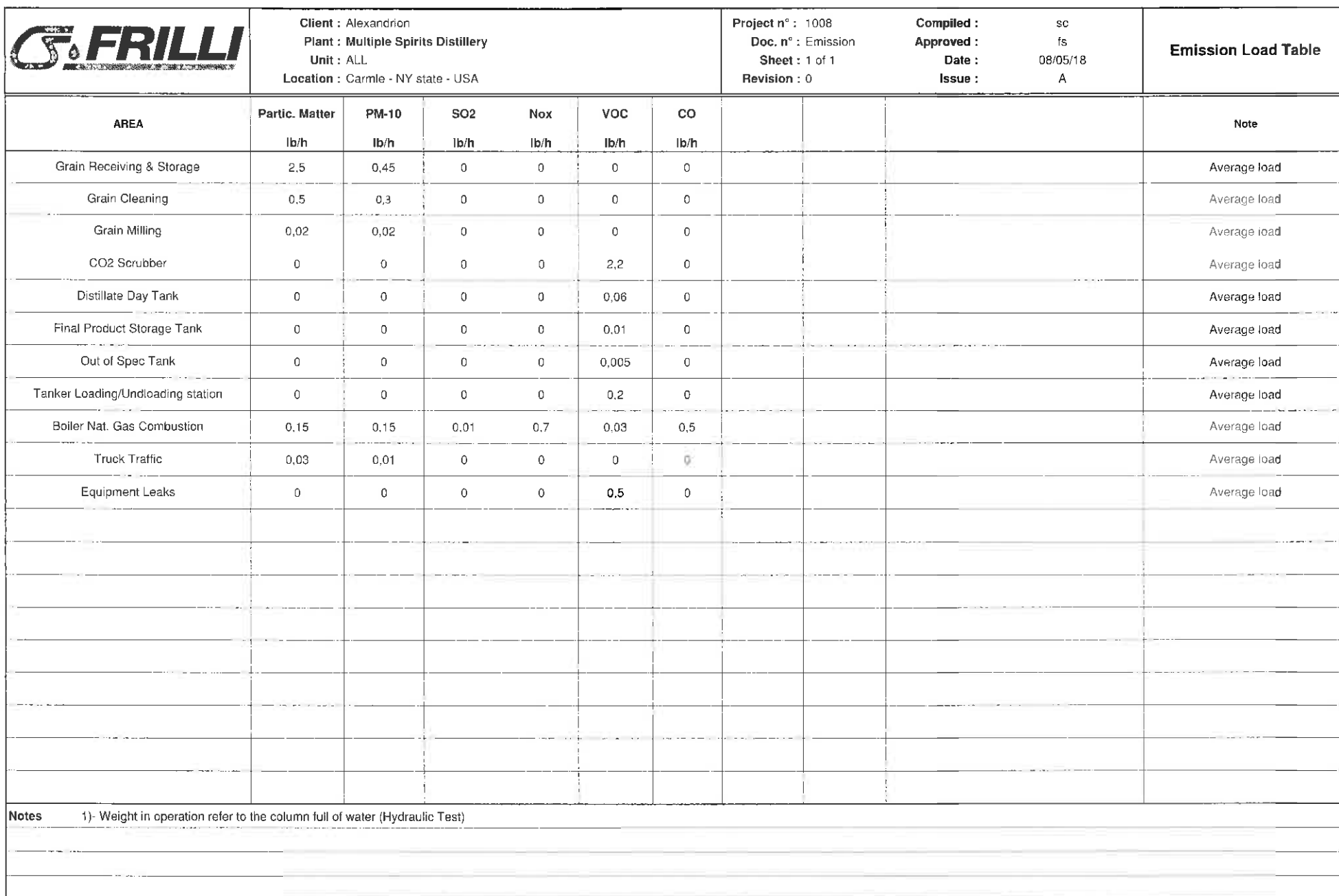
DESIGNED BY: [Name]
CHECKED BY: [Name]

OVERALL SITE PLAN

C-100

City Engineer: [Name]
Design Architect: [Name]
Owner: [Name]
Applicant: [Name]

ALEXANDRION GROUP
12345 Main Street
New York, NY 10001
Tel: (212) 123-4567
Fax: (212) 123-4568
Email: info@alexandrion.com



Memorandum

Date: July 3, 2018
To: File
From: Dave Hilty
RE: **Alexandrian Distillery**
Drilling of Wells for Water Source

On, June 19, 2018, Epstein spoke with Henry Boyd of Boyd Artesian Well Co, Inc. He had information regarding possibility of installing water wells on site:

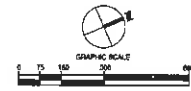
1. There has been limited drilling in Carmel due to the adjacent Lake Gleneida that is used as their source of water.
2. Mr. Boyd has drilled wells in Carmel – a recent one for The Retreat at Carmel project just 3,000' south of our site. That site yielded 40-75 GPM (57,600 – 108,000 GPD) at 400' from a single well. The final yield available on our site is not definitive at this time
3. Water sources are based on bedrock fractures, which Henry described as "hit or miss".
 - a. A hydrologist needs to be hired who will perform an aerial scan to develop a "fracture trace" map to locate the fractures.
 - b. A local hydrologist that Henry Boyd has used:
 - i. William Canavan – Hydro Environmental Solutions – (914) 276-2560
4. Water source depth in this region can vary from 400 to 1000 feet.
5. It generally takes 3 days to drill an 800' deep well.
6. Wells costs about \$12,000-\$13,000 each.
7. Typically, a site will have two wells, one as a backup.
8. There is no separation requirement between wells at our site.
9. The water quality is generally good except for iron and hardness.
10. The Town of Carmel will require a variance to use well water since developments are normally required to use the public water supply.
11. Henry Boyd can obtain the well permit through Putnam County. He said this was not difficult.
12. Henry has offered his service to attend the Town of Carmel Planning Board meetings to speak about wells and water yield with regards to our project.

Henry Boyd's contact information:

Boyd Artesian Well Co., Inc.
1054 Route 52, Carmel NY 10512, USA
Tel: 800-321-2693
boydartesian@yahoo.com
<https://www.boydartesianwellco.com/>

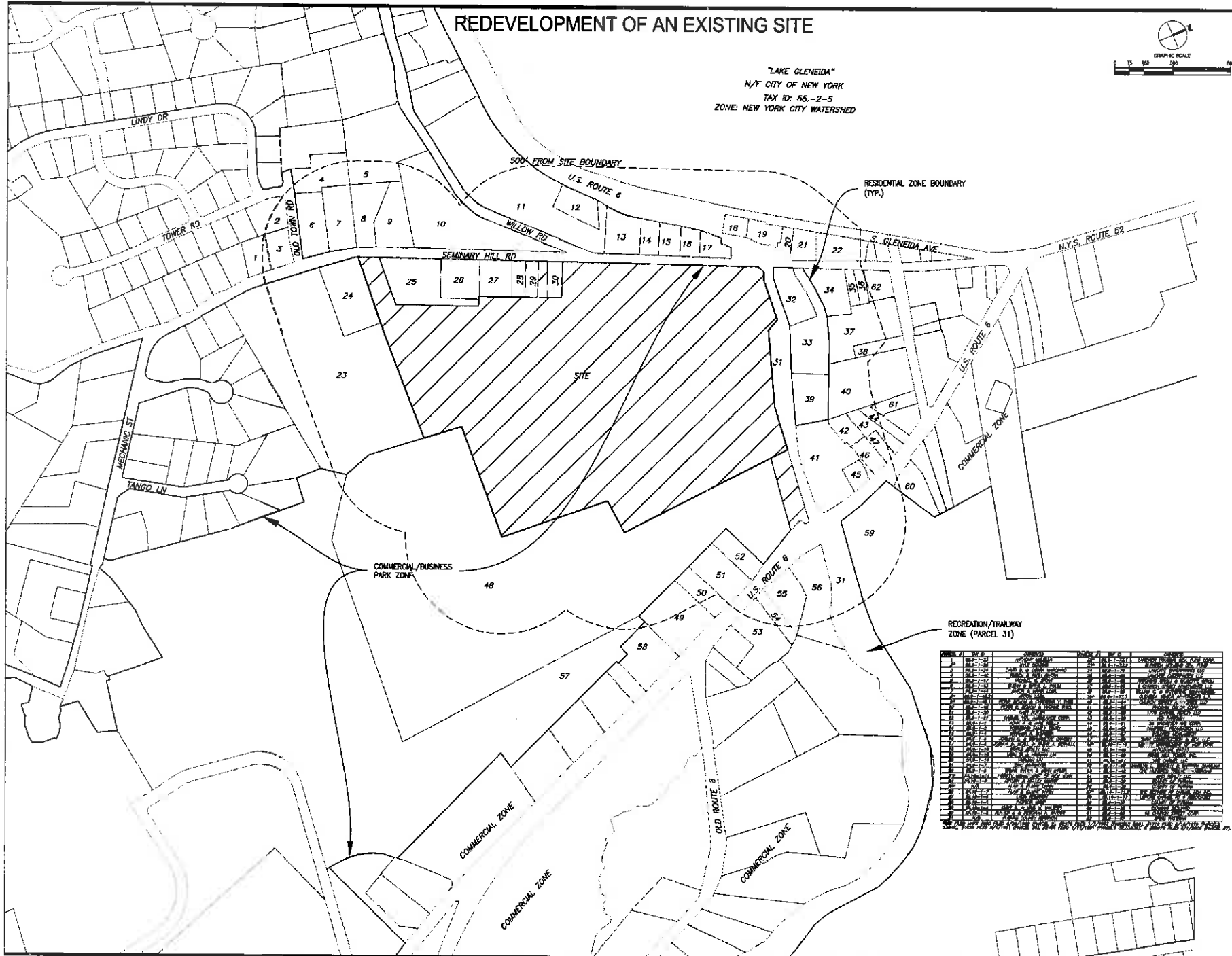
REDEVELOPMENT OF AN EXISTING SITE

"LAKE GLENEIDA"
N/F CITY OF NEW YORK
TAX ID: 55-2-5
ZONE: NEW YORK CITY WATERSHED

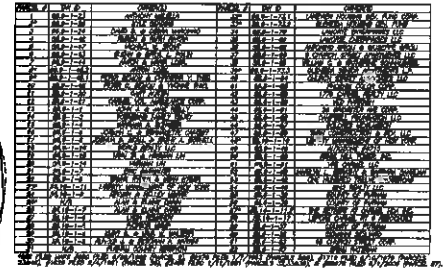


NOTES:
1. ALL PARCEL INFORMATION WITHIN 500 FEET OF THE SITE CAN BE FOUND IN TABLE PARCEL INFORMATION TABLE PROVIDED BELOW. THIS INFORMATION WAS PROVIDED BY JERRY BERENSON/CEP CONSULTING

ZONING DISTRICT:
COMMERCIAL/BUSINESS PARK
LOT 1 AREA:
1.000 AC.



RECREATION/TRAILWAY ZONE (PARCEL 31)



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEW YORK. LICENSE NUMBER 07000, EXPIRATION DATE 06/30/2019.

IT IS A VIOLATION FOR ANY PERSON TO ALTER THIS DOCUMENT OTHER THAN THE LICENSED PROFESSIONAL ENGINEER WHO PREPARED IT. UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER.



DAVID A. EPSTEIN
LICENSE NO. 07000
EXP. 06/30/2019

NO.	DATE	REVISION/REMARKS
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EPSTEIN

PROJECT NUMBER: 17128
PROJECT MANAGER: JC
ARCHITECT: CL
SCALE: 1"=100'
DRAWN BY: CL
CHECKED BY: CL

SITE LOCATION MAP

Civil Engineer
JERRY BERENSON
1000 10th Ave
New York, NY 10019

Design Architect
JERRY BERENSON
1000 10th Ave
New York, NY 10019

Owner
WATKINSVILLE
1000 10th Ave
New York, NY 10019

Applicant
THE ALEXANDRIAN GROUP
1000 10th Ave
New York, NY 10019



ALEXANDRIAN GROUP
1000 10th Ave
New York, NY 10019

C-001



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

NOTES

1. EASEMENT SHOWN, SHOWS PROPOSED EASEMENTS WITH PROPOSED LOT LINE ADJUSTMENTS TO BE USED IN CONJUNCTION WITH THE PROPOSED SITE PLAN INFORMATION AND LAYOUT PROVIDED BY GERRY BERGMORRIS COLLINS.

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEW YORK. LICENSE NUMBER 077009, EXPIRATION DATE 06/30/2019.

IT IS A VIOLATION FOR ANY PERSON TO ALTER THIS DOCUMENT OTHER THAN THE LICENSED PROFESSIONAL ENGINEER WHO PREPARED IT, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER.



DAVID A. WILTY
LICENSE NO. 077096
EXP. 06/30/2016

NAME	_____
DATE	_____
1. What is the purpose of this experiment?	To determine the effect of temperature on the rate of reaction between hydrogen peroxide and potassium iodide.
2. What are the reactants and products in this reaction?	Reactants: Hydrogen peroxide (H_2O_2) and Potassium iodide (KI). Products: Water (H_2O) and Potassium iodate (KIO_3).
3. Write the balanced chemical equation for the reaction.	$2H_2O_2(aq) + 2KI(aq) \rightarrow 2H_2O(l) + 2KIO_3(aq)$
4. What is the independent variable in this experiment?	Temperature of the reaction mixture.
5. What is the dependent variable in this experiment?	Rate of reaction, measured by the time taken for a fixed volume of oxygen gas to be produced.
6. What are the controlled variables in this experiment?	Concentration of hydrogen peroxide, concentration of potassium iodide, volume of hydrogen peroxide, volume of potassium iodide, and total volume of the reaction mixture.
7. What is the hypothesis for this experiment?	The rate of reaction will increase with increasing temperature.
8. What is the procedure for this experiment?	1. Prepare a series of reaction mixtures at different temperatures (e.g., 10°C, 20°C, 30°C, 40°C, 50°C). 2. Measure a fixed volume of hydrogen peroxide and potassium iodide solutions. 3. Mix the solutions and start a stopwatch. 4. Record the time taken for a fixed volume of oxygen gas to be produced (e.g., 10 cm³). 5. Repeat the experiment for each temperature.
9. What are the results of this experiment?	As temperature increases, the time taken for a fixed volume of oxygen gas to be produced decreases, indicating an increase in the rate of reaction.
10. What is the conclusion of this experiment?	The rate of reaction between hydrogen peroxide and potassium iodide increases with increasing temperature.

EPSTEIN

Author's address:
 Institute for
 Engineering
 Research, Inc.

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revised by the *Journal of the*

PROJECT NUMBER	17328
PROJECT MANAGER	JC

PROJECT MANAGER	SC
ARCHITECT	CL

SCALE 1"=20'
DRAWN BY: [Signature]

CHECKED BY: DHS

EASEMENT EXHIBIT

Civil Engineer

1997-98
 2000-01
 2002-03
 2004-05

Design Architect

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Orange J. Box 21
112 114 3498

Owner

THE ONLY PERSONNEL
SEEKING 100% COMPENSATION
BANKRUPTCY
CONSULTANTS

Applicant

THE ALLIANCE HOLDINGS LTD & AFFILIATES
-Molson-Corp., Inc.
CHARTER, 1984, 1985, 1986
44 127 125 11 11



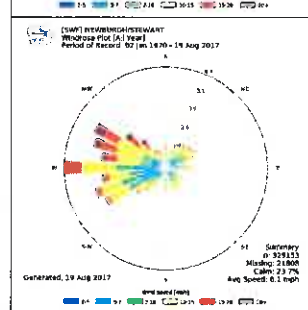
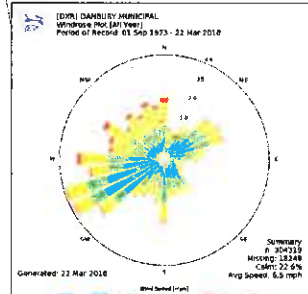
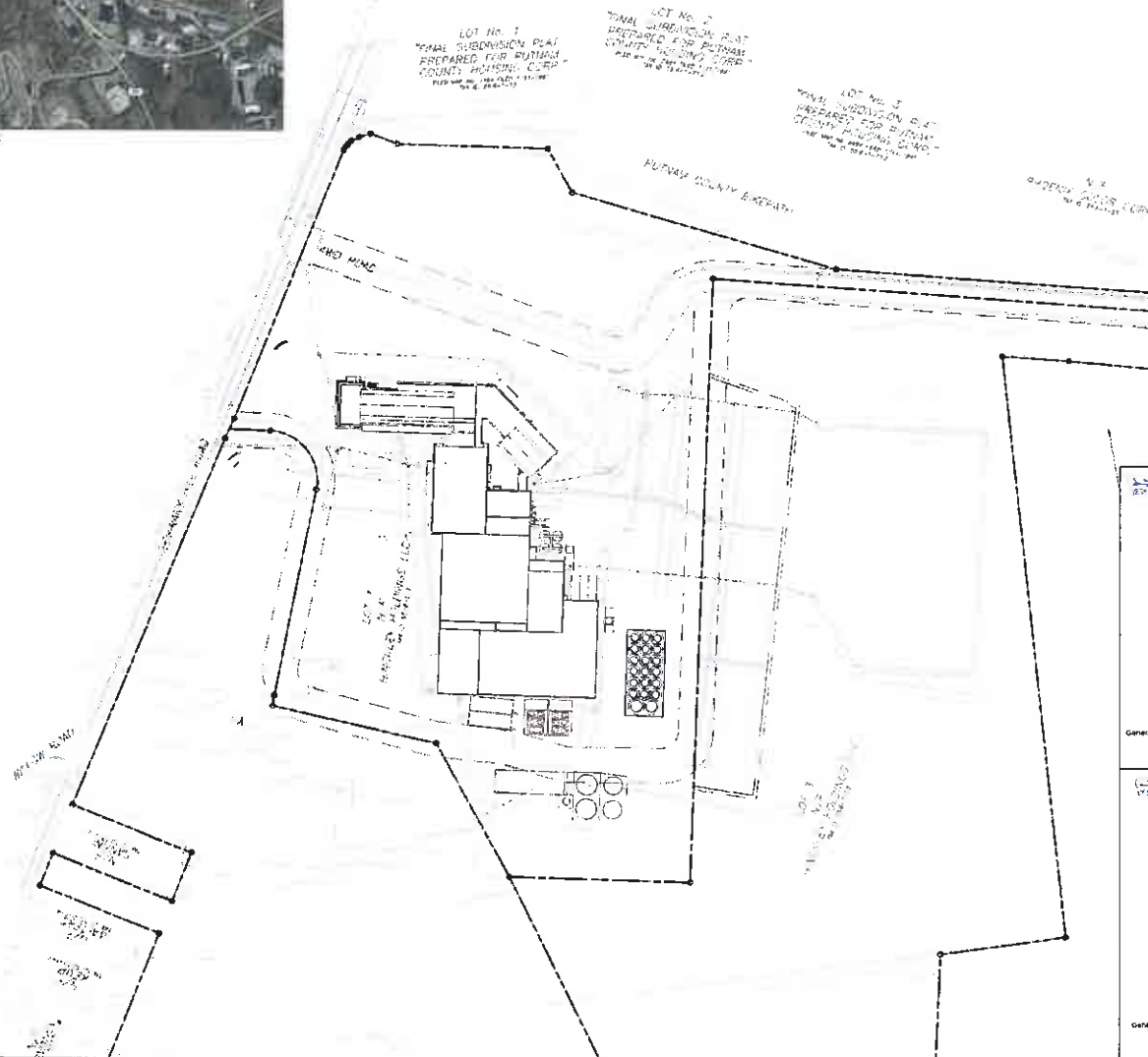
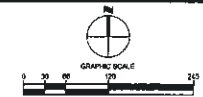
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EASEMENT EXHIBIT

C-002

REDEVELOPMENT OF AN EXISTING SITE



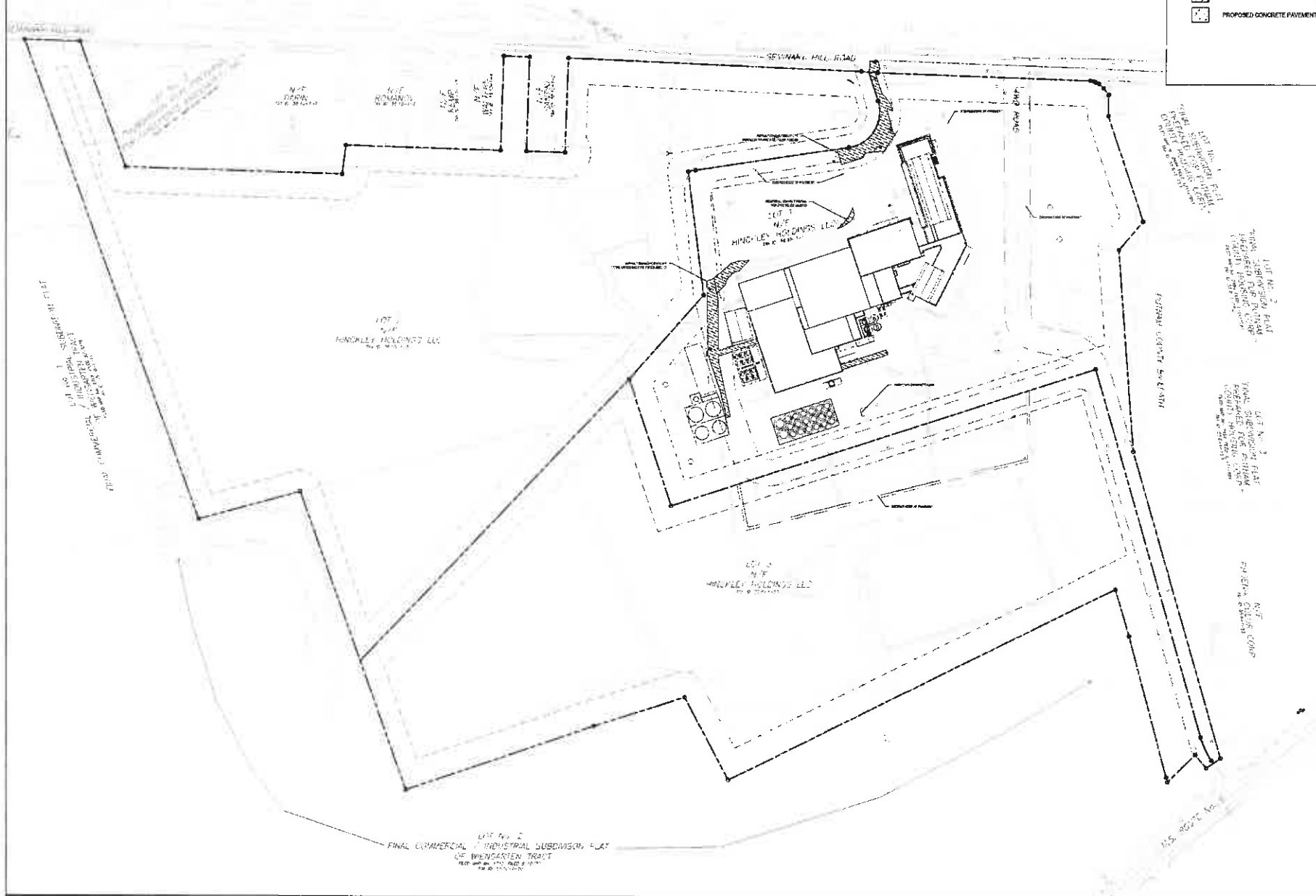
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PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF NEW YORK.
LICENSE NUMBER: 07700, EXPIRATION
DATE: 06/30/2018



DAVID A. HILLY
LICENSE NO. 07700
EXP. 06/30/2018

1. Title	2. Author	3. Editor	4. Publisher	5. Date	6. Price	7. Binding	8. Pages	9. Illustrations	10. Notes	11. References	12. Index	13. Subject	14. Classification	15. Remarks
		</												

REDEVELOPMENT OF AN EXISTING SITE



NOTES

1. ALL PAVEMENT MARKINGS SHALL MEET TOWNSHIP OF CARROLL PAVEMENT MARKING STANDARDS AND SPECIFICATIONS.
2. PLEASE REFERENCE SHEET C-200 FOR ALL STANDARD PAVING SECTIONS.

LEGEND

- PROPOSED PAVEMENT EDGE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

CERTIFICATION

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DAVID A. HEBBY
LICENSE NO. 077099
EXP. 06/30/2018

EPSTEIN

Architect
Engineer
Surveyor
Geotechnical

1000 Park Ave.
New York, NY 10022
212.691.1100

PROJECT MANAGER: JAC
ARCHITECT: JAC
SCALE: 1"=50'
DRAWN BY: JAC
CHECKED BY: JAC

OVERALL PAVING PLAN

Client Engineer

David A. Hebby
1000 Park Ave.
New York, NY 10022
212.691.1100

Design Architect

David A. Hebby
1000 Park Ave.
New York, NY 10022
212.691.1100

Owner

HINDLEY HOLDINGS LLC
1000 Park Ave.
New York, NY 10022
212.691.1100

Applicant

HINDLEY HOLDINGS LLC
1000 Park Ave.
New York, NY 10022
212.691.1100

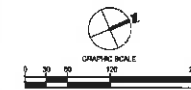


ALEXANDRION GROUP

1000 Park Ave.
New York, NY 10022
212.691.1100

C-200

REDEVELOPMENT OF AN EXISTING SITE



1. STOPPING SIGHT DISTANCE CALCULATIONS ARE PERMITTED HIGHWAY DESIGN MANUAL, STANDARD SPECIFICATIONS, TABLE 801. ANY VEGETATION IMPEDING THIS LINE OF SIGHT SHALL BE REMOVED.
2. ALL PAYMENT MARKINGS SHALL MEET TOWN OF CARMEL PAYMENT MARKING STANDARDS AND SPECIFICATIONS.
3. ALL TURNING RADIUS REQUIRING FIRE TRUCK ACCESS WILL BE A MINIMUM OF 60'.
4. ALL TRUCK TRAFFIC WILL ENTER AND EXIT THROUGH THE EAST OF THE SITE DOWN TWO ROAD. PASSENGER VEHICLES TO THE NORTH WEST OF THE SITE DOWN MAIN ROAD. FIRE TRUCK ACCESS TO ALL THREE ACCESS ROADS.
5. ALL TURNING RADIUS WILL REMAIN UNCHANGED FROM EXISTING SITE.

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DATE 06/30/2018

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DAVID A. HILTY
LICENSE NO. 077099
EXP. 08/30/2019

[illegible]

EPSTEIN

Applicant's
 Interest
 Explored by
 Candidate(s)

Change
 from 7th
 National
 Census

625 W. 7th Street
 Chicago, IL 60607-1240
 T 312.464.9944

PROJECT NUMBER:	17322
PROJECT MANAGER:	JL
ARCHITECT:	CL
SCALE:	1"=8'-0"
DRAWN BY:	CL
CHECKED BY:	CH

OVERALL TRUCK
MANEUVERING PLAN

C-201

Civil Engineer

[illegible]

Design Architect

● 1997年10月1日施行

| **Other**

WORLDWIDE
JPG CH-04 1
Barnday, M
04-07-18

Applicorn

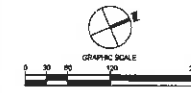
THE ALUMINUM
INDUSTRY OF
ALABAMA



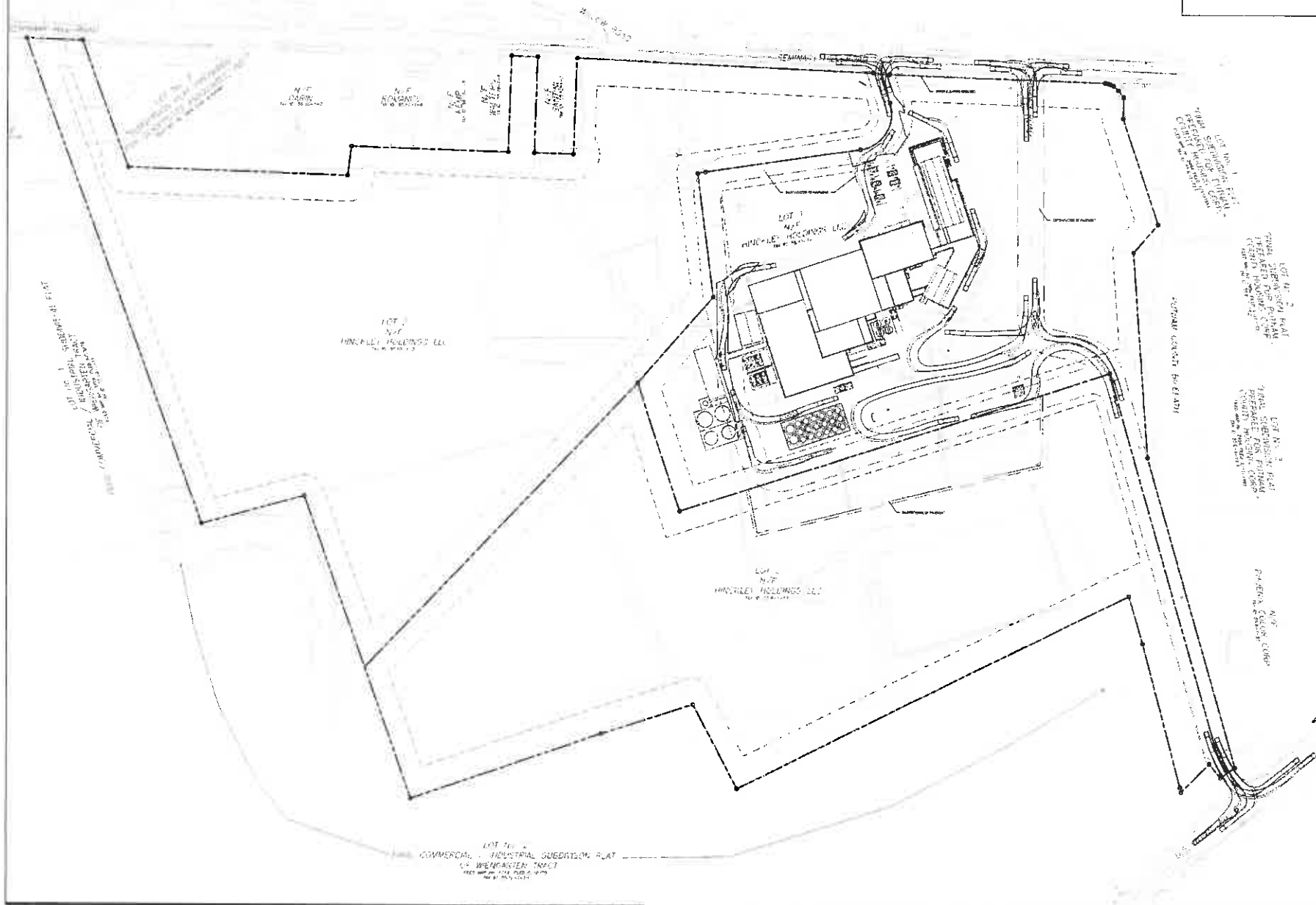
ALEXANDRION GROUP

DEPARTMENT OF THE ARMY

REDEVELOPMENT OF AN EXISTING SITE



- NOTES:**
1. ALL PAVEMENT MARKINGS SHALL MEET TOWN OF CARROLL PAVEMENT MARKING STANDARDS AND SPECIFICATIONS.
 2. ALL TURNING RADIUS REQUIREING FIRE TRUCK ACCESS WILL BE A MINIMUM OF 32'.
 3. FIRE TRUCKS SHALL HAVE ACCESS TO THE ENTIRE SITE AT ALL TIMES.
 4. ALL TRUCK TRAFFIC WILL EXIT AND ENTER THROUGH THE EAST OF THE SITE DOWN AND ROAD. PASSENGER VEHICLES TO THE NORTH WEST OF THE SITE DOWN AND ROAD. FIRE TRUCK ACCESS TO ALL THREE ACCESS ROADS.



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DAVID A. HILTY
LICENSE NO. 077099
EXP. 09/30/2019

NAME	DATE	SCORE
1. <u>What is the name of the person who wrote the Constitution?</u>		
2. <u>What is the name of the person who wrote the Declaration of Independence?</u>		
3. <u>What is the name of the person who wrote the Bill of Rights?</u>		
4. <u>What is the name of the person who wrote the Emancipation Proclamation?</u>		
5. <u>What is the name of the person who wrote the Gettysburg Address?</u>		
6. <u>What is the name of the person who wrote the Lincoln-Douglas Debates?</u>		
7. <u>What is the name of the person who wrote the Dred Scott Decision?</u>		
8. <u>What is the name of the person who wrote the Fugitive Slave Act?</u>		
9. <u>What is the name of the person who wrote the Kansas-Nebraska Act?</u>		
10. <u>What is the name of the person who wrote the Morrill Act?</u>		
11. <u>What is the name of the person who wrote the Homestead Act?</u>		
12. <u>What is the name of the person who wrote the Sherman Antitrust Act?</u>		
13. <u>What is the name of the person who wrote the Sherman Silver Purchase Act?</u>		
14. <u>What is the name of the person who wrote the Sherman Antitrust Act?</u>		
15. <u>What is the name of the person who wrote the Sherman Antitrust Act?</u>		
16. <u>What is the name of the person who wrote the Sherman Antitrust Act?</u>		
17. <u>What is the name of the person who wrote the Sherman Antitrust Act?</u>		
18. <u>What is the name of the person who wrote the Sherman Antitrust Act?</u>		
19. <u>What is the name of the person who wrote the Sherman Antitrust Act?</u>		
20. <u>What is the name of the person who wrote the Sherman Antitrust Act?</u>		

EPSTEIN

**Architectural
Interiors
Engineering
Construction**

**Graphic
and Text
Business
Forms**

40000 71100 80000
Drawing 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PROJECT NUMBER:	17226
PROJECT MANAGER:	JO
ARCHENG:	CL
SCALE:	1"=8'
DRAWN BY:	CL
CHECKED BY:	OH

TRUCK TURNING PLAN - FIRE TRUCKS

C-202

Civil Engineer

EXPLORE
Add these fun
changes to your
next visit

Design Architect

Editorial
Editorial Board
Editorial Board
Editorial Board

Osmor

FORCER BY
WILLIAM T.
BROOKER, JR.
AND OTHERS

Applicant

THE ALFONSO
DE ALFONSO
CHURCH, N.Y. 10011

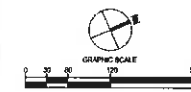


ALEXANDRION GROUP

24 December 1996 El Zor et al. 5575

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REDEVELOPMENT OF AN EXISTING SITE



- NOTES:**
1. ALL PAVEMENT MARKINGS SHALL MEET TOWN OF CARLE Place Roadway MARKING STANDARDS AND SPECIFICATIONS
 2. ALL TURNING RADIUS REQUIRING FIRE TRUCK ACCESS WILL BE A MINIMUM OF 50'.
 3. FIRE TRUCKS SHALL HAVE ACCESS TO THE ENTIRE SITE AT ALL TIMES.
 4. ALL TRUCK TRAFFIC WILL EXIT AND ENTER THROUGH THE EAST OF THE SITE DOWN 4TH ROAD. PASSENGER VEHICLES TO THE NORTH WEST OF THE SITE DOWN 4TH ROAD. FIRE TRUCK ACCESS TO ALL THREE ACCESS ROAD

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[illegible]

EPSTEIN

Additions	Growth
Subsides	New York
Regulatory	Business
Carroll County	County

Q20 A. Fourteen.
 K70000 1.00000-1.000
 1.20000 0.00000

PROJECT NUMBER: 17228
PROJECT MANAGER: C

PREMIO: _____ **R**

LOCALE: _____ **178907**

CHECKED BY: _____

TRUCK TURNING PLAN -
WB-67 SEMI TRAILER

C 202

U-203

Civil Engineer

CONTACT
100 West 27th Ave.
Chicago, IL 60616
312.462.7000

Design Architect

6/2/2012
 Christmas Farm
 Orange & Lempi
 2011-2012

1. Overview

INFORMATION
FOR CREDIT

Applicant:

THE ALPACORN
John DeMott, (Dyer)
Chaplin, 100, New
York, N.Y.



ALEXANDRION GROUP

Expire on 31 March 2013

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С 203

C-203

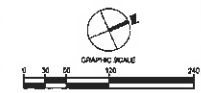
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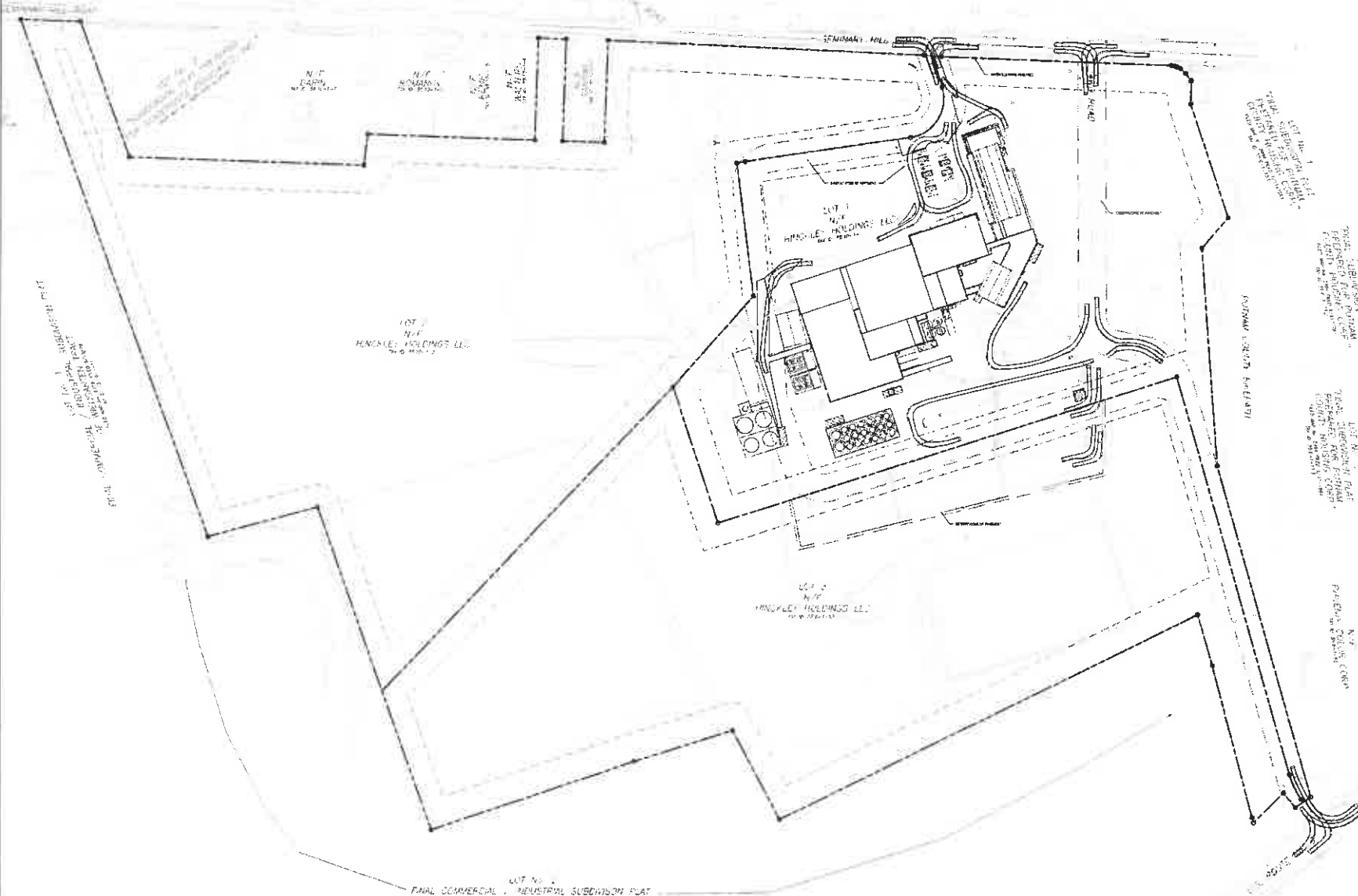
C-203

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REDEVELOPMENT OF AN EXISTING SITE



- NOTES:**
1. ALL PAVEMENT MARKINGS SHALL MEET TOWN OF CARLE PLACE, PAVEMENT MARKING STANDARDS AND SPECIFICATIONS
 2. ALL TURNING RADIUS REQUIRING FIRE TRUCK ACCESS SHALL BE A MINIMUM OF 50'
 3. FIRE TRUCKS SHALL HAVE ACCESS TO THE ENTIRE SITE AT ALL TIMES
 4. ALL TRUCK TRAFFIC WILL ENTER AND EXIT THROUGH THE EAST OF THE SITE DOWN AND UP THE PASSENGER VEHICLES TO THE NORTH WEST OF THE SITE DOWN AND UP THE TRUCK ACCESS TO ALL THREE ACCESS ROADS



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DAVID A. MILTY
LICENSE NO. 071994
EXP. 06/30/2019

NO.	DATE	DESCRIPTION
1	06/30/2019	ISSUED TO OFFICE
2	06/30/2019	RECEIVED FOR REVIEW
3	06/30/2019	RECEIVED FOR REVIEW
4	06/30/2019	RECEIVED FOR REVIEW
5	06/30/2019	RECEIVED FOR REVIEW
6	06/30/2019	RECEIVED FOR REVIEW
7	06/30/2019	RECEIVED FOR REVIEW
8	06/30/2019	RECEIVED FOR REVIEW
9	06/30/2019	RECEIVED FOR REVIEW
10	06/30/2019	RECEIVED FOR REVIEW

EPSTEIN

Architect	Engineer
Interior	Structural
Electrical	Sanitary
MECHANICAL	Other

DATE: 06/30/2019

PROJECT NUMBER: 1728
PROJECT MANAGER: JC
ARCHITECT: CL
SCALE: 1/8"=1'-0"
DRAWN BY: CL
CHECKED BY: DM

TRUCK TURNING PLAN - PASSENGER VEHICLE

Civil Engineer	Design Architect	Owner	Applicant
DAVID A. MILTY 06/30/2019 07/19/2019	EPSTEIN 06/30/2019 07/19/2019	THE ALEXANDRIAN GROUP, LLC 06/30/2019 07/19/2019	THE ALEXANDRIAN GROUP, LLC 06/30/2019 07/19/2019



REDEVELOPMENT OF AN EXISTING SITE

LOCATION	STOPPING SIGHT DISTANCE (S.D.)	RECOMMENDED STOPPING SIGHT DISTANCE	RECOMMENDED STOPPING SIGHT DISTANCE	RECOMMENDED STOPPING SIGHT DISTANCE
1. INTERSECTION OF MAIN HIGHWAY AND A STREET OR RAILROAD	100	100	100	100
2. INTERSECTION OF MAIN HIGHWAY AND A STREET OR RAILROAD	100	100	100	100
3. INTERSECTION OF MAIN HIGHWAY AND A STREET OR RAILROAD	100	100	100	100
4. INTERSECTION OF MAIN HIGHWAY AND A STREET OR RAILROAD	100	100	100	100
5. INTERSECTION OF MAIN HIGHWAY AND A STREET OR RAILROAD	100	100	100	100
6. INTERSECTION OF MAIN HIGHWAY AND A STREET OR RAILROAD	100	100	100	100
7. INTERSECTION OF MAIN HIGHWAY AND A STREET OR RAILROAD	100	100	100	100
8. INTERSECTION OF MAIN HIGHWAY AND A STREET OR RAILROAD	100	100	100	100
9. INTERSECTION OF MAIN HIGHWAY AND A STREET OR RAILROAD	100	100	100	100
10. INTERSECTION OF MAIN HIGHWAY AND A STREET OR RAILROAD	100	100	100	100

SOUTH WEST SITE ACCESS STOPPING SIGHT DISTANCE - SINGLE UNIT (FIRE TRUCK)

NORTH WEST SITE ACCESS STOPPING SIGHT DISTANCE - SINGLE UNIT TRUCK (FIRE TRUCK)

EAST SITE ACCESS STOPPING SIGHT DISTANCE - COMBINATION TRUCK (WB-67 SEMI TRAILER)

- NOTES:
1. ALL PAYMENT MARKINGS SHALL MEET TOWN OF CHAMBERLAIN MARKING STANDARDS AND SPECIFICATIONS.
 2. FIRE TRUCKS SHALL HAVE ACCESS TO THE ENTIRE SITE AT ALL TIMES.
 3. ALL REMAINING TRAFFIC WILL EXIT AND ENTER THROUGH THE EAST OF THE SITE DOWN AND ROAD. PASSENGER VEHICLES TO THE NORTH WEST OF THE SITE DOWN AND ROAD. FIRE TRUCK ACCESS TO ALL THREE ACCESS ROADS.

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DAVID A. HEALY
LICENSED NO. 07709
EXP. 06/30/2019

DATE	06/20/2019
PROJECT NAME	REDEVELOPMENT OF AN EXISTING SITE
PROJECT LOCATION	1000 WEST 100TH STREET, CHAMBERLAIN, SD 57005
PROJECT OWNER	ALEXANDRIAN GROUP
PROJECT MANAGER	DAVID A. HEALY
ARCHITECT	DAVID A. HEALY
ENGINEER	DAVID A. HEALY
CHECKED BY	DAVID A. HEALY
DATE	06/20/2019

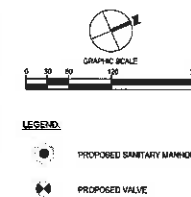
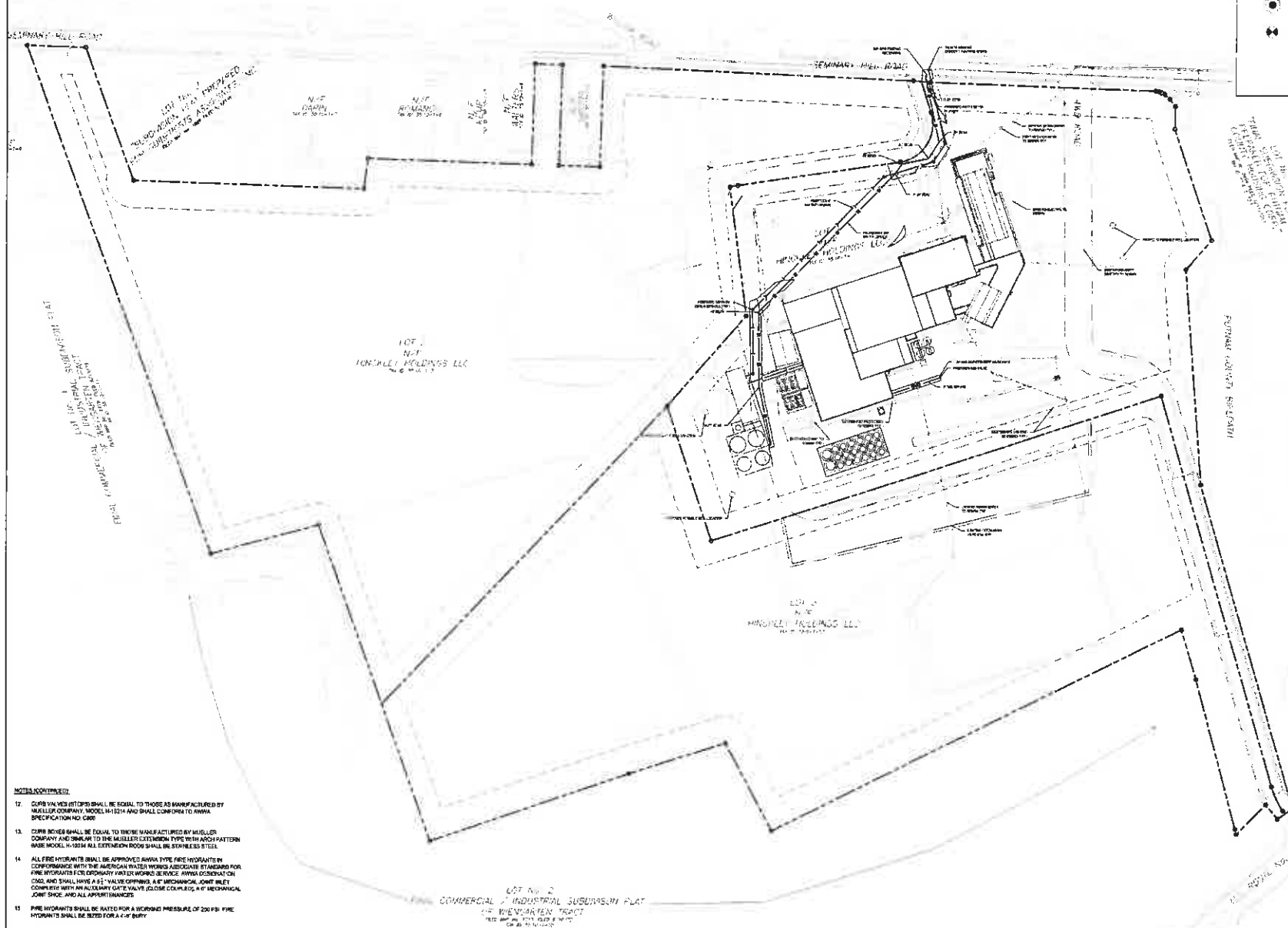
EPSTEIN

Architect
Engineer
Surveyor
Civil Engineer
Professional Engineer
Professional Surveyor
Professional Land Surveyor
Professional Geomatics Engineer
Professional Environmental Engineer
Professional Environmental Scientist
Professional Environmental Planner
Professional Environmental Analyst
Professional Environmental Designer
Professional Environmental Scientist
Professional Environmental Planner
Professional Environmental Analyst
Professional Environmental Designer

PROJECT NUMBER: 11336
PROJECT MANAGER: JC
ARCHITECT: DL
SCALE: 1/2"=1'-0"
DRAWN BY: DL
CHECKED BY: DL

STOPPING SIGHT DISTANCE EXHIBITS

REDEVELOPMENT OF AN EXISTING SITE



- NOTES:**
- ALL DOWNS MUST MEET TOWN OF CANAL #100.00
 - SEWERAGE, MANHOLES, AND GUARDRAILS MUST BE INSTALLED PER § 106 OF THE TOWN OF CANAL TOWNS CODE.
 - ALL WATER SERVICE CONNECTIONS MUST BE TYPE K COPPER, FOR WATER SERVICES GREATER THAN 4" DUCTILE IRON PIPE SHALL BE USED.
 - GATE VALVES SHALL BE ANHWA NON-RISING STEM TYPE, AS APPROVED BY THE TOWN OF CANAL, MODEL A200-33, OR APPROVED EQUAL, CONFORMING TO THE LATEST ANHWA STANDARD FOR GATE VALVES. 3" THROUGH 6" FOR WATER AND OTHER LIQUIDS, ANHWA DEFORMATION 0.000.
 - SIZE UP TO AND INCLUDING 12" SHALL BE 250 PSI WORKING PRESSURE. THE VALVE BODY AND BENCH SHALL BE DUCTILE IRON. ALL INTERIOR AND EXTERIOR METAL SURFACES SHALL BE COATED WITH A TWO PART THERMOSETTING EPOXY COMPLYING WITH ANHWA C500.
 - VALVES SHALL HAVE DUAL 1/2" KING SEALS, INSIDE SCREW ROBERT WOOD SEALS IN ACCORDANCE WITH ANHWA DEFORMATION 0.000 AND SHALL BE CONSTRUCTED SO AS TO PROVIDE UNRESTRICTED FULL PORT CLEARANCE WHEN FULLY OPEN AND IMMEDIATE COMPLETE CLOSURE WHEN CLOSED. THE END OF THE VALVES SHALL BE MECHANICAL JOINT.
 - ALL VALVES SHALL BE ARRANGED TO OPEN IN COUNTER CLOCKWISE DIRECTION UNLESS OTHERWISE SPECIFIED. OPERATING NOTES SHALL BE 7" SQUARE.
 - VALVES SHALL BE TESTED TO NOT LESS THAN TWO TIMES THE WORKING PRESSURE.
 - ALL WROUGHT SHALL BE 60K MICHIE 15 SIZE WITH 50,000 PSI MECHANICAL JOINT FULL CONNECTION AND SHALL BE EQUAL TO THE MANHOLE. SEAMLESS PIPE SHALL BE 10" 15" 20" 24" 30" 36" 42" 48" 54" 60" 66" 72" 78" 84" 90" 96" 102" 108" 114" 120" 126" 132" 138" 144" 150" 156" 162" 168" 174" 180" 186" 192" 198" 204" 210" 216" 222" 228" 234" 240" 246" 252" 258" 264" 270" 276" 282" 288" 294" 300" 306" 312" 318" 324" 330" 336" 342" 348" 354" 360" 366" 372" 378" 384" 390" 396" 402" 408" 414" 420" 426" 432" 438" 444" 450" 456" 462" 468" 474" 480" 486" 492" 498" 504" 510" 516" 522" 528" 534" 540" 546" 552" 558" 564" 570" 576" 582" 588" 594" 600" 606" 612" 618" 624" 630" 636" 642" 648" 654" 660" 666" 672" 678" 684" 690" 696" 702" 708" 714" 720" 726" 732" 738" 744" 750" 756" 762" 768" 774" 780" 786" 792" 798" 804" 810" 816" 822" 828" 834" 840" 846" 852" 858" 864" 870" 876" 882" 888" 894" 900" 906" 912" 918" 924" 930" 936" 942" 948" 954" 960" 966" 972" 978" 984" 990" 996" 1000".
 - WATER SERVICE BODIES SHALL BE 10" 12" 14" 16" 18" 20" 22" 24" 26" 28" 30" 32" 34" 36" 38" 40" 42" 44" 46" 48" 50" 52" 54" 56" 58" 60" 62" 64" 66" 68" 70" 72" 74" 76" 78" 80" 82" 84" 86" 88" 90" 92" 94" 96" 98" 100".
 - CORPORATION STOPS SHALL BE 10" 12" 14" 16" 18" 20" 22" 24" 26" 28" 30" 32" 34" 36" 38" 40" 42" 44" 46" 48" 50" 52" 54" 56" 58" 60" 62" 64" 66" 68" 70" 72" 74" 76" 78" 80" 82" 84" 86" 88" 90" 92" 94" 96" 98" 100".

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DAVID A. KELLY	LICENSE NO. 00709	EXP. 06/30/2024
PROJECT NO.	17300	
PROJECT NAME	REDEVELOPMENT OF AN EXISTING SITE	
OWNER	THE ALEXANDRIAN GROUP	
APPLICANT	THE ALEXANDRIAN GROUP	
DATE	07/10/2024	

EPSTEIN	
ARCHITECT	17300
PROJECT MANAGER	AC
ARCHITECT	CL
SCALE	1"=40'
DRAWN BY	CL
CHECKED BY	DN

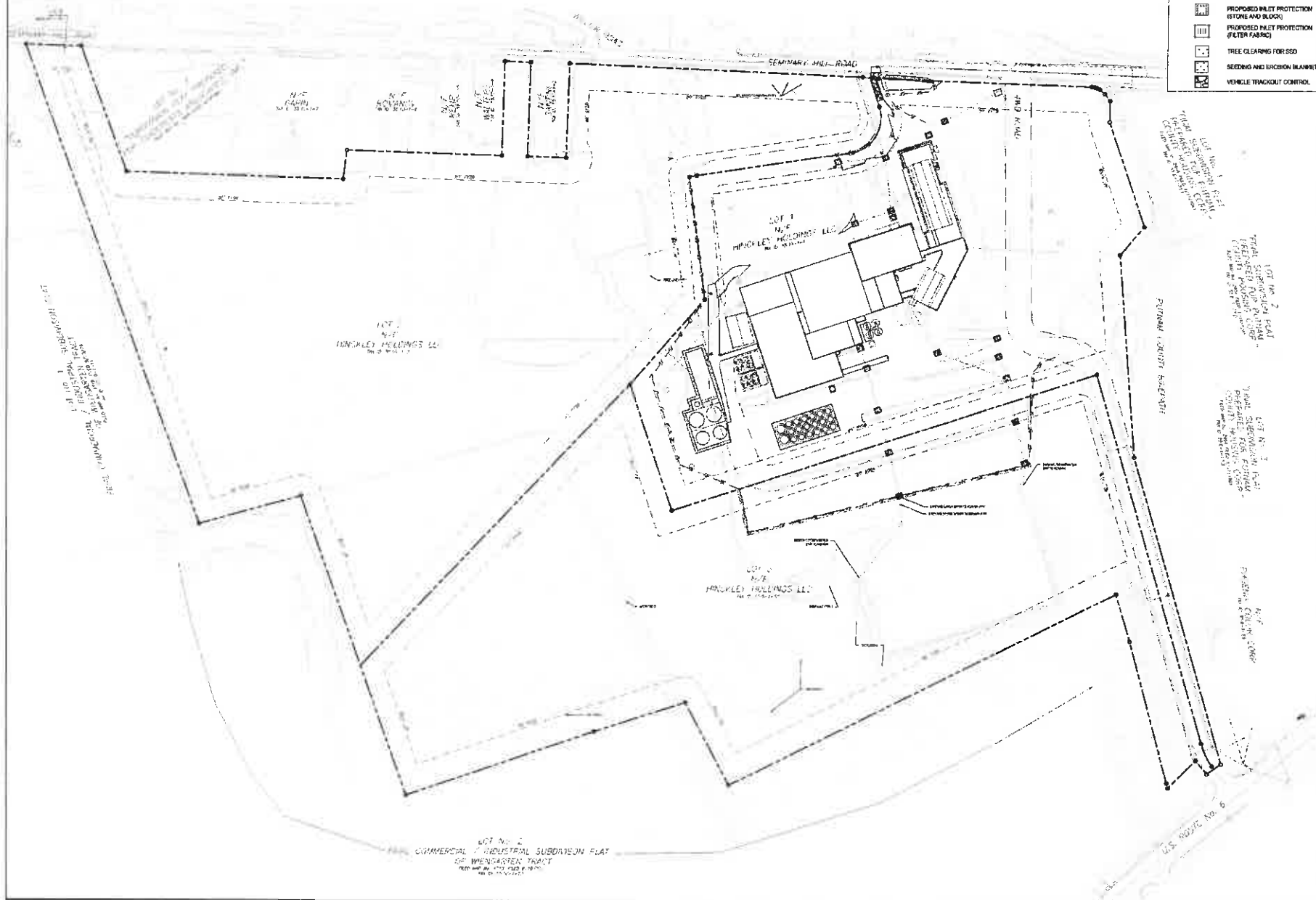
OVERALL UTILITY PLAN

- NOTES (CONTINUED):**
- CURB VALVES (STOP) SHALL BE EQUAL TO THOSE AS MANUFACTURED BY MULLER COMPANY, MODEL M-1014 AND SHALL CONFORM TO ANHWA SPECIFICATION NO. 0000.
 - CURB BOXES SHALL BE EQUAL TO THOSE MANUFACTURED BY MULLER COMPANY AND SIMILAR TO THE MULLER EXTENSION TYPE WITH ARCH PATTERN AND MODEL M-1014. ALL EXTENSION BOXES SHALL BE 60,000 PSI STEEL.
 - ALL FIRE HYDRANTS SHALL BE APPROVED ANHWA TYPE FIRE HYDRANTS IN CONFORMANCE WITH THE AMERICAN WATER WORKS ASSOCIATION STANDARD FOR FIRE HYDRANTS FOR FIREWORKS SERVICE, ANHWA DEFORMATION 0.000, AND SHALL HAVE A 1/2" VALVE COUPLER, 1/2" MECHANICAL JOINT, COUPLER WITH AN ALUMINUM GATE VALVE, COUPLER, 1/2" MECHANICAL JOINT, COUPLER, AND ALL APPURTENANCES.
 - FIRE HYDRANTS SHALL BE TESTED FOR A WORKING PRESSURE OF 250 PSI. FIRE HYDRANTS SHALL BE TESTED FOR A 1/2" BURY.

Civil Engineer	Design Architect	Owner	Applicant
DAVID A. KELLY 00709 07/10/2024 07/10/2024	THE ALEXANDRIAN GROUP 17300 07/10/2024 07/10/2024	THE ALEXANDRIAN GROUP 17300 07/10/2024 07/10/2024	THE ALEXANDRIAN GROUP 17300 07/10/2024 07/10/2024

ALEXANDRIAN GROUP
17300
07/10/2024
07/10/2024

REDEVELOPMENT OF AN EXISTING SITE



NOTES:

1. A 30-MINUTE RAINFALL PREVENTION PLAN CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 186, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, ARTICLE 15 OF THE TOWN OF CANAHI, MUNICIPAL CODE AND APPLICABLE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION OUTDOOR CODES WILL BE PREPARED AND APPROVED PRIOR TO SITE PLAN APPROVAL.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
3. CONTRACTOR TO FOLLOW MOBILE OVERLAYS AND REQUIREMENTS FOR CONSTRUCTION EFFORTS.
4. ALL EROSION AND SEDIMENT CONTROL SHALL BE MAINTAINED BY THE CONTRACTOR AND INSPECTED ON A WEEKLY BASIS DURING ALL SEDIMENT AND EROSION CONTROL DEVICES ARE IN PROPER WORKING ORDER.
5. CONTRACTOR TO MAINTAIN ALL ADJACENT ROADWAYS CLEAR OF DEBRIS.
6. CONTRACTOR WILL ENSURE NO SEDIMENT REACHES PUBLIC STORM DRAINAGE. TEMPORARY SEDIMENT CONTROL MAY BE REQUIRED FOR COMPLETE PREVENTION.
7. UPON COMPLETION OF CONSTRUCTION ALL UNCOVERED GROUND SHALL BE STABILIZED AS SOON AS POSSIBLE WITH GRASS, HYDROSEEDING, OR ANOTHER APPROVED EROSION CONTROL MEASURE.
8. SILT MITIGATION MEASURES SUCH AS SANDING WILL BE USED TO PREVENT DUST CONTAMINATION FROM THE SITE TO ADJACENT PROPERTIES.
9. SILT FENCE SHALL BE INSTALLED AROUND THE SOUTH, WEST, AND EAST PERIMETERS OF THE SITE. WHERE EARTHWORK IS TAKING PLACE AS WELL AS ANY OTHER APPLICABLE AREAS WHERE EXCAVATION IS OCCURRING.
10. TREE PROTECTION SHALL BE PROVIDED IN ALL AREAS WHERE CONSTRUCTION WILL BE OCCURRING NEXT TO TREE LINES.

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEW YORK. LICENSE NUMBER 077090, EXPIRATION DATE 08/30/2019.

IT IS A VIOLATION FOR ANY PERSON TO ALTER THIS DOCUMENT OTHER THAN THE LICENSED PROFESSIONAL ENGINEER WHO PREPARED IT, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER.

DAVID A. HILTY
LICENSE NO. 077090
EXP. 08/30/2019

EPSTEIN

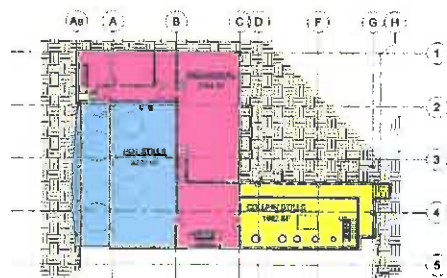
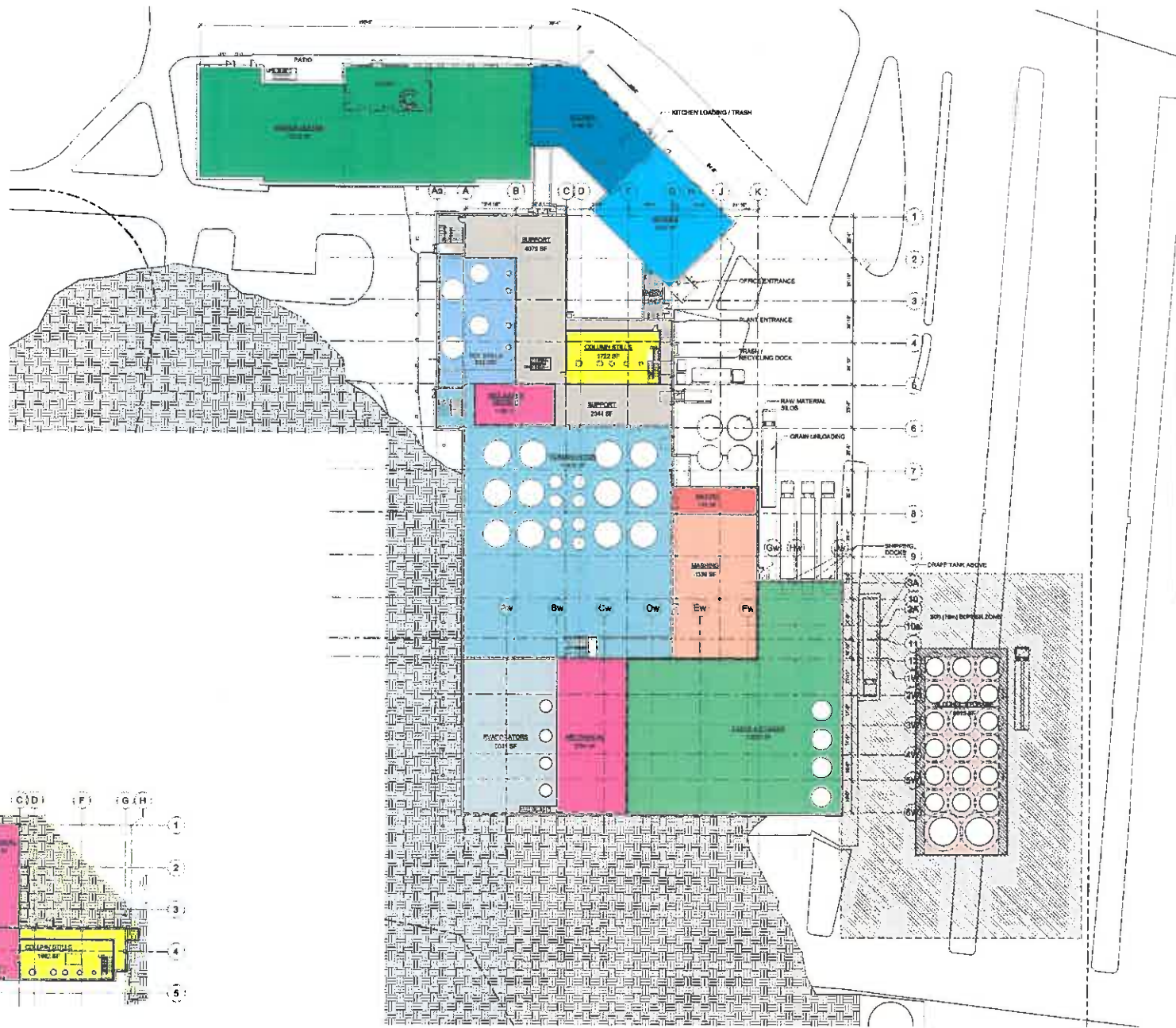
Architect
Engineer
Surveyor
Geologist
133 E. 10th St.
New York, NY 10003
Tel: 212-691-1000
Fax: 212-691-1001
www.epsteinny.com

Project Manager: JC
Product Manager: JC
Architect: CL
Scale: 1"=40'
Drawn By: CL
Checked By: DH

ALEXANDRIAN GROUP
Engineers, Architects, Planners
30 Broadway, 14th Fl., New York, NY 10038
Tel: 212-691-1000
Fax: 212-691-1001
www.alexandrian.com

OVERALL EROSION AND SEDIMENT CONTROL PLAN

C-400



BASEMENT PLAN

LEVEL 1 PLAN

STATE PLAN APPROVAL
2018-03-11

EPSTEIN, BARKER & ASSOCIATES
ARCHITECTS

EPSTEIN

Architect
Engineer
Interior Designer
Landscape Architect

www.epsteinbark.com

PROJECT NAME: 17525

PROJECT MANAGER: JC

ARCHITECT: CM

SCALE: 1" = 20' 0"

DRAWN BY: CM

CHECKED BY: CM

LEVEL 1 BUILDING USE PLAN

Civil Engineer

EPSTEIN, BARKER & ASSOCIATES
17525 175th Street
Brooklyn, NY 11234

Design Architect

EPSTEIN, BARKER & ASSOCIATES
17525 175th Street
Brooklyn, NY 11234

Owner

EPSTEIN, BARKER & ASSOCIATES
17525 175th Street
Brooklyn, NY 11234

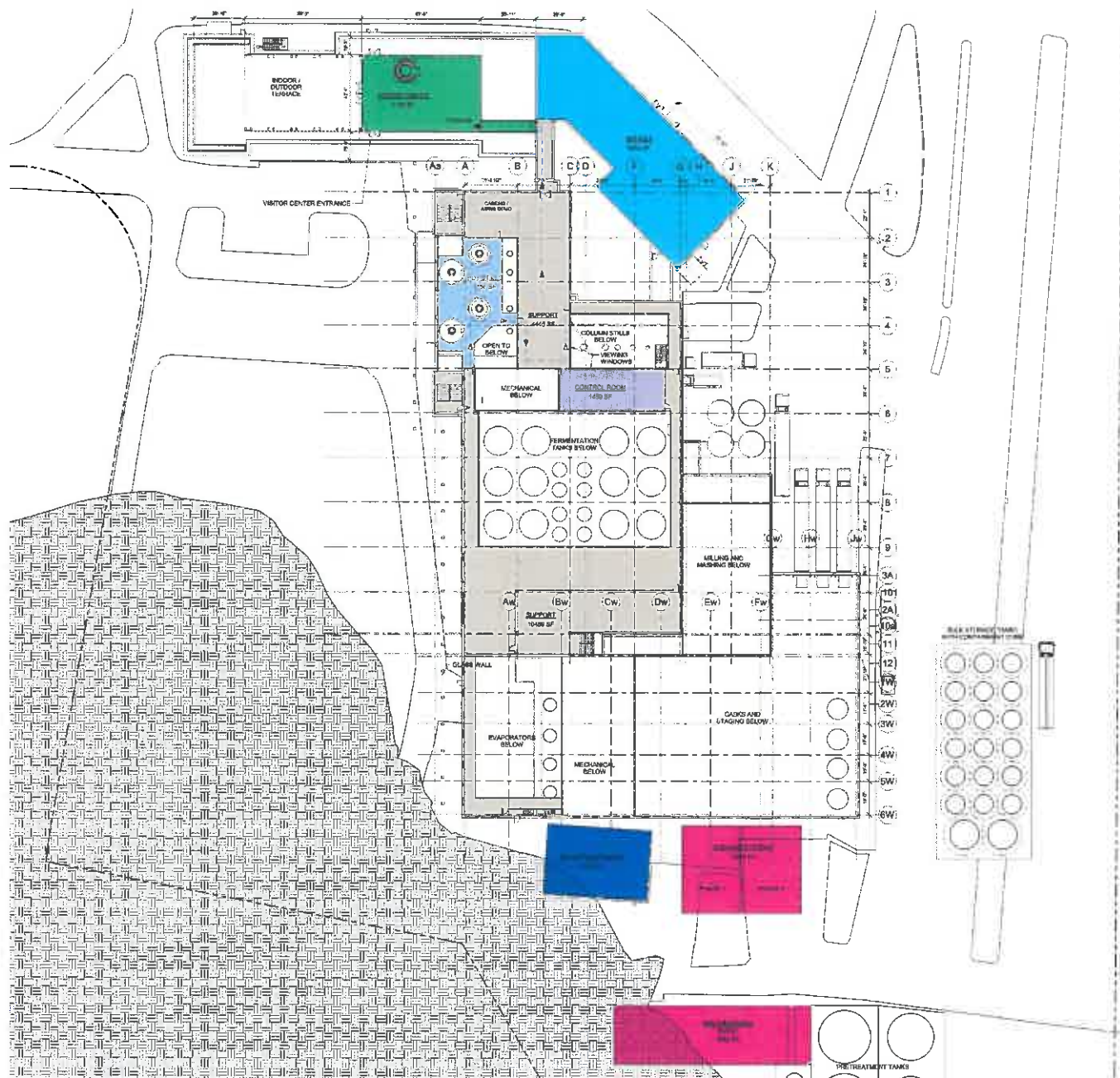
Applicant

THE ALEXANDRIAN GROUP
17525 175th Street
Brooklyn, NY 11234



ALEXANDRIAN GROUP
Expressway Development Group, LLC

200 Broadway, 14th Floor, New York, NY 10038



LEVEL 2 PLAN

SITE PLAN APPROVAL
2018-08-11

EPSTEIN

PROJECT MANAGER: JC
ARCHITECT: CM
SCALE: 1" = 20'-0"
DRAWN BY: CM
CHECKED BY: CM

LEVEL 2 BUILDING USE PLAN

Civil Engineer
EPSTEIN
1000 1st Ave.
Suite 200
St. Paul, MN 55102

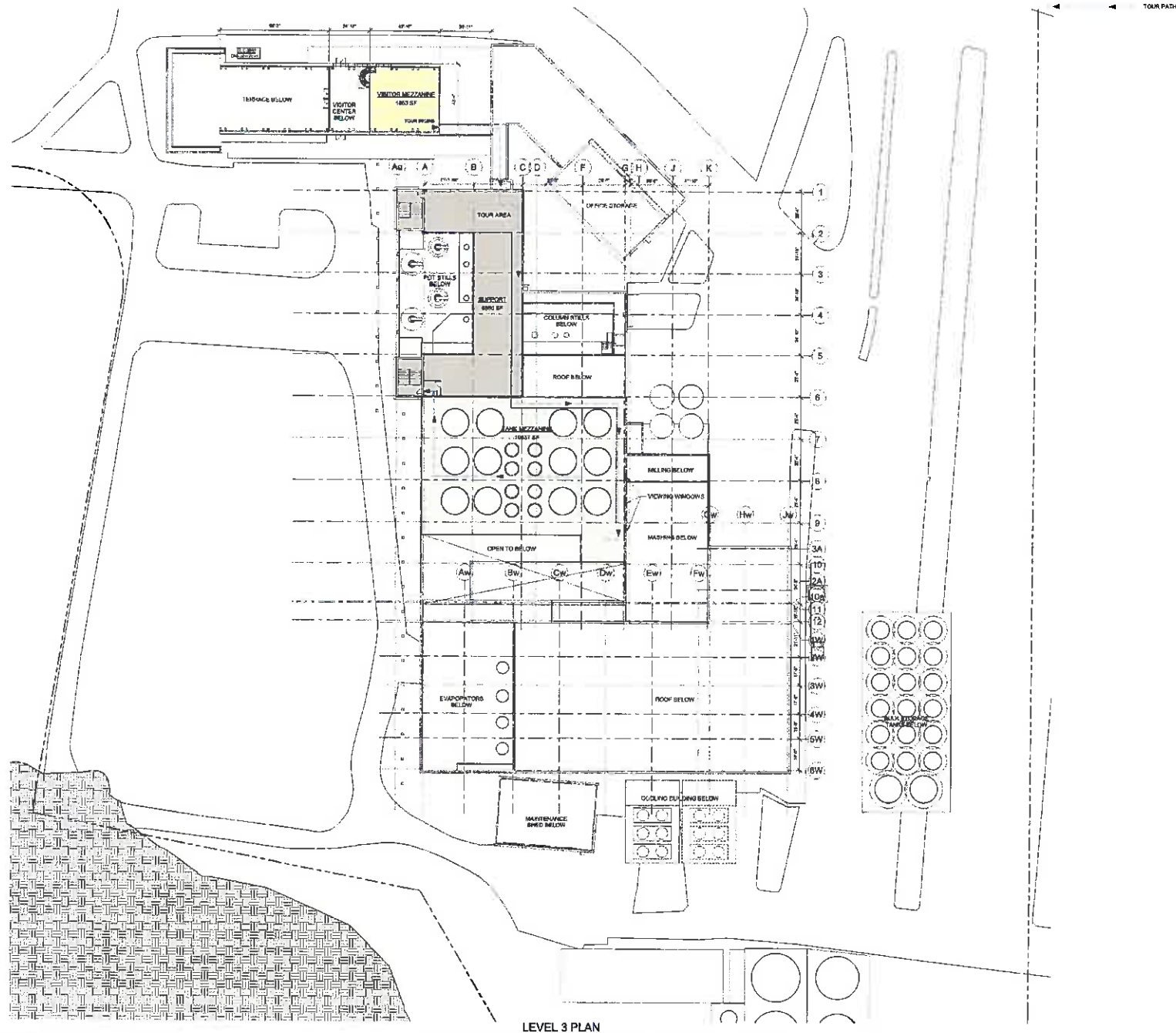
Design Architect
EPSTEIN
1000 1st Ave.
Suite 200
St. Paul, MN 55102

Owner
MICHIGAN STATE UNIVERSITY
1000 1st Ave.
Suite 200
St. Paul, MN 55102

Applicant
THE ALEXANDRION GROUP
1000 1st Ave.
Suite 200
St. Paul, MN 55102



ALEXANDRION GROUP
Architectural Group, Inc.



LEVEL 3 PLAN

STATE PLAN APPROVAL
2016-08-11

EPSTEIN
ARCHITECTS
1010 1st Ave S
Seattle, WA 98101

EPSTEIN
Architect
Engineer
Planner
Interior Designer
1010 1st Ave S
Seattle, WA 98101
206.461.1000
www.epsteinarch.com

PROJECT NUMBER: 17023
PROJECT NAME: J.C. ARCHIVO
SCALE: 1" = 20'-0"
DRAWN BY: CN
CHECKED BY: CN

LEVEL 3 BUILDING USE PLAN

Civil Engineer

Design Architect

Owner

Applicant



ALEXANDRION GROUP
Exterior Design, Interior Design, LEED

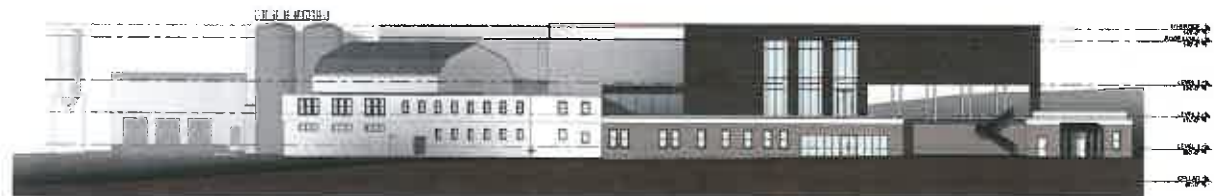
2016 Building Code, 2015



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Civil Engineer
 EPSTEIN
 100 Main Street
 Boston, MA 02101
 617-552-1100

Design Architect
 ALEXANDRION GROUP
 100 Main Street
 Boston, MA 02101
 617-552-1100

Owner
 ALEXANDRION GROUP LTD
 100 Main Street
 Boston, MA 02101
 617-552-1100

Applicant
 100 Main Street
 Boston, MA 02101
 617-552-1100

ALEXANDRION GROUP
 100 Main Street
 Boston, MA 02101
 617-552-1100

EPSTEIN

Professional Engineer
 License No. 12345
 State of Massachusetts

Project Number: 12345
 Project Name: 100 Main Street
 Scale: 1/4" = 1'-0"
 Drawn By: J. Smith
 Checked By: J. Smith

BUILDING ELEVATIONS



FRONT VIEW AT POT STILLS



VIEW FROM WEST FROM TERRACE

SITE PLAN APPROVAL
2018.08.11

J. HENSON, DISTRICT PLANNING
NO. 0012 REVENUE OFFICE

EPSTEIN

Architect
Interior
Exterior
Landscape

REV. 1.10.18
Drawing & Detail One
11.10.18

PROJECT NUMBER 17028
PROJECT MANAGER JC
ARCHITECT CM
SCALE 1/8" = 1'-0"
DRAWN BY CM
CHECKED BY CM

ARTIST RENDERINGS

Civil Engineer

Architect
Interior
Exterior
Landscape

Design Architect

Architect
Interior
Exterior
Landscape

Owner

Architect
Interior
Exterior
Landscape

Applicant

Architect
Interior
Exterior
Landscape



ALEXANDRION GROUP

Exterior & Interior Design

300 Broadway, 14th Fl., New York, NY 10008

A05



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

REGRADING APPLICATION

SUBMIT 11 APPLICATIONS, 11 SHORT EAF FORMS, 2 DISCLOSURE ADDENDUM STATEMENTS,
5 SITE PLANS & APPROPRIATE FEE.

Date Submitted: June 7, 2018

Tax Map # 64.13, Block 1, Lot 75

Commercial _____ Residential X Other _____

Name of Applicant: Daniel Mancini Applicant's Signature: 

Applicant's Address: 149 Macgregor Drive Telephone Number: 914-299-8499

Name of Present Owner if Different from Applicant: _____

Address: _____ Telephone Number: _____

Person who Prepared Map: Paul J. Petretti, P.E., L.S., CFM

Address: 30 Gould Avenue, Dobbs Ferry Telephone Number: 914-674-9827

Size of Lot: 33,122 S.F. Description of Proposed Work & Purpose: Regrade the
rear yard and install low retaining walls, rear & front yards.

Refer to Attached Town of Carmel Code for Further Regulations and Requirements.

Amount of Fee Paid: (Up to 5 acres \$300.00) \$ 300.00

Over 5 Acres \$300.00 Plus \$40.00 an Acre \$ _____

TOWN OF CARMEL PLANNING BOARD

60 MCALPIN AVENUE, MAHOPAC, NY 10541 - 845-628-1500 - FAX 845-628-7085

DISCLOSURE ADDENDUM STATEMENT TO APPLICATION, PETITION & REQUEST

MINDFUL OF THE PROVISIONS OF SECTION 809 OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK, AND OF NEW YORK, AND OF THE PENAL PROVISIONS THEREOF AS WELL, THE UNDERSIGNED APPLICANT STATES THAT NO STATE OFFICER, OFFICER, OR EMPLOYEE OF THE TOWN OF CARMEL, OR OF THE COUNTY OF PUTNAM, HAS ANY INTEREST, FINANCIAL OR OTHERWISE, IN THIS APPLICATION OR WITH, OR IN THE APPLICANT AS DEFINED IN SAID STATUTE, EXCEPT THE FOLLOWING PERSON OR PERSONS WHO IS OR ARE REPRESENTED TO HAVE ONLY THE FOLLOWING TYPE OF INTEREST, IN THE NATURE AND TO THE EXTENT HEREINAFTER INDICATED:

☐ NONE

☐ NAMES: ADDRESSES: RELATIONSHIP OR INTEREST
(FINANCIAL OR OTHERWISE)

THIS DISCLOSURE ADDENDUM STATEMENT IS ANNEXED TO AND MADE A PART OF THE PETITION, APPLICATION AND REQUEST MADE BY THE UNDERSIGNED APPLICANT TO THE FOLLOWING BOARD OR OFFICE OR POLITICAL SUBDIVISION OF THE TOWN OF CARMEL.

☐ CARMEL TOWN BOARD
☐ ZONING BOARD OF APPEALS
☒ BUILDING INSPECTOR
☒ CARMEL PLANNING BOARD

☐ ZONING ENFORCEMENT OFFICER
☐ ARCHITECTURAL REVIEW BD.
☐ ENVIRONMENTAL CONSERVATION BD.
☐ OTHER

DATED: June 7, 2018

Daniel Mancini

INDIVIDUAL APPLICANT

CORPORATE APPLICANT

617.20
Appendix B
Short Environmental Assessment Form

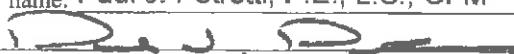
Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Application of Daniel & Courtney Mancini			
Name of Action or Project:			
Site regrading			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Application before the Planning Board, "Regrading Application" to level an area behind the house and install a low retaining wall and install a retaining wall in the front yard to create a level (terrace) planting area.			
Name of Applicant or Sponsor:		Telephone: 914-674-9827	
Paul J. Petretti, P.E., L.S., CFM		E-Mail: PJPCELS@aol.com	
Address:			
30 Gould Avenue			
City/PO:		State:	Zip Code:
Dobbs Ferry		NY	10522
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.76038 acres	
b. Total acreage to be physically disturbed?		0.11210 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.00000 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Paul J. Petretti, P.E., L.S., CFM</u> Date: <u>June 7, 2018</u> Signature: <u></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<hr/> <div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<hr/> <div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<hr/> <div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

PRINT



