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**TOWN OF CARMEL  
PLANNING BOARD**



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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 25, 2018 – 7:00 P.M.**

**MEETING ROOM #1**

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

**RESOLUTION**

- |                                       |            |          |                   |
|---------------------------------------|------------|----------|-------------------|
| 1. EMTK Realty – 1736 Route 6         | 44.18-1-40 | 6/13/18  | Site Plan         |
| 2. McDonald's USA, LLC. – 154 Route 6 | 86.11-1-22 | 12/12/17 | Amended Site Plan |

**PUBLIC HEARING**

- |   |            |         |         |                           |
|---|------------|---------|---------|---------------------------|
| 3. D & L Ford, Inc. – 854 Route 6                 | 65.13-1-52 | 7/25/18 | 6/29/18 | Public Hearing/Resolution |
| 4. Mancini, Daniel & Courtney – 149 MacGregor Dr  | 64.13-1-75 | 7/25/18 | 6/7/18  | Regrading Application     |
| 5. Alexandrion Distillery – 39 Seminary Hill Road | 55.10-1-1  | 7/25/18 | 6/8/18  | Amended Site Plan         |

**MISCELLANEOUS**

6. Minutes – 06/13/18

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

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**To:** Carmel Planning Board

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

**Date:** July 11, 2018

**Re:** Hinckley Holdings for Alexandrion Group Banquet Center and Distillery  
Amended Site Plan TM# 55.10-1-1

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### DOCUMENTS REVIEWED:

- Site Location Map C-001 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to July 3, 2018;
- Easement Exhibit C-002 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to July 3, 2018;
- Overall Site Plan Sheet C-100 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to July 3, 2018;
- Wind Rose Diagrams Sheet C-101 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to July 3, 2018;
- Overall Paving Plan Sheet C-200 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to July 3, 2018;
- Overall Truck Maneuvering Plan Sheet C-201 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to July 3, 2018
- Truck Turning Plan - Fire Trucks Sheet C-202 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to July 3, 2018
- Truck Turning Plan - WB-67 Semi trailer Sheet C-203 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to July 3, 2018
- Truck Turning Plan - Passenger Vehicle Sheet C-204 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to July 3, 2018
- Stopping Sight Distance Exhibits C-205 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to July 3, 2018
- Overall Utility Plan Sheet C-300 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to July 3, 2018
- Overall Erosion and Sediment Control Plan Sheet C-400 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to July 3, 2018
- Erosion and Sediment Control Details Sheet C-401 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to July 3, 2018
- Stormwater Pollution Prevention Plan Sheet C-402 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to July 3, 2018

July 11, 2018

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

- Details Sheet C-500 prepared for the Alexandrian Group developed by Epstein Architecture, Revised to July 3, 2018
- Level 1, Level 2, and Level 3 Building Use plans Sheets A01 - A03 prepared for the Alexandrian Group developed by Epstein Architecture, Revised to March 29, 2018
- Building Elevations Sheet A04 prepared for the Alexandrian Group developed by Epstein Architecture, Revised to March 29, 2018
- Artist Renderings Sheet A05 prepared for the Alexandrian Group developed by Epstein Architecture, Revised to March 29, 2018
- Traffic Impact Comparison to Former Guideposts Facility prepared for the Alexandrian Group developed by Epstein Architecture
- Water and Wastewater Report as prepared for the Alexandrian Group developed by Epstein Architecture
- Drilling Wells for water Source as prepared for the Alexandrian Group developed by Epstein Architecture
- Epstein - Response to Planning Board Consultants comments
- Project Narrative dated March 29, 2018

The application involves the conversion 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:

**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)

July 11, 2018

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

and the development of SWPPP that includes only erosion and sediment control and not permanent stormwater features.

5. A Performance Bond and associated Engineering Fee will need to be established for the work. The performance bond amount will be determined and included as part of final resolution. Noted by applicant

#### 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. A copy of the SWPPP has been provided. The SWPP must be signed/sealed by the engineer. **SWPPP has been signed and sealed by Professional Engineer. See Sheet C-402**
4. The Portland cement concrete (PCC) detail does not provide for rebar. **Reinforced PCC detail has been provided. See Sheet C-500.**

#### Water/wastewater assessment:

#### DOCUMENTS REVIEWED:

- Water and Wastewater Report as prepared for the Alexandrian Group developed by Epstein Architecture
- Drilling Wells for water Source as prepared for the Alexandrian Group developed by Epstein Architecture
- Project Narrative dated March 29, 2018

#### Water

Per Alexandrian the proposed water use:

Phase 1 (anticipated by 4<sup>th</sup> quarter 2019) - 76,000 gallons per day (GPD) (0.076 million gallons per day - MGD)

Phase 2 (anticipated early 2022) - 149,000 GPD (0.149 MGD) **Note: If executed, Phase 2 expansion would receive another planning board review process. Only seeking Phase 1 approval at this time.**

The site is located in Carmel Water District 2 (CWD 2) and municipal water can be supplied from the CWD2 water treatment plant (WTP). The CWD 2 WTP has design capacity of 1.0 million gallons per day (MGD). The average monthly flow (2013 -2017) is 850,000 gpd. The WTP has provided up to 1.5 MGD and the average peak high (using data from June to September of 2013 to 2017) is 1.173 MG

The source of the water for CWD 2 is Lake Gleneida. There has not been a safe yield analysis performed for this source water. It should be noted that the Town has recently let out an RFP for the WTP upgrade which includes a safe yield analysis for Lake Gleneida. The awarding of the RFP is waiting for Town Board approval.

The CWD 2 WTP is capable of providing municipal water for this project, however there are concerns about safe yield for Lake Gleneida.

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The Alexandrian Group has been advised of this and has contacted a local driller. They have provided the attached report. They anticipate that wells could be drilled on the site that could provide sufficient water for their operations. Therefore there may not be a need to use municipal water at the site.

### Wastewater

Per Alexandrian the proposed wastewater discharges:

Phase 1 (anticipated by 4<sup>th</sup> quarter 2019) - range - 44,000 to 73,000 GPD (0.044 to 0.073 MGD)

Phase 2 (anticipated early 2022) - 86,000 to 145,000 GPD (0.086 to 0.145 MGD)

The site is located in Carmel Sewer District 2 (CSD 2) and the wastewater can be discharged and treated at the CSD2 wastewater treatment plant (WWTP).

The CSD 2 WWTP has design capacity and is permitted to discharge up to 1.1 MGD. The average monthly flow (from 2011 to 2017) as the WWTP is 0.73 MGD

The following table provides an assessment of the CSD2 WWTP. This assessment takes into account wastewater discharge flow for projects which have been previously approved by the planning board, flows from proposed project and consideration of "others" as future growth.

Alexandrian Wastewater Flow Assessment	
Average plant flow (gpd)	730,000
Plant Capacity (gpd)	1,100,000
Previously approved projects (gpd)	
Gateway	80,230
Fairways	33,400
Pulte	3,800 remain to be connected
Hillcrest	33,400
RPK	6,000
PCF	13,200
Estimate Future Project Flows (gpd)	
Others	15,000
Guideposts - assisted living (Lots 2 and 3)	16,500
Alexandrian (Lot 1)	73,000
<i>Projects sub total</i>	<i>274,530</i>
Total Flow to plant	1,004,530 ~91% of capacity
Remaining Capacity	95,470
Alexandrian in 2022 (Lot 1)	145,000
<i>Projects subtotal (with 2022 flows)</i>	<i>346,530</i>
Total Flow to plant	1,076,530 ~98% of capacity
Remaining Capacity	23,470

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

The CSD 2 WWTP currently has the capacity to provide treatment for this project, however there are concerns about the flow from all the projects and the capacity of the WWTP.

It should be noted that the Town will be looking at ways to decrease the inflow and infiltration (I&I) to the WWTP which may provide some additional capacity at the facility.

It should be noted that the Alexandrian Group has been advised that project will be required to pre-treat the wastewater leaving this site. The applicant has indicated that they will meet the following:

- COD <150 mg / l
- BOD5 <50 mg / l
- Total suspend solids <50 mg/l
- Total nitrogen <10 mg / l
- Total phosphorus <10 mg/l

The Board should be advised that per §120 Articles IX and X (§120-60 to §120-81) of the Town of Carmel Town Code, the applicant will be required to have a pretreatment program in place. In addition a requirement as part of the final approval will be that prior to starting operations the Town will issue a pre-treat permit for the operations at the facility.

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

#### ADDITIONAL NOTES:

- The Zoning Summary Table on sheet C-100 has been updated to show the provided and required zoning requirements per Mike Carnazza's Request.
- Per the request of the Town, specialists in wastewater treatment and distilling will be attending the Public Hearing to address any additional questions regarding the waste water treatment system and the process of distilling.
- Informational: The water and waste water report provided by Epstein encompassed volumes predicted including the implementation of water saving technologies. Technical professionals from Alexandrian and Epstein will be in attendance during the public meeting to address concerns about the wastewater treatment content and volume, and provisions regarding any possible expansion to mitigate public and town officials concern.

## Memorandum

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

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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:

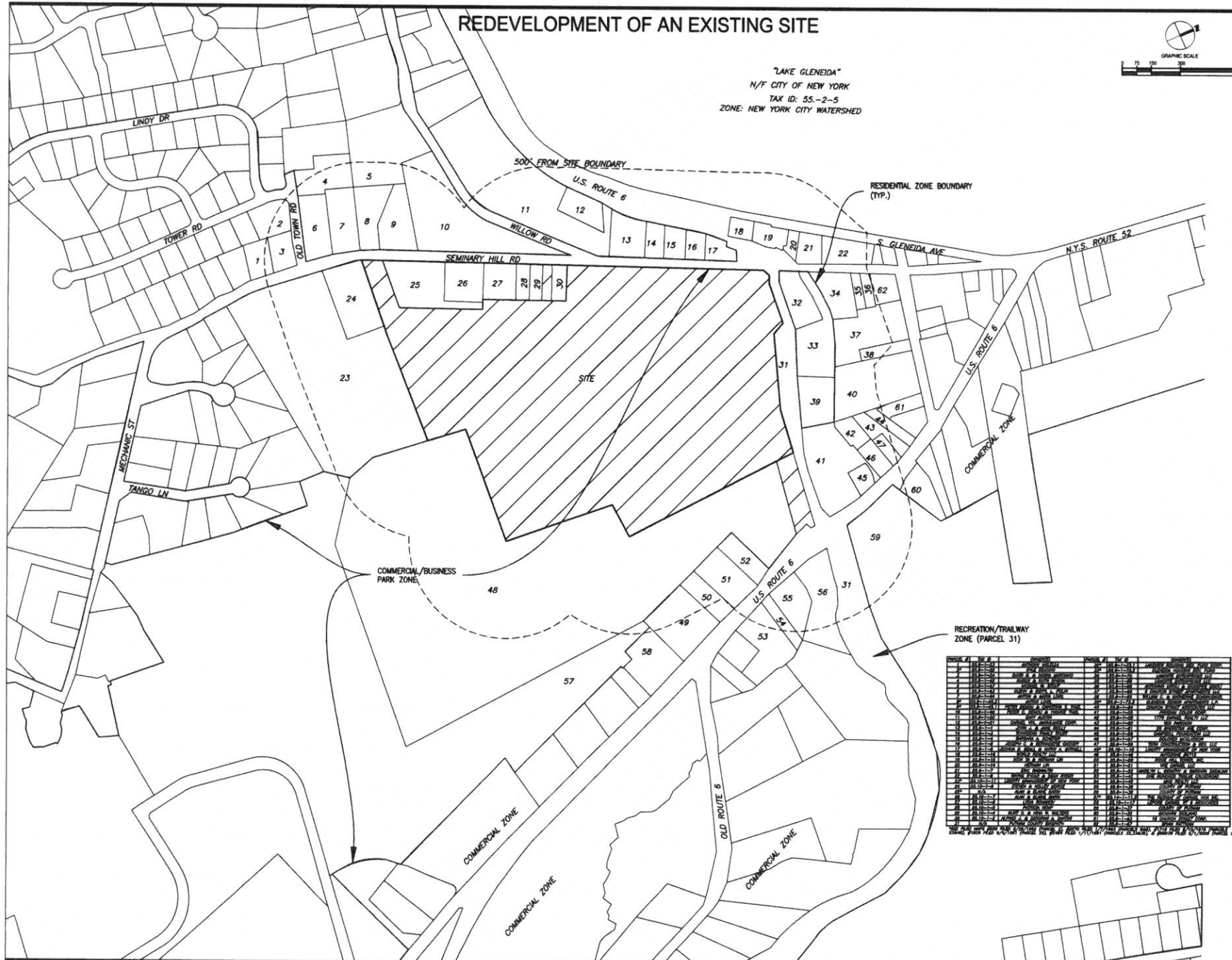
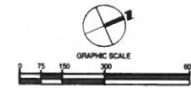
1. There has been limited drilling in Carmel due to the adjacent Lake Gleneida that is used as their source of water.
2. Mr. Boyd has drilled wells in Carmel – a recent one for The Retreat at Carmel project just 3,000' south of our site. That site yielded 40-75 GPM (57,600 – 108,000 GPD) at 400' from 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](mailto: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



NO.	DATE	REVISIONS
1	08/09/2019	ISSUED FOR PERMITTING
2	08/09/2019	REVISED TO REFLECT COMMENTS FROM THE CITY OF NEW YORK
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EXP. 09/30/2019  
NO. DATE REVISIONS

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Associates  
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New York, NY 10011  
www.epsteinny.com  
PROJECT NUMBER: 17579  
PROJECT MANAGER: JC  
ARCHITECT: CL  
SCALE: 1"=100'  
DRAWN BY: CL  
CHECKED BY: DM

SITE LOCATION MAP

Civil Engineer  
EPSTEIN  
100 West 10th Street  
New York, NY 10011  
212.666.6666

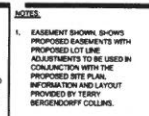
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100 West 10th Street  
New York, NY 10011  
212.666.6666

Owner  
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100 West 10th Street  
New York, NY 10011  
212.666.6666

Applicant  
THE ALDORENTI HOLDINGS LTD. A CHRYSLER LAM CO.  
100 West 10th Street  
New York, NY 10011  
212.666.6666



ALEXANDRIAN GROUP  
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New York, NY 10011  
212.666.6666

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Architecture  
Interiors  
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Construction

606 W. Jackson Street  
Chicago, IL 60661-1799  
773/243A-9100

PROJECT NUMBER:	17329
PROJECT MANAGER:	JC

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DRAWN BY:	Q

CHECKED BY: \_\_\_\_\_ CH

ASEMENT EXHIBIT

C-002

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Applicant

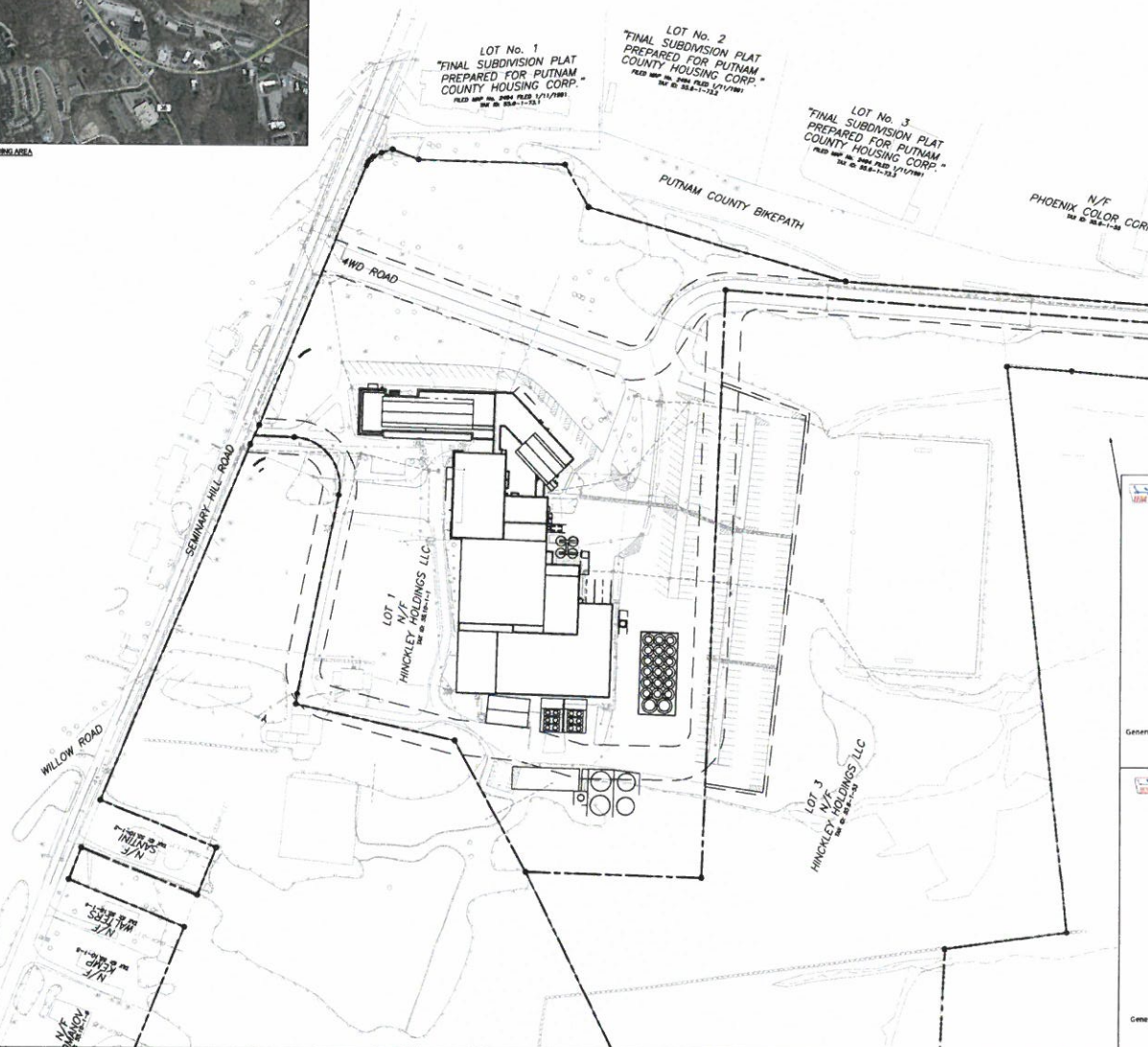
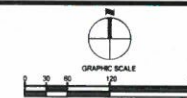
THE ALEXANDERON HOLDINGS LTD, A CYPRUS LHM CO  
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+441235 451100

**ALEXANDRION GROUP**

39 Barclay Hill Rd., Carmel Heights, NY 10512

C-002



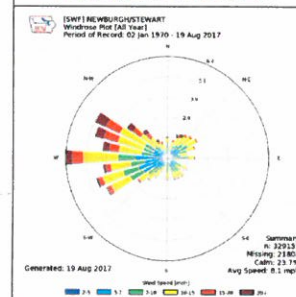
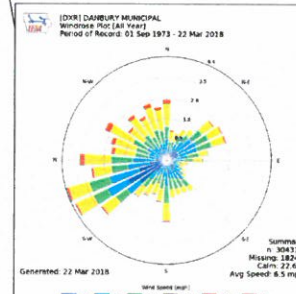


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DATE 09/03/2018.

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EXP. 09-30-2019



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**Engineers**  
**Engineering**  
**Construction**

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773.271.6644/1000  
[www.aesnet.org](http://www.aesnet.org)

Chicago  
New York  
Baltimore  
Atlanta

PROJECT NUMBER:	17321
PROJECT MANAGER:	JC
ARCHENG:	CL
SCALE:	1"=80'
DRAWN BY:	CL
CHECKED BY:	DM

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Chicago, IL 60611  
312.843.8000

**Design Architect**

EPSTEIN  
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Chicago, IL 60611  
312/467-1000

Owner

HENKLEY HOLDINGS LTD.  
322 Clark Tower Commerce  
Boulder, NY 10808

Applicant

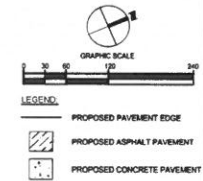
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104 Nicosia (Gergeneia) Street  
Nicosia, Box P.O. 10000



ALEXANDRION GROUP

20 Satchidanandan, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 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, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

C-101

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- NOTES:**
1. ALL PAVEMENT MARKINGS SHALL MEET TOWN OF CARMEL PAVEMENT MARKING STANDARDS AND SPECIFICATIONS.
  2. PLEASE REFERENCE SHEET C-500 FOR ALL STANDARD PAVING SECTIONS.

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DAVID A. HILTY  
LICENSE NO. 077096  
EXP. 09/30/2019

[illegible]

EPSTEIN

**Architects**  
**Interior**  
**Engineer**  
**Consultant**

409 N. Fuller Street  
 Chicago, IL 60614-1358  
 773.684.8102  
[www.apstoneinc.com](http://www.apstoneinc.com)

---

**PROJECT NUMBER:** 17328  
**PROJECT MANAGER:** JC  
**ARCHITECT:** CL  
**SCALE:** 1"=80'  
**DRAWN BY:** CL  
**CHECKED BY:** DM

## OVERALL PAVING PLAN

Civil Engineer

Design Architect

Owner \_\_\_\_\_

Applicant \_\_\_\_\_



**ALEXANDRION GROUP**  
Experience brought together since 1791

39 Summary 146 Rd., Carmel-by-the-Sea, NY 12013

**C-200**

SEMINARY HILL ROAD

WILLOW ROAD

SEMINARY HILL ROAD

LOT No. 2  
SUBDIVISION PLAT PREPARED  
FOR GUIDEROSTS ASSOCIATES, INC.  
PLAT NO. 20, 200 10-1-1-1

N/F DARIN  
PLAT NO. 20, 200 10-1-1-1

N/F ROMANOV  
PLAT NO. 20, 200 10-1-1-1

N/F KOSOV  
PLAT NO. 20, 200 10-1-1-1

N/F WILSON  
PLAT NO. 20, 200 10-1-1-1

N/F SAVIN  
PLAT NO. 20, 200 10-1-1-1

LOT 1  
N/F  
HINKLEY HOLDINGS LLC  
PLAT NO. 20, 200 10-1-1-1

LOT 2  
N/F  
HINKLEY HOLDINGS LLC  
PLAT NO. 20, 200 10-1-1-1

LOT 3  
N/F  
HINKLEY HOLDINGS LLC  
PLAT NO. 20, 200 10-1-1-1

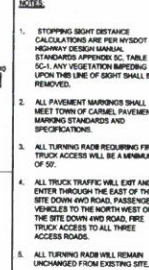
LOT No. 1 SUBDIVISION PLAT  
INDUSTRIAL TRACT  
OF WIENGARTEN TRACT  
PLAT NO. 20, 200 10-1-1-1

FINAL COMMERCIAL / INDUSTRIAL SUBDIVISION PLAT  
OF WIENGARTEN TRACT  
PLAT NO. 20, 200 10-1-1-1

U.S. ROUTE No. 6

PUNAM COUNTY BIKEPATH

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EPSTEIN

Architecture  
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Engineering  
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Chicago  
New York  
Buckingham  
Atlanta

600 W. Fulton Street  
Chicago, IL 60601-1750  
1 312.654.8100

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

PROJECT NUMBER:	17329
PROJECT MANAGER:	JC
ARCHENG:	CL
SCALE:	1"=80'
DRAWN BY:	CL
CHECKED BY:	DN

OVERALL TRUCK  
MANEUVERING PLAN

Civil Engineer

000000  
 000000  
 000000  
 000000

Design Architect

**SYSTEM:**  
600 Watt Full  
Chicago, IL  
100% new

Owner \_\_\_\_\_

HINCHLEY HOLDINGS I  
322 Oak Tower Center  
Brewster, NY 10896

Applicant

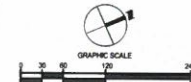
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Cyprus, Wm. Roseau 075100



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C-201

[illegible]

- NOTES:**
1. ALL PAVEMENT MARKINGS SHALL MEET TOWNSHIP OF GUELPH PAVEMENT 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 HWY ROAD. PASSENGER VEHICLES TO THE NORTH WEST OF THE SITE DOWN HWY ROAD. FIRE TRUCK ACCESS TO ALL THREE ACCESS ROADS.

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DAVID A. HILTY  
LICENSE NO. 07709  
EXP. 09/30/2019

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EPSTEIN

Architecture  
Interior  
Engineering  
Construction

ROD W. FULLER, Director  
Chicago, IL 60604-4250  
T 312.463.8700

PROJECT NUMBER: 17328

PROJECT NUMBER:	17329
PROJECT MANAGER:	JC

ARCHENG:  

SCALE: 1"=60'

CHECKED BY: \_\_\_\_\_ DN

### TRUCK TURNING PLAN - FIRE TRUCKS

1. *Journal of Management Studies*, 1991, 28, 1.

C-202

C-202

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Chif. Fennel

**EPSTEIN**  
800 West Fulton  
Chicago, IL 60611

21249-4, 21249-09

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### Design Architect

**EPSTEIN**  
610 West Fulton  
Chicago, IL 60611

312.464.8400

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100

**HIMONLEY HOLDINGS L**  
322 Clark Tower Center  
New York, NY 10022

944,772,000

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**Applicant**  
THE ALEXANDERSON HOLDINGS LTD, A CYPRUS LAW OF  
154 Nicosia Organosia Street

Chaparral, San. Reserve 575 100  
+4 321,408.11.00

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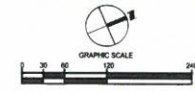
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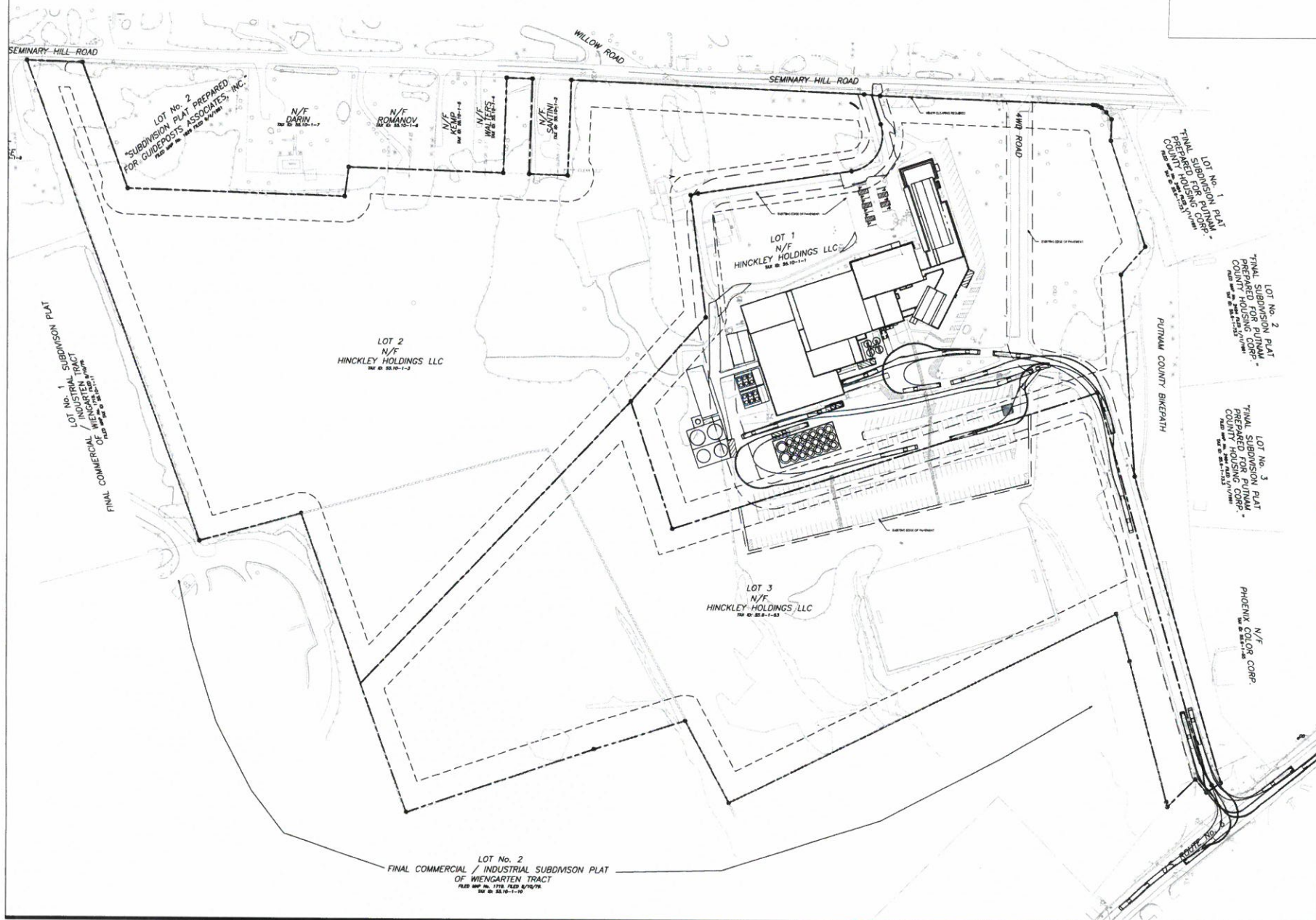
**18** Ramirez, M.B. *Bull. Comput. Studies*, 907, 1993.

2000

# REDEVELOPMENT OF AN EXISTING SITE



- NOTES:**
1. ALL PAVEMENT MARKINGS SHALL MEET TOWN OF CARLE PLACE PAVING 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 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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LICENSE NO. 07008  
EXP. 09/30/2019

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**EPSTEIN**

David A. Mitty  
07008  
09/30/2019

PROJECT NUMBER: 17578  
PROJECT MANAGER: JC  
ARCHITECT: CL  
SCALE: 1"=40'  
DRAWN BY: CL  
CHECKED BY: DM

TRUCK TURNING PLAN -  
WB-67 SEMI TRAILER

C-203

Civil Engineer

EPSTEIN  
400 West 1st Street  
Chicago, IL 60601  
312.663.3700

Design Architect

EPSTEIN  
400 West 1st Street  
Chicago, IL 60601  
312.663.3700

Owner

HINCKLEY HOLDINGS LLC  
100 West 1st Street  
Chicago, IL 60601  
312.663.3700

Applicant

THE ALEXANDRIAN GROUP, INC. A CORP. OF NY  
100 West 1st Street  
Chicago, IL 60601  
312.663.3700



**ALEXANDRIAN GROUP**

100 West 1st Street, Suite 1000  
Chicago, IL 60601

30 Seminary Hill Rd., Carmel, NY 12021

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Interiors	New York
Engineering	Sustainable
Construction	Materials

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Chicago, IL 60614-4250  
T 312.464.8100  
[www.austlii.edu.au](http://www.austlii.edu.au)

PROJECT NUMBER:	17328
PROJECT MANAGER:	JC
ARCHITECT:	CH

ARCHIVED:	CL
SCALE:	1"=80'
DRAWN BY:	CL
CHECKED BY:	BN

TRUCK TURNING PLAN -  
PASSENGER VEHICLE

C-204

**Applicant**

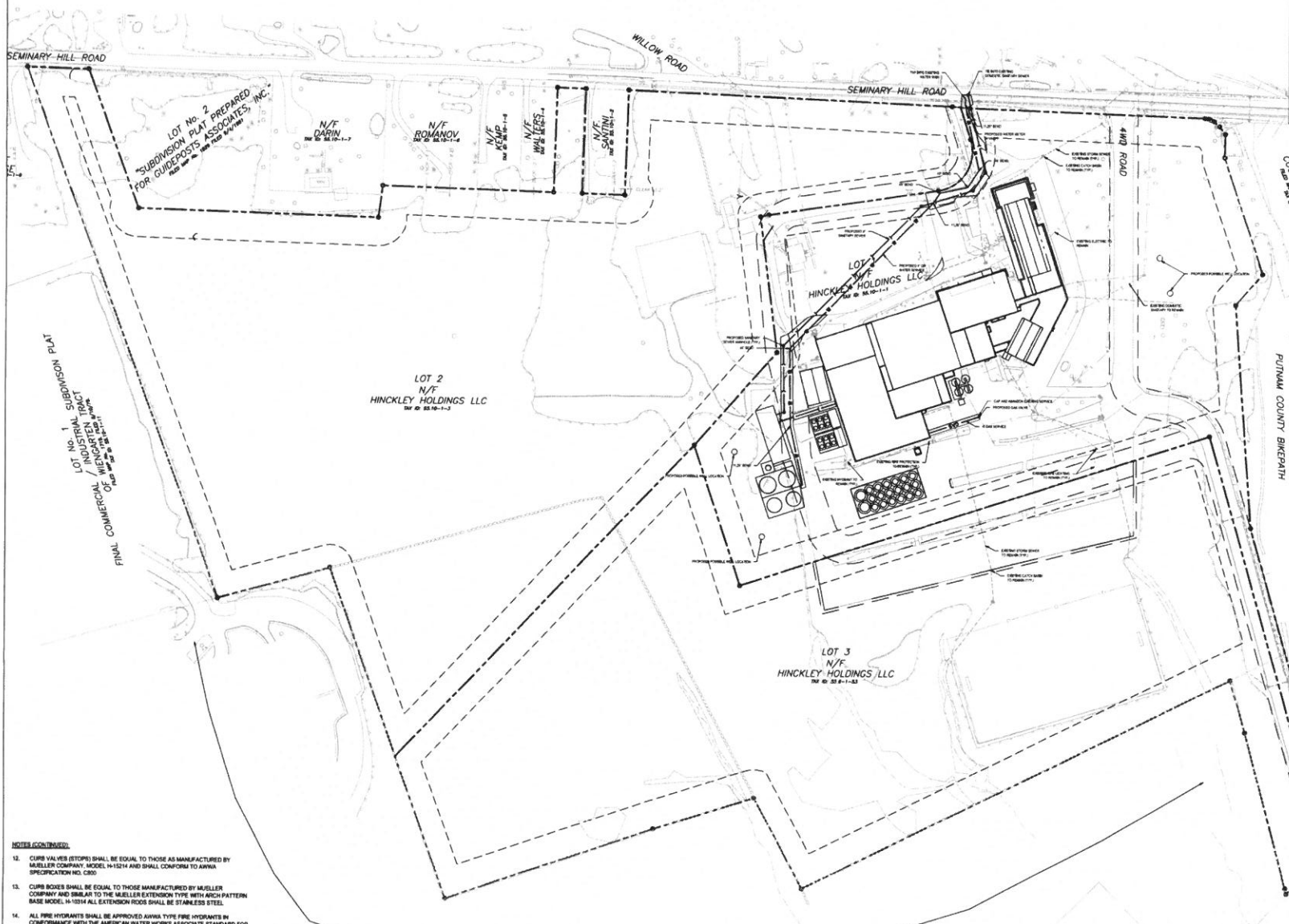
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104 Avonlea Grosvenor Street  
Chapin, Wv. Romania 175100  
+4 021 405 11 00



**ALEXANDRION GROUP**



# REDEVELOPMENT OF AN EXISTING SITE



- NOTES:**
1. ALL SEWERS MUST MEET TOWN OF CARMEL §12-26.
  2. SIDEWALKS, MANHOLES, AND CULVERTS MUST BE INSTALLED PER § 128 OF THE TOWN OF CARMEL TOWN CODE.
  3. ALL WATER SERVICE CONNECTIONS MUST BE TYPE "C" COPPER FOR WATER SERVICES GREATER THAN 4" DUCTILE IRON PIPE SHALL BE USED.
  4. GATE VALVES SHALL BE ANVIA NON-REBORING STEM TYPE AS MANUFACTURED BY MUELLER COMPANY, MODEL A-2000, OR APPROVED EQUAL, CONFORMING TO THE LATEST ANVIA STANDARD FOR GATE VALVES 7" THROUGH 48" FOR WATER AND OTHER LIQUIDS, ANVIA DESIGNATION C-200.
  5. SIZES UP TO AND INCLUDING 12" SHALL BE 250 PSI WORKING PRESSURE. THE VALVE BODY AND BONNET SHALL BE DUCTILE IRON. ALL INTERIOR AND EXTERIOR METAL SURFACES SHALL BE COATED WITH A TWO-PART THERMOSETHING EPOXY COMPLYING WITH ANVIA C-200.
  6. VALVES SHALL HAVE DUAL "O" RING SEALS, HIDE SCREW, RESILIENT WEDGE SEALS IN ACCORDANCE WITH ANVIA DESIGNATION C-200 AND SHALL BE CONSTRUCTED SO AS TO PROVIDE UNOBSTRUCTED FULL PORT CLEARANCE WHEN FULLY OPEN AND BARRIQUADE COMPLETE CLOSURE WHEN CLOSED. THE END OF THE VALVES SHALL BE MECHANICAL JOINT.
  7. ALL VALVES SHALL BE ARRANGED TO OPEN IN COUNTER CLOCKWISE DIRECTION UNLESS OTHERWISE SPECIFICALLY INDICATED AND OPERATING HITS SHALL BE 7" SQUARE.
  8. VALVES SHALL BE TESTED TO NOT LESS THAN TWO TIMES THE WORKING PRESSURE.
  9. ALL HYDRANTS SHALL BE SIX INCHES IN SIZE WITH 150-PSI MECHANICAL JOINT ALLEY CONNECTION AND SHALL BE EQUAL TO THE MUELLER CENTURION A-421 WITH ONE (1) 1 1/2" PLUMBER NOZZLE AND TWO (2) 1 1/2" HOSE NOZZLES.
  10. WATER SERVICE SADDLES SHALL BE EQUAL TO THOSE MANUFACTURED BY MUELLER, MODEL 71" X 1" 150-PSI STAINLESS STEEL SADDLE, DOUBLE STYL.
  11. CORPORATION STOPS SHALL BE EQUAL TO THOSE AS MANUFACTURED BY MUELLER COMPANY, MODEL B-2500 SERIES, AND OF THE SIZE REQUIRED. SUCH CORPORATION STOPS SHALL MEET THE REQUIREMENTS OF ANVIA SPECIFICATION NO. C-200.

- NOTES (CONTINUED):**
12. CURB VALVES (STOPS) SHALL BE EQUAL TO THOSE AS MANUFACTURED BY MUELLER COMPANY, MODEL H-15214 AND SHALL CONFORM TO ANVIA SPECIFICATION NO. C-200.
  13. CURB BOXES SHALL BE EQUAL TO THOSE MANUFACTURED BY MUELLER COMPANY AND SIMILAR TO THE MUELLER EXTENSION TYPE WITH ARCH PATTERN BASE MODEL H-15214 ALL EXTENSION ROADS SHALL BE STAINLESS STEEL.
  14. ALL FIRE HYDRANTS SHALL BE APPROVED ANVIA TYPE FIRE HYDRANTS IN CONFORMANCE WITH THE AMERICAN WATER WORKS ASSOCIATION STANDARD FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE, ANVIA DESIGNATION C-200, AND SHALL HAVE 4-1/2" VALVE OPENING, 4" MECHANICAL JOINT BOLT COMPLETE WITH AN ALUMINUM GATE VALVE (CLOSE COUPLED), A 4" MECHANICAL JOINT SHOCK AND ALL APPURTENANCES.
  15. FIRE HYDRANTS SHALL BE RATED FOR A WORKING PRESSURE OF 250 PSI. FIRE HYDRANTS SHALL BE SIZED FOR A 4-1/2" BURY.

**EPSTEIN**

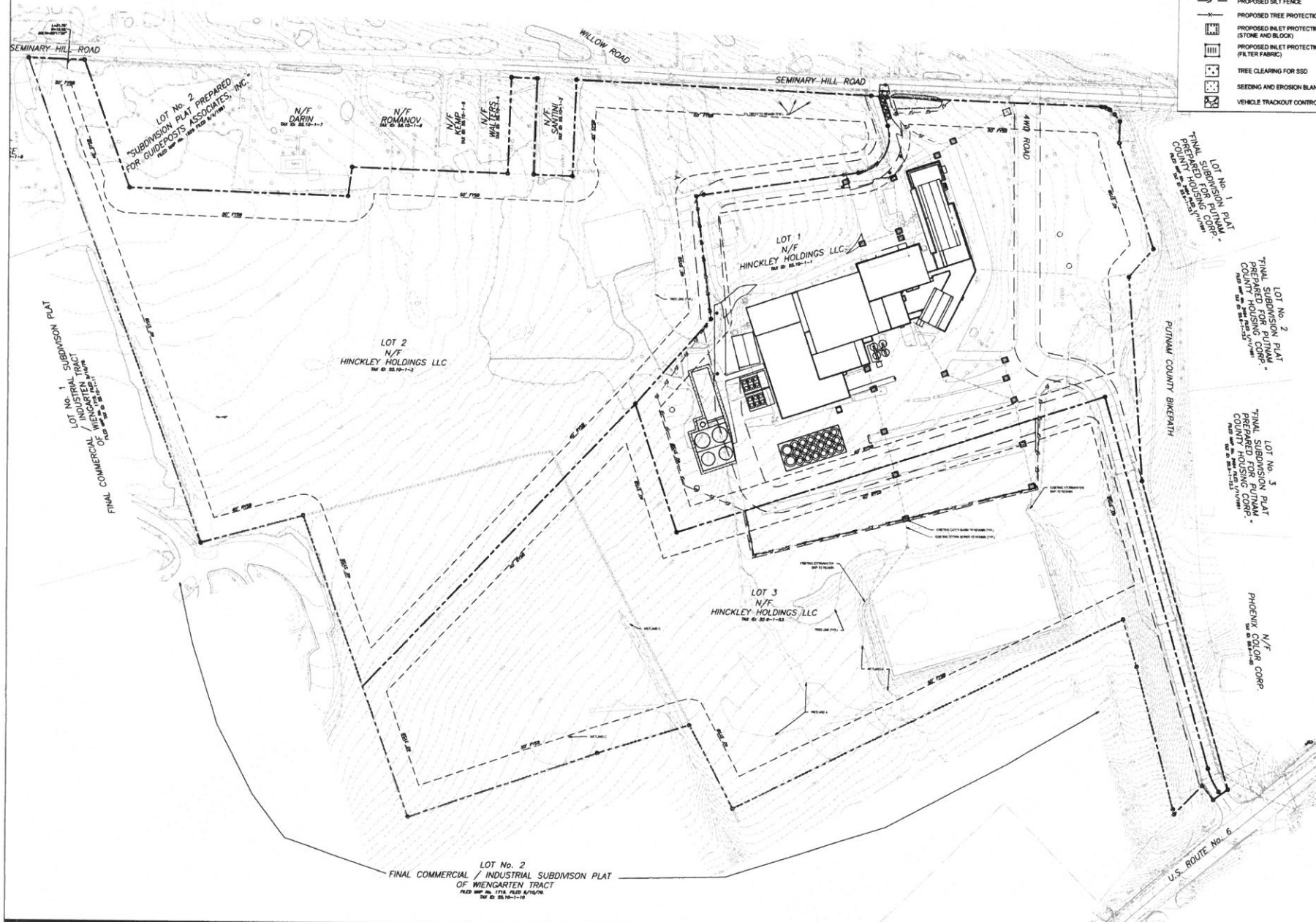
David A. Helty  
LICENSE NO. 17709  
EXP. 09/30/2019

**PROJECT NUMBER:** 17328  
**PROJECT MANAGER:** JC  
**ARCHITECT:** CL  
**SCALE:** 1"=40'  
**DRAWN BY:** CL  
**CHECKED BY:** DH

**OVERALL UTILITY PLAN**

**C-300**

# REDEVELOPMENT OF AN EXISTING SITE



**NOTES:**

1. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 156, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC), ARTICLE 15 OF THE TOWN OF CARMEL MUNICIPAL CODE AND APPLICABLE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NYSDEP) CODES WILL BE PROVIDED 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 STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (NYSDEP) CODES FOR EROSION AND SEDIMENT CONTROL.
3. CONTRACTOR TO FOLLOW NYSDOT GUIDELINES AND REQUIREMENTS FOR CONSTRUCTION EFFORTS.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR AND INSPECTED ON A WEEKLY BASIS ENSURING 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 SYSTEM, TEMPORARY SEDIMENT CONTROL MAY BE REQUIRED FOR COMPLETE PREVENTION.
7. UPON COMPLETION OF CONSTRUCTION ALL EXPOSED GROUND SHALL BE STABILIZED AS SOON AS POSSIBLE WITH MULCHING, HYDROSEEDING, OR ANOTHER APPROVED ENGINEER EQUIVALENT.
8. DUST MITIGATION MEASURES SUCH AS WATERING 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 07098, EXPIRATION DATE 09/30/2019.

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. HELTY**  
LICENSE NO. 07098  
EXP. 09/30/2019

**EPSTEIN**

**PROJECT INFORMATION:**

PROJECT NUMBER: 17029  
PROJECT MANAGER: J.C.  
ARCHITECT: C.L.  
SCALE: 1"=40'  
DRAWN BY: C.L.  
CHECKED BY: D.H.

**OVERALL EROSION AND SEDIMENT CONTROL PLAN**

**C-400**

**Civil Engineer**

EPSTEIN  
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Chicago, IL 60610  
312.467.0000

**Design Architect**

EPSTEIN  
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**Owner**

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**Applicant**

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