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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

PLANNING BOARD AGENDA
JUNE 22, 2022 – 7:00 P.M.

TAX MAP # PUB. HEARING MAP DATE COMMENTS

RESOLUTION

- | | | | |
|---|-----------|---------|-----------------------|
| 1. De Almeida, Hernane – 26 Glenvue Drive | 55.5-1-18 | 5/16/22 | Regrading Application |
| 2. Suez Water New York Inc – London Bridge Wells -
39 Brook Street | 64.7-1-10 | 5/3/22 | Site Plan |
| 3. Suez Water New York Inc – Geymer Wells -
70 Geymer Drive | 75.13-1-6 | 5/11/22 | Site Plan |

SITE PLAN

- | | | | |
|---|-----------|---------|-------------------|
| 4. PGI, LLC Endoscopy Center – 667 Stoneleigh Ave | 66.15-1-3 | 6/15/22 | Amended Site Plan |
|---|-----------|---------|-------------------|

MISCELLANEOUS

- | | | | |
|--|---------------|---------|-------------------------|
| 5. Demag & Ademi – 552 Route 6 | 75.12-2-1 & 2 | 5/26/22 | Amendment to Resolution |
| 6. Random Ridge Subdivision – Kennicut Hill Road | 76.10-1-23 | | Bond Reduction |
| 7. Minutes – 05/12/22 | | | |



TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second Thursday and fourth Wednesday at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel, NY 10541.

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

No application will be placed on the agenda that is incomplete

Pre-Submission:

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

Submission Requirements:

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

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

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

Rose Trombetta 6/14/22

 Planning Board Secretary; Date

[Signature] 6/16/22

 Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: PGI, LLC Endoscopy Center	Application # 22-0005	Date Submitted: 5/26/22
Site Address: No. 667 Street: Stoneleigh Ave Hamlet: Carmel, NY 10512		
Property Location: (Identify landmarks, distance from intersections, etc.) Opposite Putnam Hospital Center		
Town of Carmel Tax Map Designation: Section 66.15 Block 1 Lot(s) 3	Zoning Designation of Site: C	
Property Deed Recorded in County Clerk's Office Date Liber Page	Liens, Mortgages or other Encumbrances Yes No	
Existing Easements Relating to the Site <input checked="" type="checkbox"/> No Yes Describe and attach copies:	Are Easements Proposed? <input checked="" type="checkbox"/> No Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? <input checked="" type="checkbox"/> Yes No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: Burns Office Center	Phone #: Fax#: 914-276-2509	Email: KCullen@Heritagemuyea.com
Owners Address: No. Street: 346 Route 202 Town: Somers State: NY Zip: 10589		
Applicant (if different than owner): PGI, LLC Endoscopy Center	Phone #: Fax#:	Email:
Applicant Address (if different than owner): No. 667 Street: Stoneleigh Ave Town: Carmel State: NY Zip: 10512		
Individual/ Firm Responsible for Preparing Site Plan: Architectural Visions/Joel Greenberg, AIA	Phone #: 845-628-6613 Fax#: 845-628-2807	Email: joel.greenberg@arch-visions.com
Address: No. 2 Street: Muscoot Road North Town: Mahopac State: NY Zip: 10541		
Other Representatives: N/A	Phone #: Fax#:	Email:
Owners Address: No. Street: 346 Route 202 Town: Somers State: NY Zip: 10589		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: Second means of egress		

TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: 5,125 Square Feet 223,245	Square footage of all existing structures (by floor): First Floor - 22,800 SF Second Floor - 13,700 SF		
# of existing parking spaces: 199	# of proposed parking spaces: 0		
# of existing dwelling units: 0	# of proposed dwelling units: 0		
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> ▪ Is project in sewer district or will private septic system(s) be installed? <u>N/A</u> ▪ If yes to Sanitary Sewer answer the following: <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A ▶ Is this an in-district connection? <u>N/A</u> Out-of district connection? <u>N/A</u> ▶ What is the total sewer capacity at time of application? <u>N/A</u> ▶ What is your anticipated average and maximum daily flow <u>N/A</u> 			
For Town of Carmel Town Engineer			
▶ What is the sewer capacity <u>N/A</u>			
<ul style="list-style-type: none"> ▪ Water Supply Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A 			
If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A ▶ What is the total water capacity at time of application? <u>N/A</u> ▶ What is your anticipated average and maximum daily demand <u>N/A</u> 			
<ul style="list-style-type: none"> ▪ Storm Sewer Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▪ Gas Service Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> • Telephone/Cable Lines Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> 			
For Town of Carmel Town Engineer			
Water Flows <u>Existing no change in use RST 6/14/22</u> Sewer Flows <u>Existing no change in use RST 6/14/22</u>			
_____ Town Engineer; Date			
What is the predominant soil type(s) on the site? N/A		What is the approximate depth to water table? N/A	
Site slope categories:		15-25% <u>N/A</u> %	25-35% _____%
Estimated quantity of excavation:		Cut (C.Y.) <u>1</u>	Fill (C.Y.) <u>0</u>
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>		Is the site located in a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	Are new curb cuts proposed? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	What is the sight distance? Left <u>N/A</u> Right <u>N/A</u>	
Is the site located within 500' of:			
<ul style="list-style-type: none"> • The boundary of an adjoining city, town or village 			Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • The boundary of a state or county park, recreation area or road right-of-way 			Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • A county drainage channel line. 			Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • The boundary of state or county owned land on which a building is located 			Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does the site disturb more than 5,000 sq ft		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Jurisdiction: NYSDEC: <input type="checkbox"/> Town of Carmel: <input type="checkbox"/>			
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>			
Are encroachments in regulated wetlands or wetland buffers proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does this application require a referral to the Environmental Conservation Board?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain waterbodies, streams or watercourses? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Are any encroachments, crossings or alterations proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located adjacent to New York City watershed lands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input checked="" type="checkbox"/>			
Has this application been referred to the Fire Department?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
What is the estimated time of construction for the project? <p style="text-align: right; font-size: 1.2em;">3 Months</p>			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	40,000 SF	223,265 SF	223,265 SF
Lot Coverage	15%	10%	10.2%
Lot Width	200 FT	480 FT	480 FT
Lot Depth	200 FT	538 FT	538 FT
Front Yard	40 FT	57 FT	57 FT
Side Yard	25 FT	N 60 FT - S 31 FT	N 60 FT - S 31 FT
Rear Yard	40 FT	140 FT	140 FT
Minimum Required Floor Area	N/A		
Floor Area Ratio	N/A		
Height	60 FT	24 FT	24 FT
Off-Street Parking	188 PS	194 PS	194 PS
Off-Street Loading			

TOWN OF GARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	If yes, identify variances:
PROPOSED BUILDING MATERIALS	
Foundation	Concrete
Structural System	Steel
Roof	Fiberglass Shingles
Exterior Walls	Siding to match existing
APPLICANTS ACKNOWLEDGEMENT	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<u>Michael Kusner</u> Applicants Name	 Applicants Signature
Sworn before me this <u>2</u> day of <u>June</u> 20 <u>22</u>	
<u>Laura M Chipps</u> Notary Public	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> LAURA M CHIPPS Notary Public - State of New York NO. 01CH6397136 Qualified in Putnam County My Commission Expires Sep 3, 2023 </div>



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

This form shall be included with the site plan submission

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



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Rose Yromelitta
Signature - Planning Board Secretary

6/16/22
Date

[Signature]
Signature - Town Engineer

6/16/22
Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: PGI, LLC Endoscopy Center			
Project Location (describe, and attach a location map): 667 Stoneleigh Ave - Suite 201, Carmel NY 10512			
Brief Description of Proposed Action: Second Means of Egress			
Name of Applicant or Sponsor: PGI, LLC Endoscopy Center		Telephone: 845-494-4765	
		E-Mail: mrkush@gmail.com	
Address: 667 Stoneleigh Ave - Suite 201, Carmel NY 10512			
City/PO: Carmel		State: NY	Zip Code: 10512
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5.125 acres	
b. Total acreage to be physically disturbed?		0.004 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.125 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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: N/A	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: N/A	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: N/A	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<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? 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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

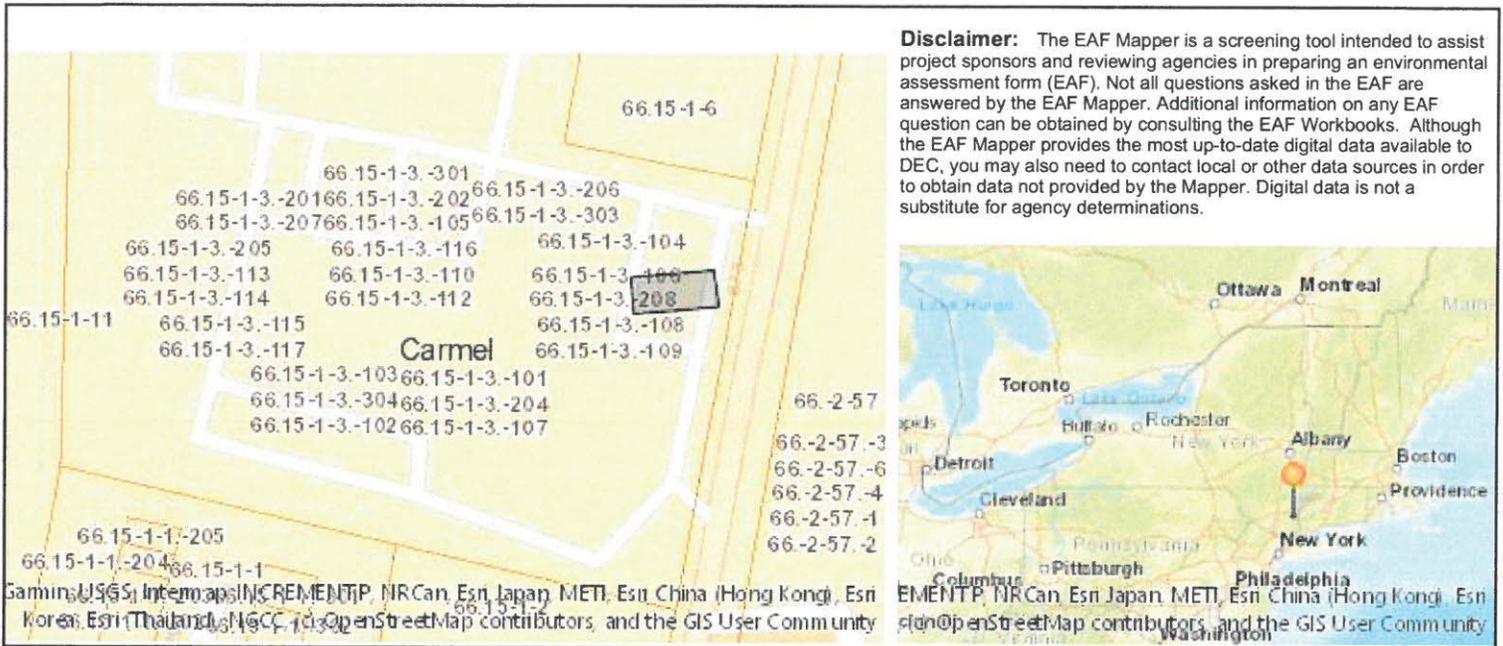
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

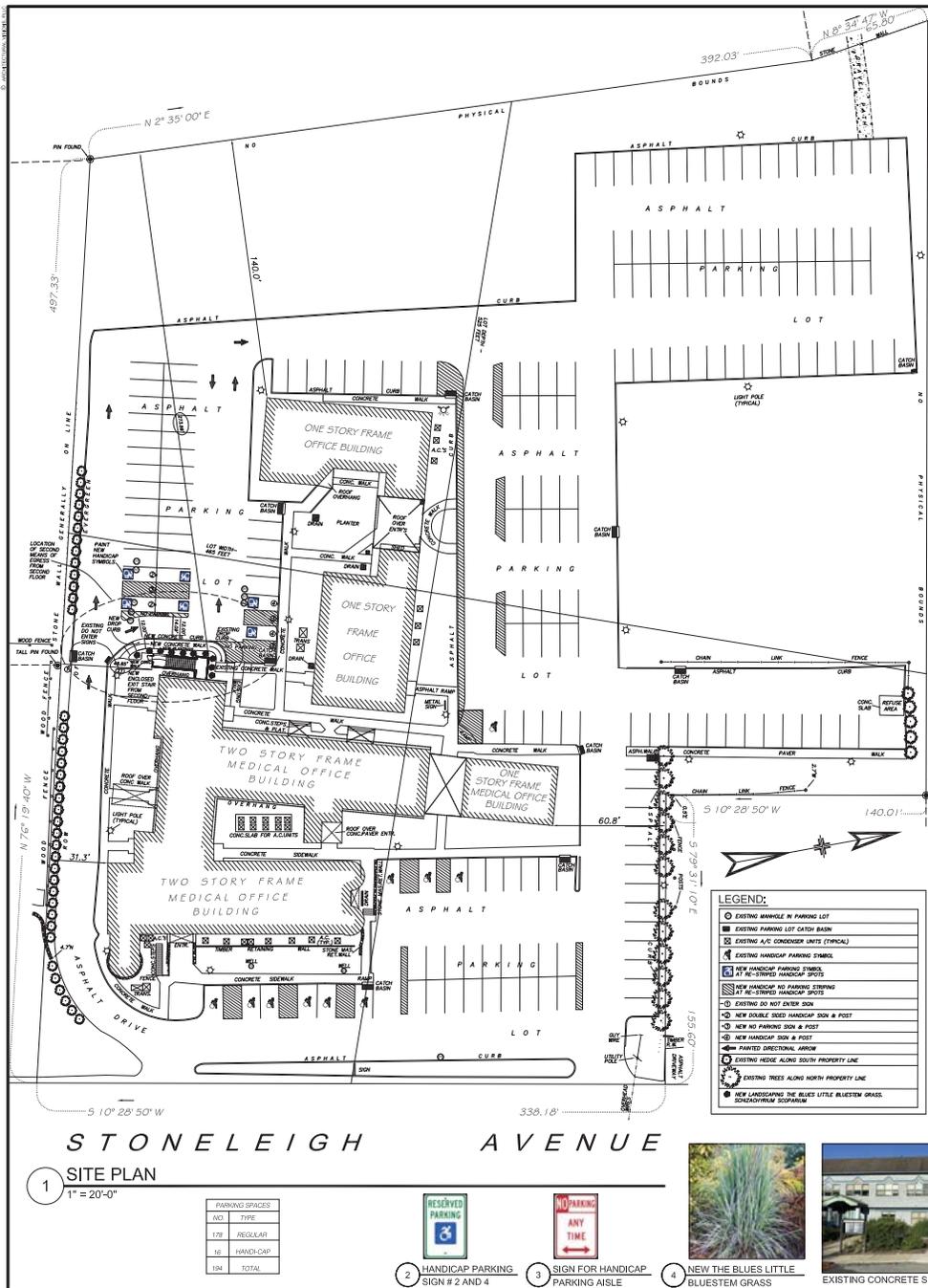
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>PGI, LLC Endoscopy Center</u> Date: <u>5/26/22</u>		
Signature: _____ Title: <u>Project Architect</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



66-15-1-001 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-002 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-003 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-004 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-005 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-006 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-007 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-008 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-009 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-010 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-011 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-012 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-013 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-014 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-015 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-016 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-017 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-018 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-019 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-020 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-021 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-022 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-023 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-024 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-025 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-026 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-027 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-028 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-029 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-030 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-031 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-032 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-033 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-034 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-035 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-036 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-037 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-038 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-039 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-040 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-041 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-042 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-043 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-044 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-045 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-046 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-047 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-048 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-049 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-050 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-051 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-052 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-053 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-054 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-055 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-056 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-057 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-058 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-059 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-060 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-061 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-062 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-063 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-064 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-065 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-066 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-067 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-068 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-069 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-070 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-071 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-072 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-073 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-074 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-075 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-076 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-077 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-078 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-079 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-080 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-081 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-082 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-083 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-084 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-085 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-086 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-087 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-088 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-089 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-090 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-091 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-092 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-093 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-094 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-095 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-096 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-097 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-098 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-099 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512	66-15-1-100 Kushner Michael 100 Stoneleigh Ave Carmel, NY 10512
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- LEGEND:**
- EXISTING MANHOLE IN PARKING LOT
 - EXISTING PARKING LOT CATCH BASIN
 - EXISTING A/C CONDENSER UNITS (TYPICAL)
 - EXISTING HANDICAP PARKING SPACES
 - AT 4% SLOPED HANDICAP SPOTS
 - NEW HANDICAP PARKING SPACES
 - NEW DRIVE-THRU HANDICAP SPOTS
 - EXISTING DO NOT ENTER SIGN
 - NEW DRIVE-THRU HANDICAP SIGN & POST
 - NEW NO PARKING SIGN & POST
 - NEW HANDICAP SIGN & POST
 - PAINTED DIRECTIONAL ARROW
 - EXISTING TREES ALONG SOUTH PROPERTY LINE
 - EXISTING SIGNAGE
 - NEW LANDSCAPING THE BLOCKS LITTLE BLUESTEM GRASS, SONDGRASS

PARKING SPACES	NO.	TOTAL
REGULAR	178	
HANDICAP	16	
TOTAL	194	



LOCATION PLAN
NO SCALE

SITE DATA NOTES:

- OWNER: 887 STONELEIGH AVE. CARMEL, NY 10512
- ZONE: C
- PROPOSED PROJECT USE: SECOND MEANS OF EGRESS FROM SECOND FLOOR MEDICAL OFFICE.
- TAX MAP NO. 66-15-1-001

SECTION
BLOCK 1
LOT 3

5. WATER/SEWER: PUBLIC WATER/SEWER

STRUCTURAL DESIGN LOADS

DESIGN LOADS
FLOOR LIVE LOAD: 40 psf
SNOW LOADING: 30 psf
GROUND SNOW LOAD: 50 psf

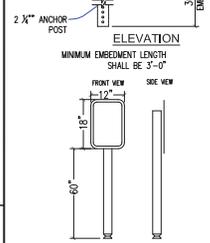
WIND LOADING
BASIC WIND SPEED: 110 mph
WIND EXPOSURE CATEGORY: C

SEISMIC DESIGN
SEISMIC DESIGN CATEGORY: D
SITE CLASS: D
SEISMIC USE GROUP: I

ZONING CHART

ITEM	REQUIRED	EXISTING	VARIANCES REQUIRED
GROSS SITE AREA (MIN)	40,000 SQ FT	223,265 SQ FT	NONE
LOT DEPTH (MIN)	200 FT.	525 FT.	NONE
LOT WIDTH (MIN)	200 FT.	465 FT.	NONE
FRONT YARD (MIN)	40 FT.	55 FT.	NONE
SIDE YARD NORTH (MIN)	25 FT.	60.8 FT.	NONE
SIDE YARD SOUTH (MIN)	25 FT.	31.3 FT.	NONE
REAR YARD (MIN)	30 FT.	140 FT.	NONE
HEIGHT (MAX)	35 FT.	30 FT.	NONE
FLOOR AREA OF BLDG	5,000 SQ FT	27,700 SQ FT	NONE
LOT COVERAGE	30%	7.6%	NONE
PARKING	MEDICAL* 150 P.S. OFFICE: 7,550/200 S.F. = 38 P.S.	194 P.S.	NONE
TOTAL PRKG = 188 P.S., 194 P.S.			

* 30 DOCTORS @ 4 P.S. EACH = 120 P.S.
30 EMPLOYEES @ 1 P.S. EACH = 30 P.S.
TOTAL = 150 P.S.



ARCHITECTURAL VISIONS

2 MILLIS COUNTRY ROAD NORTH
MILLSBORO, NY 10543
TEL: 845-629-2807
WWW.AVVISIONS.COM

PROJECT: KUSHNER, MICHAEL - ENDOSCOPY CENTER

PROJECT ADDRESS: 887 STONELEIGH AVE. CARMEL, NY 10512
TAX MAP NO. 66-15-1-001

SITE PLAN

DATE: 08/20/2014
SCALE: AS NOTED
DRAWN BY: J. GREENBERG
CHECKED BY: J. GREENBERG
PROJECT NO.: AS-100

Julie Greenberg

Now or Formerly NYSARC, INC.
PUTNAM COUNTY CHARTER
BOOK 2016 PAGE 422

"CLEARING IN THE WOODS CONDOMINIUM" TAX LOT: SECTION: 66.15 BLOCK: 1 LOT: 11



SURVEY OF PROPERTY
SITUATE IN THE
TOWN OF CARMEL
WESTCHESTER COUNTY
NEW YORK

SCALE : 1" = 30'
SURVEYED : FEBRUARY 15, 2022

- THE PREMISES SHOWN HEREON BEING DESCRIBED IN DEED RECORDED IN THE PUTNAM COUNTY CLERK'S OFFICE IN BOOK 1572 AT PAGE 406 SAID PREMISES ALSO BEING LOT No.2 ON A CERTAIN MAP ENTITLED "SUBDIVISION MAP PREPARED FOR AMERICAN FUND FOR ISRAEL INSTITUTIONS, INC & DR. JOHN SIMMONS" DATED DECEMBER 20, 1972 AND AMENDED DECEMBER 29, 1972 MADE BY D'WALCUTT, FILED IN THE OFFICE OF THE CLERK OF PUTNAM COUNTY ON JANUARY 12, 1973 AS FILED MAP No. 1288
- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF CARMEL SECTION: 66.15 BLOCK: 1 LOT: 3 PROPERTY ADDRESS: PROPERTY AREA : 223,265 Sq.Ft. - 5.125 ACRES
- THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER
- THE OFFSETS SHOWN HEREON, ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

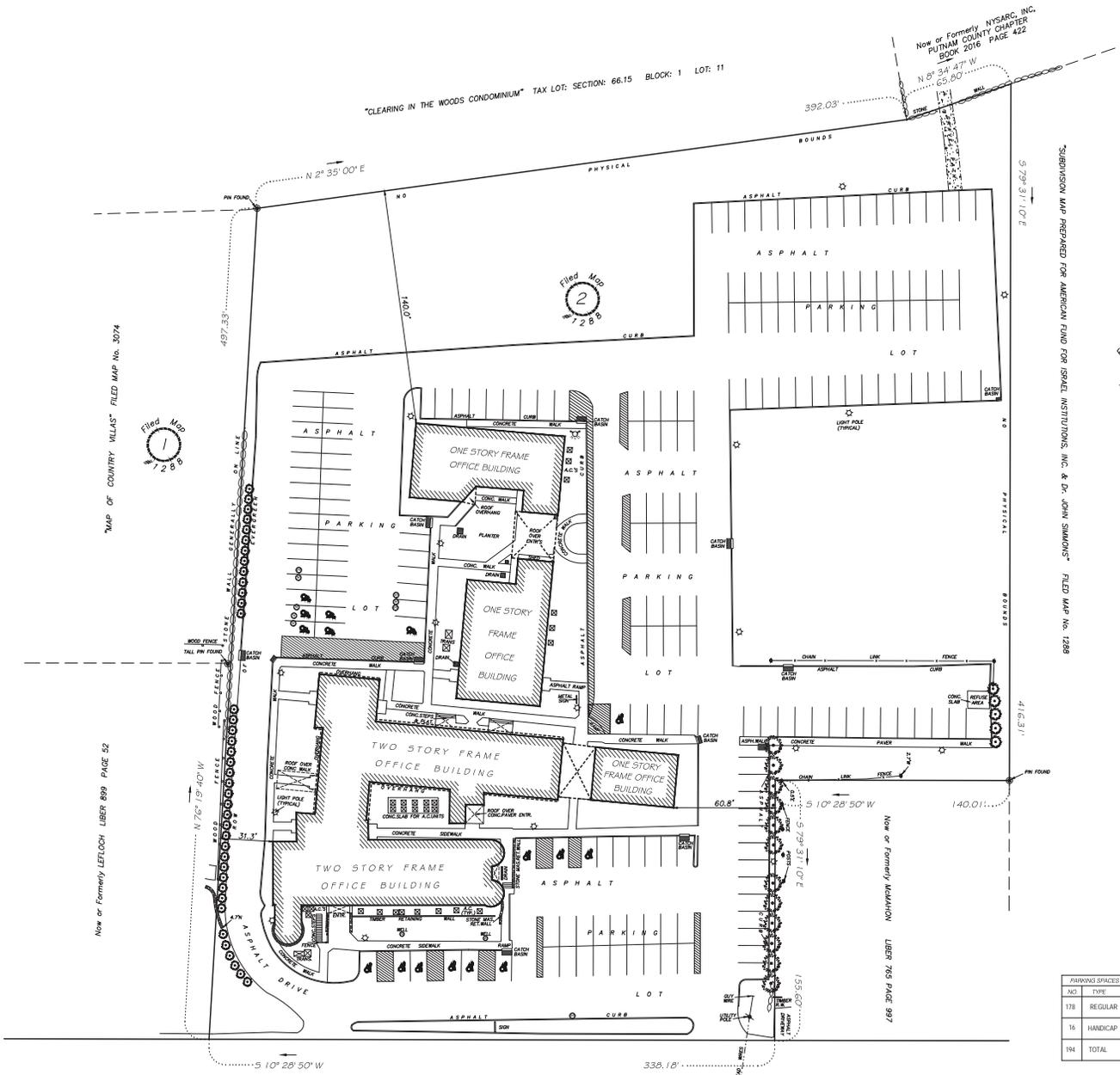
PREPARED FOR: PUTNAM GI, LLC

Link
Land Surveyors P.C.
21 Clark Place, Suite 1-B Mahopac, N.Y. 10541
Phone 845-628-5857

ERIK J. LINK
NEW YORK STATE LICENSED
LAND SURVEYOR NO. 935542

PARKING SPACES	
NO.	TYPE
178	REGULAR
16	HANDICAP
194	TOTAL

STONELEIGH AVENUE



MAP OF COUNTRY VILLAGES FILED MAP No. 3074

Now or Formerly LEFTLOCH LIBER 899 PAGE 42





June 16, 2022

Craig Paeprer, Chairman and Members of the Carmel Planning Board
60 McAlpin Ave
Mahopac, NY 10541

RE: Site Plan for Demag & Ademi
552 Route 6
TM#: 75.12-2-1 & 2

Dear Mr. Paeprer and the Members of the Carmel Planning Board,

As discussed yesterday, Mr. Albano will not agree to an easement for access for the refuse trucks. Therefore, the dumpster has been relocated and the attached letter from the refuse company has indicated that the new location, which does not require an easement, is a satisfactory location for them.

Therefore, on behalf of my clients, I would appreciate it if the requirement for an easement with Mr. Albano be removed from the resolution.

I will be happy to discuss it at your meeting on Wednesday June 22, since we have been placed on that agenda.

Very truly yours,

A handwritten signature in cursive script that reads "Joel Greenberg".

Joel Greenberg, AIA, NACRB





6/15/22

To Nick (Stone House Grill Inc)

This letter will confirm that we have studied and tested the proposed trash removal plan at 562 Route 6, Mahopac for a new restaurant. CRP Sanitation will be able to service this location without any issues using a rolling dumpster. Please contact us if you have any questions or issues. Thank You!

Michael Fiumara

A handwritten signature in black ink that reads "Michael Fiumara". The signature is written in a cursive style and is positioned below the printed name.

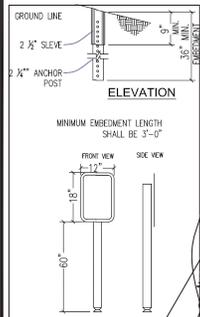
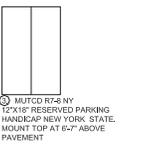
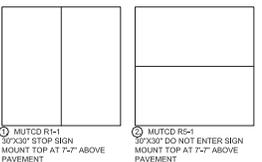
CRP Sanitation

914-943-7543 cell

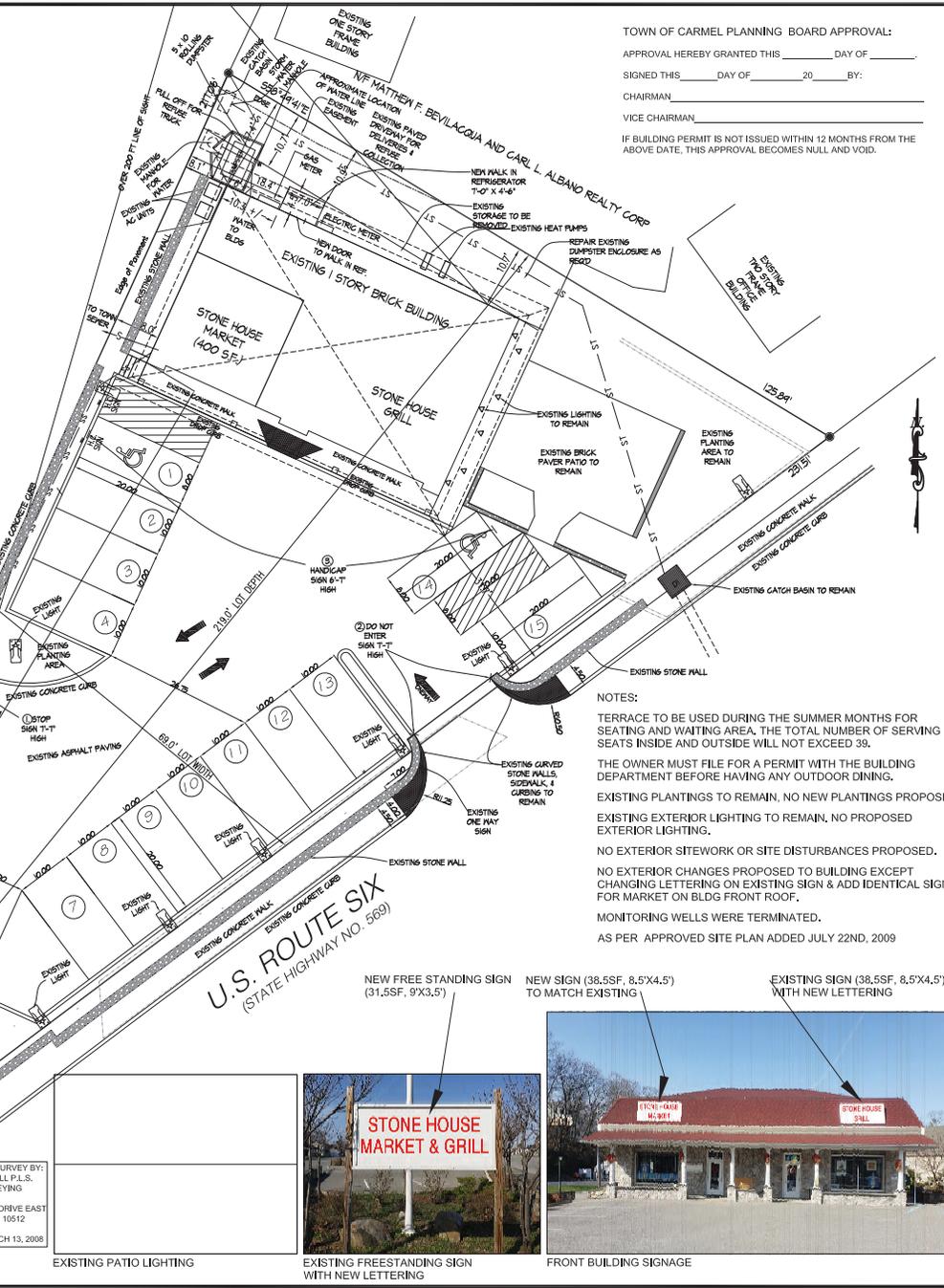
© 2008 ARCHITECTURAL VISIONS, INC.



- LEGEND:**
- ① STOP SIGN
 - ② DO NOT ENTER SIGN
 - ③ HANDICAP SIGN



NOTE: THE TOP OF ANCHOR POST SHALL NOT EXTEND MORE THAN 4" MAX. ABOVE THE CURBSIDE WALKWAY & SIDE CURBWAY.



TOWN OF CARMEL PLANNING BOARD APPROVAL:
 APPROVAL HEREBY GRANTED THIS _____ DAY OF _____
 SIGNED THIS _____ DAY OF _____ 20____ BY: _____
 CHAIRMAN _____
 VICE CHAIRMAN _____
 IF BUILDING PERMIT IS NOT ISSUED WITHIN 12 MONTHS FROM THE ABOVE DATE, THIS APPROVAL BECOMES NULL AND VOID.



SITE DATA NOTES:

- OWNER: LUPINACCI MAZZOLA HOLDING CORP
 OWNER ADDRESS: LUPINACCI MAZZOLA HOLDING CORP
 552 ROUTE 6
 MAHOPAC, NY 10541
- ZONE: C
- PROPOSED PROJECT USE: STONE HOUSE GRILL AND STONE HOUSE MARKET
- TAX MAP NO. SECTION 75.12, BLOCK 2, LOT 1 & 2
- WATER/SEWER: PUBLIC WATER/SEWER
- ZONING REQUIREMENTS

STRUCTURAL DESIGN LOADS

DESIGN LIVE LOAD: 40 psf
 SNOW LOADINGS: 50 psf
 WIND LOADINGS: 110 mph
 BASIC WIND SPEED: 110 mph
 WIND EXPOSURE CATEGORY: C

SEISMIC DESIGN

SEISMIC DESIGN CATEGORY: D1
 SITE CLASS: D
 SEISMIC USE GROUP: I

ITEM	REQUIRED	PROVIDED OR EXISTING	VARIANCES GRANTED
GROSS SITE AREA (MIN)	40,000 SQFT	15,010 SQFT	24,990 SQFT VARIANCE
LOT DEPTH (MIN)	200 FT.	219.0 FT.	
LOT WIDTH (MIN)	200 FT.	69.0 FT.	131.0 FT VARIANCE
FRONT YARD EAST (MIN)	40 FT.	31.7 FT.	8.3 FT VARIANCE
FRONT YARD WEST (MIN)	40 FT.	8.0 FT.	32.0 FT VARIANCE
FRONT YARD SOUTH (MIN)	40 FT.	165.4 FT.	
REAR YARD NORTH (MIN)	30 FT.	10.7 FT.	19.3 FT VARIANCE
SIDE YARD (MIN)	25 FT.	NONE	
HEIGHT (MAX)	35 FT.	21.5 FT.	
FREE STANDING SIGN	BLDG MUST BE 20 FT FROM PROPERTY LINE	8.0 FT.	12.0 FT VARIANCE
FLOOR AREA OF BLDG	5,000 SQFT	1874.80 SQFT	3,125.20 FT VARIANCE
LOT COVERAGE	30%	12.75%	
PARKING	GRILLE: 1 P.S. PER 3 SEATS MARKET: 1 P.S. 1200 S.F.	39 SEATS 13-13 400 S.F. 1200 S.F.	116 PARKING SPACES NEEDED 13 PARKING SPACES PROVIDED 2 HC PARKING SPACES PROVIDED 15 TOTAL PARKING SPACES PROVIDED

ALL VARIANCES GRANTED BY THE ZBA ON 9/2/2008

ARCHITECTURAL VISIONS, INC.
 2 MUSCOOT ROAD NORTH
 MAHOPAC NY, 10541
 TEL: 914.288.9400 FAX: 914.288.9401

PROJECT ADDRESS: 552 ROUTE 6
 MAHOPAC NY 10541
 TAX MAP NO. 75.12-2

COMMERCIAL RENOVATION FOR: DEMAG & ADEMI
 DRAWN BY: J. B. BROWN
 DATE: 03/13/2008

EXISTING SITE PLAN

SCALE: AS NOTED

DRAWN BY: J. B. BROWN
 PROJECT NO.: 0802001

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THESE PLANS AND DOCUMENTS IN ANY WAY. PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DENIES ANY AND ALL RESPONSIBILITY FOR ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.



EXISTING SITE PLAN (NO CHANGES PROPOSED)
 DATED MARCH 13, 2008
 SCALE: 1" = 10'

EXISTING PATIO LIGHTING

EXISTING FREESTANDING SIGN WITH NEW LETTERING

FRONT BUILDING SIGNAGE

BASED ON SURVEY BY: DAVID COPELL, P.L.S., LAND SURVEYING COMPANY, 12 COLLIER DRIVE EAST, CARMEL, NY, 10512

IF BY A NUMBER OF COPIES AND/OR REVISIONS, OR BY THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THESE PLANS AND DOCUMENTS IN ANY WAY, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ALTERATION. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ALTERATION. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ALTERATION. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ALTERATION.



445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

June 9, 2022

Chairperson Craig Paepre
and Members of the Planning Board
Town of Carmel
60 McAlpin Avenue
Mahopac, New York 10541

Re: Random Ridge Subdivision – Re-Authorization of Bond Reduction
Premises: Kennicut Hill Road, Town of Carmel, New York

Dear Chairperson Paepre and Members of the Planning Board:

We are writing on behalf of Blitman Mahopac LLC (the “Applicant”), in connection with the Applicant’s request to your Board to reauthorize the reduction of the Construction Bond that was previously issued in accordance with the Planning Board’s approval of the Random Ridge Subdivision (the “Project”) by Resolution dated August 26, 2015. See **Exhibit A** – Planning Board Approval Resolution.¹ The Applicant respectfully submits this request for the Board to reauthorize its prior bond reduction pursuant to our meeting with Town Staff on Wednesday, June 1, 2022 (the “June 1st Meeting”).

As you may know, on April 17, 2018, the Applicant’s engineering consultant submitted a prior request to the Planning Board to reduce the Construction Bond that was originally established for the Project in the Planning Board Approval Resolution down to \$393,400.² A copy of the original bond reduction request is enclosed as **Exhibit B** (the “April 17, 2018 Request”). Accompanying the April 17, 2018 Request was an itemization of the improvements completed and the remaining balance to complete construction, as required under Section 131-15(G) of the Town’s Subdivision Regulations. At its November 14, 2018 meeting the Planning Board recommended a reduction of the Construction Bond to \$393,400, which is the customary prescribed reduction to twenty percent (20%) of the original bond amount. See **Exhibit C** – Planning Board Meeting Minutes. Following the Planning Board’s prior bond reduction recommendation, the Town Board considered the bond reduction at the Town Board’s December 19, 2018 Meeting. However, for unknown reasons that are not otherwise detailed in the meeting minutes, the Town Board only reduced the bond to \$650,000. See **Exhibit D** – Town Board Meeting Minutes.

In accordance with our discussions with Town Staff at our June 1st Meeting, the Applicant respectfully resubmits its request to this Board to reauthorize a reduction of the Construction Bond to \$393,400. The Applicant additionally requests that the Planning Board consider re-

¹ At the time of the Planning Board Approval Resolution, the Premises was identified as Tax Parcel ID: 76.10-1-23.

² The bond is issued by Atlantic Specialty Insurance Company, and is referred to as Bond Number 800005249.



6/9/2022

Page 2

issuing its prior recommendation to the Town Board to reduce the Construction Bond accordingly. It is also noted that – as construction is ongoing at the Premises – a further bond reduction below \$393,400 may be justified, but it is the Applicant’s understanding that the Town’s policy will typically only reduce the construction bond to twenty percent (20%) of its original amount. Meanwhile, there have been no other material changes to justify a higher bond amount than that previously recommended by the Planning Board.

INDEX OF ENCLOSURES AND CONCLUSION:

In support of this request, enclosed please find five (5) copies of the instant letter together with the following documents:

- Exhibit A:** August 26, 2015 Final Subdivision Approval Resolution for the Random Ridge Subdivision;
- Exhibit B:** April 17, 2018 Letter from Putnam Engineering, PLLC to the Town of Carmel Planning Board;
- Exhibit C:** November 14, 2018 Town of Carmel Planning Board Meeting Minutes; and
- Exhibit D:** December 19, 2018 Town of Carmel Town Board Meeting Minutes.

In further support of this submission, please also find five (5) copies of an as-built survey of the Project, dated June 1, 2018 and prepared by Badey & Watson Surveying and Engineering, PC.

We appreciate the Planning Board’s further reconsideration in this matter, and respectfully ask that the Planning Board consider reissuing its previously granted recommendation to reduce the Construction Bond to \$393,400.³

If you have any questions, please do not hesitate to contact me at tpalmer@cuddyfeder.com or at 914-761-1300.

Thank you for your consideration in this matter.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'TPalmer', written over a horizontal line.

Taylor M. Palmer
Enclosures

cc:

- Patrick Cleary, Town Planning Consultant
- Joseph Charbonneau, Planning Board Attorney
- Richard Franzetti, Town Engineer

³ Note: this letter is being submitted in furtherance of the letter submitted by Putnam Engineering, PLLC on December 14, 2021.

Exhibit A

**FINAL SUBDIVISION APPROVAL
RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF CARMEL
#15-19, August 26, 2015**

Tax Map #76.10-1-23

**RANDOM RIDGE
CLUSTER SUBDIVISION**

WHEREAS, the Planning Board of the Town of Carmel, located in Putnam County, New York, has received an application for Final Cluster Subdivision Approval, submitted by the Blitman Building Corp., Mount Kisco, NY (herein after referred to as the “Applicant”); and

WHEREAS, the subject site is a 106.54 acre parcel of land, with frontage on Kennicut Hill Road, and is more specifically known and identified as Tax Map #76.10-1-23 (herein after referred to as the “Site”); and

WHEREAS, the Site lies within the R – Residential zoning district; and

WHEREAS, the Random Ridge Subdivision was originally approved in March of 2004, all approval conditions were subsequently satisfied, and the final subdivision plat was recorded in the County Clerk’s office in July of 2007; and

WHEREAS, the Applicant has proposed to amend the originally approved final subdivision, and now proposes to develop a cluster subdivision pursuant to the requirements of §156-45; and

WHEREAS, the Final Cluster Subdivision Plan consists of 29 clustered lots (which complies with the cluster lot count formula established in §156-45), accessed from a new roadway off Kennicut Hill Road and sewage disposal will be accommodated by a community subsurface sewage treatment system maintained by an HOA, and water supply shall be provided by a connection to Carmel Water District #8 (herein after known as the “Proposed Action”); and

WHEREAS, and incorporated the following changes from the original approval:

- The area of disturbance is reduced from 37.5 acres to 21.3 acres
- The length of driveways is reduced from 2,860 linear feet to 930 linear feet.
- The length of roadways is reduced from 2,994 linear feet to 1,990 linear feet.
- Total impervious surface coverage is reduced from 3.78 acres to 2.97 acres
- Dedicated open space is increased from 0 acres to 61.53 acres
- The amount of fill required is reduced from 43,900 cubic yards to 16,500 cubic yards.
- Length of retaining walls has been reduced from 2,459 linear feet to 459 linear feet.

- Wetland buffer impacts have been reduced from 15,000 square feet to 0 square feet.
- Wetland impacts have been reduced from 250 square feet to 0 square feet.

WHEREAS, the Site is located within the R- Residential Zoning District; and

WHEREAS, the tract is currently vacant and undeveloped; and

WHEREAS, the final cluster subdivision plan consists of the following drawings prepared by Putnam Engineering, Brewster, dated September 3, 2014, last revised July 6, 2015 (herein referred to as the Final Cluster Subdivision Plan)

- C-010 Cover Sheet
- C-020 Existing Conditions & Removals Plan
- C-110 Amended Subdivision Plan
- C-120 Enlarged Site Layout Plan
- C-130 Grading & Drainage Plan
- C-131 Swale Layout Plan
- C-140 Utilities Plan
- C-141 Enlarged SSTS Plan
- C-142 Enlarged SSTS Plan
- C-151 Erosion & Sediment Control Plan – Phases 1 and 2
- C-152 Erosion & Sediment Control Plan – Phases 3 and 4
- C-153 Erosion & Sediment Control Plan – Phases 5 and 6
- C-154 Erosion & Sediment Control Plan – Phases 7 and 8
- C-155 Erosion & Sediment Control Plan – Phase 9
- C-160 Landscape Plan
- C-210 Road Profiles and Enlarged Plans
- C-211 Drainage Profiles
- C-212 Drainage & Sewer Profiles
- C-213 SSTS Sections
- C-214 Sewer Force Main Profiles & Plan at Sewer Pump Station
- C-215 Watermain Profiles
- C-310 Erosion Control Details
- C-311 Details
- C-312 Details
- C-313 Details
- C-314 Details
- C-315 Details
- C-316 Retaining Wall Details

WHEREAS, the Town of Carmel has an ongoing need for parks, playgrounds and recreational facilities and the population generated by the Proposed Action will result in an incremental increase in the demand for these facilities; and

WHEREAS, the Land Subdivision Regulations recommend that such reservations shall be of suitable size, location, topography and general character for parks, playgrounds or other recreational purposes, and the Planning Board has found that a location for such a set-aside is not available on the site; and

WHEREAS, a public hearing was held pursuant to Section 276 of the Town Law on the proposed final cluster subdivision plat at Town Hall, Mahopac. All persons wishing to speak on the application were provided an opportunity to be heard; and

WHEREAS, the requirements for final cluster subdivision plat approval contained in the "Subdivision of Land Regulations of the Town of Carmel" have been met by said subdivision application.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Carmel hereby classifies the Proposed Action as a "Major Subdivision" pursuant to §131-3 of the Land Subdivision Regulations.

BE IT FURTHER RESOLVED, that the Planning Board finds that the SEQR Determination of Significance adopted for the original conventional subdivision remains valid, as the Final Cluster Subdivision Plan does not exceed any impact thresholds previously considered, and in fact results in significantly reduced project related impacts.

BE IT FURTHER RESOLVED, that upon full consideration of the above, the Planning Board of the Town of Carmel hereby grants Final Cluster Subdivision Plan Approval for that the application submitted by the Biltman Building Corp., as depicted on the plans identified above, subject to the following conditions:

CONDITIONS PRIOR TO ENDORSEMENT OF FINAL PLAT

The following conditions shall be completed by the Applicant prior to the endorsement of the Final Subdivision Plat by the Planning Board Chairman:

1. Within one hundred eighty (180) days of the date of this resolution, the Applicant shall submit the Final Cluster Subdivision Plat, prepared in accordance with the standards and requirements set forth in §131-14 of the Subdivision of Land Regulations, in its final form, for endorsement by the Planning Board Chairman. This approval authorizes only the subdivision activities approved in the resolution and as delineated on the signed and filed Final Cluster Subdivision Plat. Any alteration or modification to the Final Cluster Subdivision Plat, or to the existing or approved facilities and site shall require the review and approval by the Planning Board of the Town of Carmel.
2. In accordance with §131-25A(3) of the Subdivision of Land Regulations, a payment in lieu of reservation of land ("recreation fee") in the amount established by the fee schedule adopted by the Town Board in effect at the date of this approval, which shall be paid by certified check to the Town of Carmel.
3. A performance bond, prepared in form to the satisfaction of the Town Attorney, and in the amount of one million nine hundred

sixty seven dollars (\$1,967,000.00) in accordance with the requirements of set forth in §131-15E(1) of the Subdivision of Land Regulations, shall be provided to assure the completion of all improvements, if determined applicable by the Town Engineer.

Said improvements shall be completed within a maximum period of two (2) years and the performance bond shall so state the same. The developer may apply to the Planning Board for an extension of the completion period as set forth in §131-15F of the Subdivision of Land Regulations, provided said request is in writing, submitted a minimum of 45 days prior to the expiration, and describes in detail the reason for the requested extension.

4. An engineering inspection fee in the amount of ninety eight thousand three hundred fifty dollars (\$98,350.00) in accordance with the requirements of set forth in §131-17C of the Subdivision of Land Regulations shall be paid to the Town of Carmel, if determined necessary by the Town Engineer.
5. The Final Cluster Subdivision Plat shall be endorsed by the Putnam County Health Department.
6. The Applicant shall furnish the Planning Board with one (1) mylar set and one (1) print set of the Final Cluster Subdivision Plat and Plans as described herein, for endorsement by the Planning Board Chairman upon payment of all required fees and compliance with all conditions of this resolution.
7. Upon payment of all required fees and the satisfaction of all conditions of this resolution and following the endorsement of the Final Cluster Subdivision Plat by the Planning Board Chairman, the mylar set will then be returned to the applicant for filing of the Final Cluster Subdivision Plat in the Office of the Putnam County Clerk, Division of Land Records as well as for copying; the print set will be retained by the Planning Board as a record copy.
8. No changes, additions, erasures, modifications or revisions shall be made to the Final Cluster Subdivision Plat following endorsement by the Planning Board Chairman. Any changes detected after endorsement of the Final Cluster Subdivision Plat as final, shall result in the immediate termination and revocation of this Resolution of Approval, thereby making it null and void.
9. Within ten (10) days after the Final Cluster Subdivision Plat has been filed in the in the Office of the Putnam County Clerk, Division of Land Records, the Applicant shall deliver to the Planning Board

Secretary five (5) printed sets, collated and folded, of the Final Cluster Subdivision Plat and Plans, and five copies of all filed easements. No Building Permit shall be issued by the Building Inspector until the required Final Cluster Subdivision Plat and Plans print sets are provided to the Planning Board Secretary.

CONDITIONS PRIOR TO ISSUANCE OF A BUILDING PERMIT

The following conditions shall be completed by the Applicant prior to the issuance of a Building Permit by the Building Inspector:

10. The Building Inspector shall not issue a Building Permit pertaining to the activities approved herein until the Applicant has complied with Conditions 1 – 9.
11. Authorized issuance of a Building Permit by the Building Inspector shall be fully based on, and in accordance with this Resolution of Approval and the signed and filed Final Cluster Subdivision Plat and Plans. The Building Inspector shall include reference to the Final Cluster Subdivision Plat and Plans and this Resolution of Approval on any Building Permit.
12. Prior to initiation of construction the Applicant or his representative will meet with the design engineer, Town Engineer, Highway Superintendent, Building Inspector, Site Contractor and/or any additional outside agencies that may have jurisdiction over aspects of the Project for a preconstruction conference to review all facets of construction and required inspections.

GENERAL CONDITIONS OF IMPLEMENTATION AND CONSTRUCTION

The following conditions shall apply during the implementation of the site improvements and construction of the Project:

13. All easements depicted on the Final Cluster Subdivision Plan shall be provided for review and approval to the Planning Board Attorney, and once approved shall be recorded simultaneously with the filing of the Final Cluster Subdivision Plat.
14. The new dwellings and other site improvements shall be restricted to the building envelopes shown on the Final Cluster Subdivision Plat and Plans. Substantial changes, as determined by the Building Inspector and Town Planning Consultant, in the location of dwellings, driveways, drainage improvements, and other site improvements, shall require the review and approval of the Planning Board.

15. A Homeowners Association shall be formed in accordance with the requirements of the NYS Attorney General's Office, which shall be responsible for the operation and maintenance of all common elements of the Final Cluster Subdivision Plan.
16. All terms and conditions of the NYSDEC, State Pollutant Discharge Elimination System (SPDES) Groundwater Discharge permit valid to August 32, 2018 (Permit ID 3-3720-00351/000001) shall be complied with.
17. All terms and conditions of the NYSDEC, General Permit for Stormwater Discharges from Construction Activities (Permit #NYR10B171) shall be complied with.
18. All terms and conditions of the NYCDEP Intermediate Subsurface Treatment System permit (DEP Log #1994-MU-0089-IS.1) shall be complied with.
19. All terms and conditions of the NYCDEP Stormwater Pollution Prevention Plan, valid to March 5, 2020, shall be complied with.
20. All terms and conditions of the Putnam County Department of Health, Common Wastewater Treatment System Permit, dated October 3, 2013, shall be complied with.
21. All terms and conditions of the Putnam County Department of Health, Carmel Water District, Public Water Supply System Extension shall be complied with.
22. The Applicant shall execute and file with the Putnam County Clerk, a "Stormwater Control Facility Maintenance Agreement" as specified in §156-85 to assure long-term maintenance of the stormwater management areas.
23. The hours of construction activity shall take place in conformance with the applicable Town Regulations.
24. Prior to the commencement of any site work or construction activity, erosion and sedimentation controls shall be installed in accordance with the requirements of the Town Engineer, and additional controls as may be required by the Building Inspector, Town Engineer, Highway Superintendent or their agents. Stormwater runoff shall be controlled at all times during construction to prevent erosion of the site area under construction and to prevent sedimentation and dust dispersal upon areas not under construction, particularly off-site locations. Silt fencing, hay

bales, anti-tracking aprons and all other required erosion and sedimentation control measures shall be regularly inspected and maintained in an orderly and functioning manner in accordance with all Town of Carmel Ordinances and Laws, the New York Guidelines for Urban Erosion and Sediment Control, and Best Management Practices. Additional supplies of silt fencing and hay bales shall be kept on the site during construction for immediate use if needed.

25. Any and all new site utilities shall be installed underground.
26. The project shall maintain a zero% increase in the rate of runoff.
27. A clean and legible copy of this Resolution (as signed by the Planning Board Chairman) and a copy of the signed Final Subdivision Plat and Plans shall be maintained at the subject property at all times.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

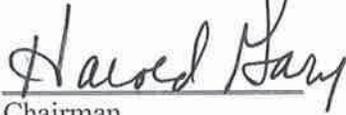
The following conditions shall be complied with prior to the issuance of a Certificate of Occupancy by the Building Inspector:

28. Prior to the issuance of an individual Certificate of Occupancy by the Building Inspector, and as a condition thereto, all site improvements (e.g. buildings, driveways, grading etc) associated with the lot requesting the Certificate of Occupancy, including all required utilities (e.g. water supply, sewage disposal, stormwater controls, electric, telephone, etc.) to serve said lot, shall be completed and operational. All disturbed areas shall be stabilized, regarded and re-vegetated.
29. Prior to the issuance of a Certificate of Occupancy by the Building Inspector, an "As-Built" Plan showing the installed and completed improvements, certified by a New York State licensed Land Surveyor shall be prepared at the sole expense of the Applicant.
30. All improvements shall be maintained in strict accordance with all applicable rules, regulations, ordinances and laws as a condition of maintenance of a Certificate of Occupancy
31. Failure to comply with any of the conditions set forth herein shall be deemed a violation of this approval, which may lead to the revocation of the Approval and/or Certificate of Occupancy, in accordance with the applicable provisions of the Town of Carmel.

BE IT FURTHER RESOLVED, That this Final Cluster Subdivision Approval shall expire within one hundred eighty (180) days of the date of this resolution unless the Applicant submits for signature by the Planning Board Chairman, the Final Cluster Subdivision Plat, as endorsed by the Putnam County Department of Health and in conformance with the Land Subdivision Regulations.

BE IT FINALLY RESOLVED, that this Final Cluster Subdivision Plat Approval resolution shall have an effective date of August 26, 2015.

**PLANNING BOARD
TOWN OF CARMEL**



Chairman

8/26/15

Dated:

Exhibit B



April 17, 2018

Mr. Harold Gary, Chairman
Town of Carmel Planning Board
Carmel Town Hall
60 McAlpin Avenue
Mahopac, NY 10541

Re: Bond Reduction
Random Ridge Subdivision
Kennicut Hill Road

Dear Chairman Gary and Members of the Board:

Site work is substantially complete with Road "A" and portion of Road "B" completed (binder course asphalt). The community septic system has been completed and is in operation along with the majority of site work (grading) being completed. Supporting calculations and analysis have been provided to the Town Engineer for his review and determination.

Construction Estimate: \$1,967,000.00

Construction Completed: \$1,632,650.00

Balance to Complete: \$ 334,350.00

Over 80% of the site improvements have been completed. We ask that the construction bond be reduced from \$1,967,000.00 to the minimum of twenty (20) percent or \$393,400.00.

Thank you for your consideration in this matter.

Sincerely,

PUTNAM ENGINEERING, PLLC

A handwritten signature in black ink, appearing to read 'Paul M. Lynch', is written over a horizontal line. The signature is somewhat stylized and overlaps the line.

Paul M. Lynch, P.E.

PML/jsp

(L1816)

**RANDOM RIDGE
KENNICUT HILL ROAD
TOWN OF CARMEL
TM #76.10-1-23, etc
COST TO COMPLETE - 4/12/2018**

1	2	3	4	5	6	7
ITEM	ORIGINAL QUANTITY	INSTALLED QUANTITY	REMAINING QUANTITY	UNIT	UNIT PRICE	BALANCE TO COMPLETE (COL 4 x COL 6)
<u>EROSION CONTROLS</u>						
Silt Fence	10,100	5,050	5,050	LF	\$1.50	\$7,575.00
Orange Construction Fence	30,900	20,000	10,900	LF	\$1.75	\$19,075.00
Erosion Control Blankets	12,500	5,000	7,500	SY	\$3.00	\$22,500.00
Inlet Protection	14	7	7	EA	\$75.00	\$525.00
Stabilized Const. Ent	7	3	4	EA	\$1,250	\$5,000.00
<u>CLEARING & GRUBBBING</u>						
Tree Clearing	21.5	21.5	0	AC	\$3,500.00	\$0.00
Grubbing	21.5	21.5	0	AC	\$3,000.00	\$0.00
<u>GRADING</u>						
Cut	56,000	50,000	6,000	CY	\$4.00	\$24,000.00
Fill	80,400	75,000	6,400	CY	\$4.00	\$25,600.00
<u>DRAINAGE</u>						
15" HDPE	1,591	1,591	0	LF	\$27.50	\$0.00
18" HDPE	877	877	0	LF	\$30.00	\$0.00
24" HDPE	1,835	1,835	0	LF	\$40.00	\$0.00
15" End Section	2	2	0	EA	\$500.00	\$0.00
18" End Section	2	2	0	EA	\$500.00	\$0.00
24" End Section	2	2	0	EA	\$500.00	\$0.00
Headwall	1	1	0	LS	\$8,500.00	\$0.00
Catch Basin with /F&G	16	16	0	EA	\$2,500.00	\$0.00
Drainage Manhole	20	20	0	EA	\$2,500.00	\$0.00
Yard Drain	5	4	1	EA	\$1,750.00	\$1,750.00
Outlet Structure	3	2	1	EA	\$2,000.00	\$2,000.00
Rip Rap Swale	32,000	32,000	0	SF	\$3.00	\$0.00
<u>WATER</u>						
8" PVC - DR - 18	3,950	3,950	0	LF	\$40.00	\$0.00
8" Gate Valves	11	11	0	EA	\$400.00	\$0.00
6" Gate Valves	6	6	0	EA	\$375.00	\$0.00
Fire Hydrant	7	7	0	EA	\$1,250.00	\$0.00

TM #76.10-1-23, etc
COST TO COMPLETE - 4/12/2018

1	2	3	4	5	6	7
ITEM	ORIGINAL QUANTITY	INSTALLED QUANTITY	REMAINING QUANTITY	UNIT	UNIT PRICE	BALANCE TO COMPLETE (COL 4 x COL 6)
<u>PAVEMENT</u>						
2" Top Course	625	0	625	TONS	\$125.00	\$78,125.00
3" Binder Course	950	725	225	TONS	\$125.00	\$28,125.00
8" Subbase - Item 4	1,250	950	300	CY	\$38.00	\$11,400.00
Asphalt Gutter	300	300	0	LF	\$10.00	\$0.00
Sawcutting	260	260	0	LF	\$4.00	\$0.00
<u>CURBING</u>						
Concrete Curb	4,150	3,600	550	LF	\$16.00	\$8,800.00
Mountable Curb	250	0	250	LF	\$15.00	\$3,750.00
<u>RETAINING WALL</u>						
Retaining Wall - Segmented	2,100	850	1,250	SF	\$25.00	\$31,250.00
<u>GUIDE RAIL</u>						
Wood	540	540	0	LF	\$40.00	\$0.00
Re-set W Beam	510	510	0	LF	\$35.00	\$0.00
<u>SIGNAGE</u>						
Traffic Control Signal	3	0	3	EA	\$200.00	\$600.00
Street Signs	2	0	2	EA	\$225.00	\$450.00
<u>MISCELLANEOUS</u>						
Maintenance & Protection & Traffic	NEC	75%	25%	LS	\$15,000.00	\$3,750.00
Hydro Seeding	16	8	8	ACRE	\$2,750.00	\$22,000.00
Topsoil	8,500	6,500	2,000	CY	\$5.00	\$10,000.00
Infiltration Trench	1	0	1	EA	\$2,500.00	\$2,500.00
Bio Retention Pond	1	0	1	EA	\$8,500.00	\$8,500.00
Eastern White Pine	7	0	7	EA	\$300.00	\$2,100.00
Red Maple	15	0	15	EA	\$275.00	\$4,125.00
Sugar Maple	13	0	13	EA	\$275.00	\$3,575.00
Cleveland Pear	23	0	23	EA	\$175.00	\$4,025.00
Pin Oak	13	0	13	EA	\$250.00	\$3,250.00
					Total	\$334,350.00

Exhibit C

Mr. Franzetti said there were no comments from Mr. Carnazza and Mr. Cleary. He stated the Engineering Department does not have an objection to an extension for final subdivision approval as long as there are no changes being made to the site.

Mr. Paul Lynch of Putnam Engineering, representing the applicant addressed the board and stated the applicant subdivided his property in order to sell the lot to NYCDEP. He said it's not moving fast enough.

Mr. Cote moved to grant a 2nd extension of final subdivision approval. The motion was seconded by Mr. Furfaro with all in favor.

RANDOM RIDGE SUBDIVISION – KENNICUT HILL ROAD – TM – 76.10-1-23 – BOND REDUCTION

Mr. Franzetti said Mr. Carnazza and Mr. Cleary had no comments.

Mr. Franzetti read his memo which stated in response to a request by the above applicant, a representative of the Engineering Department performed a field inspection of the referenced property on November 14, 2018 (along with numerous field inspections during construction) to evaluate the current status of the site construction, for the purpose of determining whether a bond reduction was warranted. The results of our investigation are presented below. The original bond amount posted, which is currently being held, is \$1,967,000.00. The applicant has provided a breakdown of items completed and items that remain outstanding. This Department has no objection to the breakdown submitted. The work remaining totals \$334,350.00. However, the policy of the Board is to not entertain a bond reduction below 20% of the original Bond amount. We therefore recommend a bond reduction of \$1,573,600.00, leaving a balance of \$393,400.00 (20%).

Mr. Furfaro stated initially the road was supposed to be dedicated to the Town, from my understanding that is not going to happen.

Mr. Franzetti replied that's correct.

Mr. Furfaro asked will the final bond return be an issue when the time comes.

Mr. Charbonneau replied no, they just won't be able to dedicate to the Town. The Town is not going to accept it.

Mr. Giannico moved to recommend bond reduction to \$393,400.00. The motion was seconded by Mr. Furfaro with all in favor.

Exhibit D

**TOWN BOARD MEETING
TOWN HALL, MAHOPAC, N.Y.**

A Regular Meeting of the Town Board of the Town of Carmel was called to order by Supervisor Kenneth Schmitt on the 19th day of December 2018 at 7:24 p.m. at Town Hall, 60 McAlpin Avenue, Mahopac, New York. Members of the Town Board present by roll call were: Councilman Lupinacci, Councilwoman McDonough and Supervisor Schmitt. Councilman Barile and Councilman Schneider were absent.

The Pledge of Allegiance to the Flag was observed prior to the start of official business. A moment of silence was held to honor those serving in the United States Armed Forces.

Supervisor Schmitt announced that the Town Board met at 6:00 p.m. in Executive Session with Police Chief Michael Cazzari to discuss a matter of personnel, and with Brad Pinsky, Esq. to discuss a contractual matter. The Town Board also held discussion with regard to the Town's garbage district contract. Supervisor Schmitt added his apologies with regard to the delayed start of the meeting, explaining that an in-depth conversation was held which could not be put off.

**MINUTES OF TOWN BOARD MEETINGS HELD ON 11/28/18 AND 12/5/18 -
ACCEPT AS SUBMITTED BY THE TOWN CLERK**

On motion by Councilwoman McDonough, seconded by Councilman Lupinacci, with all members of the Town Board present voting "aye", the minutes of the Town Board meetings held on November 28th and December 5th 2018 were accepted as submitted by the Town Clerk.

**BOARD OF ASSESSMENT REVIEW APPOINTMENT MADE - JAMES
SCARANGELLA - 12/19/18 THROUGH 9/30/23**

RESOLVED that the Town Board of the Town of Carmel hereby appoints James Scarangella to the Town of Carmel Board of Assessment Review for a term commencing immediately and expiring September 30, 2023.

Resolution

Offered by: Councilwoman McDonough

Seconded by: Councilman Lupinacci

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>	
Michael Barile	<u> </u>	<u> </u>	Absent
Jonathan Schneider	<u> </u>	<u> </u>	Absent
John Lupinacci	<u> X </u>	<u> </u>	
Suzanne McDonough	<u> X </u>	<u> </u>	
Kenneth Schmitt	<u> X </u>	<u> </u>	

**RECREATION AND PARKS ADVISORY COMMITTEE APPOINTMENT MADE - KEN
FORAN - 1/1/19 THROUGH 12/31/21**

RESOLVED that the Town Board of the Town of Carmel hereby re-appoints Ken Foran to the Town of Carmel Recreation and Parks Advisory Committee for a term commencing January 1, 2019 and expiring December 31, 2021.

Resolution

Offered by: Supervisor Schmitt

Seconded by: Councilwoman McDonough Councilman Lupinacci

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>	
Michael Barile	<u> </u>	<u> </u>	Absent
Jonathan Schneider	<u> </u>	<u> </u>	Absent
John Lupinacci	<u> X </u>	<u> </u>	
Suzanne McDonough	<u> X </u>	<u> </u>	
Kenneth Schmitt	<u> X </u>	<u> </u>	

(Cont.)

X. REIMBURSEMENT FOR EXPENSES \$15.00 OR LESS

From time to time a department head or employee attends a town business function or makes a minor purchase for which they lost a receipt, did not receive a receipt or forgot to obtain a receipt. Documentation representing what was paid for, how much was paid for it, that it was for town business, and the signature of the claimant verifying such will be acceptable in lieu of a receipt. The town reserves the right to reject such claim if claims lacking receipts become more frequent, or if it becomes known that receipts are readily available. Original receipts should be attached to claims for reimbursement whenever possible: regardless of the dollar amount.

ProcurementPolicy2019

6

Supervisor Schmitt stated that the Town of Carmel Procurement Policy was amended to reflect the change in Deputy Highway Superintendent from Bob Erickson to Michael Martin.

BOND RELEASE AUTHORIZED - CARGAIN FUNERAL HOME SITE PLAN - 418 ROUTE SIX, MAHOPAC - TM #75.15-1-6

WHEREAS application has been made by Cargain Funeral Home, Inc. for the total release of a bond posted in accordance with Chapter 131 and/or Chapter 156 of the Town Code regarding the property known and designated as Town of Carmel Tax Map #75.15.-1-6 located at 418 Route Six, Mahopac; and

WHEREAS said applications have been reviewed by the Planning Board and the Office of the Town Engineer, both of which have recommended the release of said bonds;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Carmel hereby authorizes the release of the bonds referenced herein specifically Ironshore Indemnity, Inc. Bond # SUR20000675 in the amount of \$132,000.00.

Resolution

Offered by: Supervisor Schmitt
Seconded by: Councilwoman McDonough

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>	
Michael Barile	_____	_____	Absent
Jonathan Schneider	_____	_____	Absent
John Lupinacci	<u>X</u>	_____	
Suzanne McDonough	<u>X</u>	_____	
Kenneth Schmitt	<u>X</u>	_____	

BOND REDUCTION AUTHORIZED - RANDOM RIDGE SUBDIVISION - KENNICUT HILL ROAD, MAHOPAC - TM #76.10-1-23

WHEREAS application has been made by Blitman Mahopac, LLC for reduction of a subdivision bond posted in accordance with the Land Subdivision and/or Zoning Regulations for the Random Ridge Subdivision, Kennicut Hill Rd., Mahopac, NY, Tax Map #76.10-1-23; and

WHEREAS said application had been previously reviewed by the Town Engineer and a reduction of the bond has been previously recommended and approved by the Planning Board;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Carmel hereby authorizes the reduction of the aforementioned bond posted for the Random Ridge, from its original amount of \$1,967,000, Atlantic Specialty Insurance Co. Bond No. 800005249, to a reduced amount of \$650,000; and

BE IT FURTHER RESOLVED, that any substitution of valid collateral in form of surety bond, cash bond or letter of credit in the amount set forth herein is hereby authorized.

19 DECEMBER 2018
TOWN BOARD MEETING

(Cont.)

Resolution
Offered by: Councilman Lupinacci
Seconded by: Councilwoman McDonough

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>	
Michael Barile	<u> </u>	<u> </u>	Absent
Jonathan Schneider	<u> </u>	<u> </u>	Absent
John Lupinacci	<u> X </u>	<u> </u>	
Suzanne McDonough	<u> X </u>	<u> </u>	
Kenneth Schmitt	<u> X </u>	<u> </u>	

Councilman Lupinacci pointed out that the resolution was modified from originally drafted. The reduced amount of \$393,400.00 was amended to \$650,000.00.

HIGHWAY DEPARTMENT - EXPENDITURE FOR PURCHASE OF EQUIPMENT AUTHORIZED - NOT TO EXCEED \$30,000.00

RESOLVED, the Town Board of the Town of Carmel, and upon the recommendation of Town of Carmel Highway Superintendent Michael Simone, hereby determines that an emergency exists with respect to the need to acquire certain snow removal vehicles in advance of the upcoming winter season; and

BE IT FURTHER RESOLVED that the expenditure of a sum not to exceed \$30,000 for the immediate purchase of such equipment is hereby authorized; and

BE IT FURTHER RESOLVED, that Town Comptroller Mary Ann Maxwell is hereby authorized to make any and all budget revisions to modifications necessary to effectuate the expenditures authorized herein.

Resolution
Offered by: Councilwoman McDonough
Seconded by: Councilman Lupinacci

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>	
Michael Barile	<u> </u>	<u> </u>	Absent
Jonathan Schneider	<u> </u>	<u> </u>	Absent
John Lupinacci	<u> X </u>	<u> </u>	
Suzanne McDonough	<u> X </u>	<u> </u>	
Kenneth Schmitt	<u> X </u>	<u> </u>	

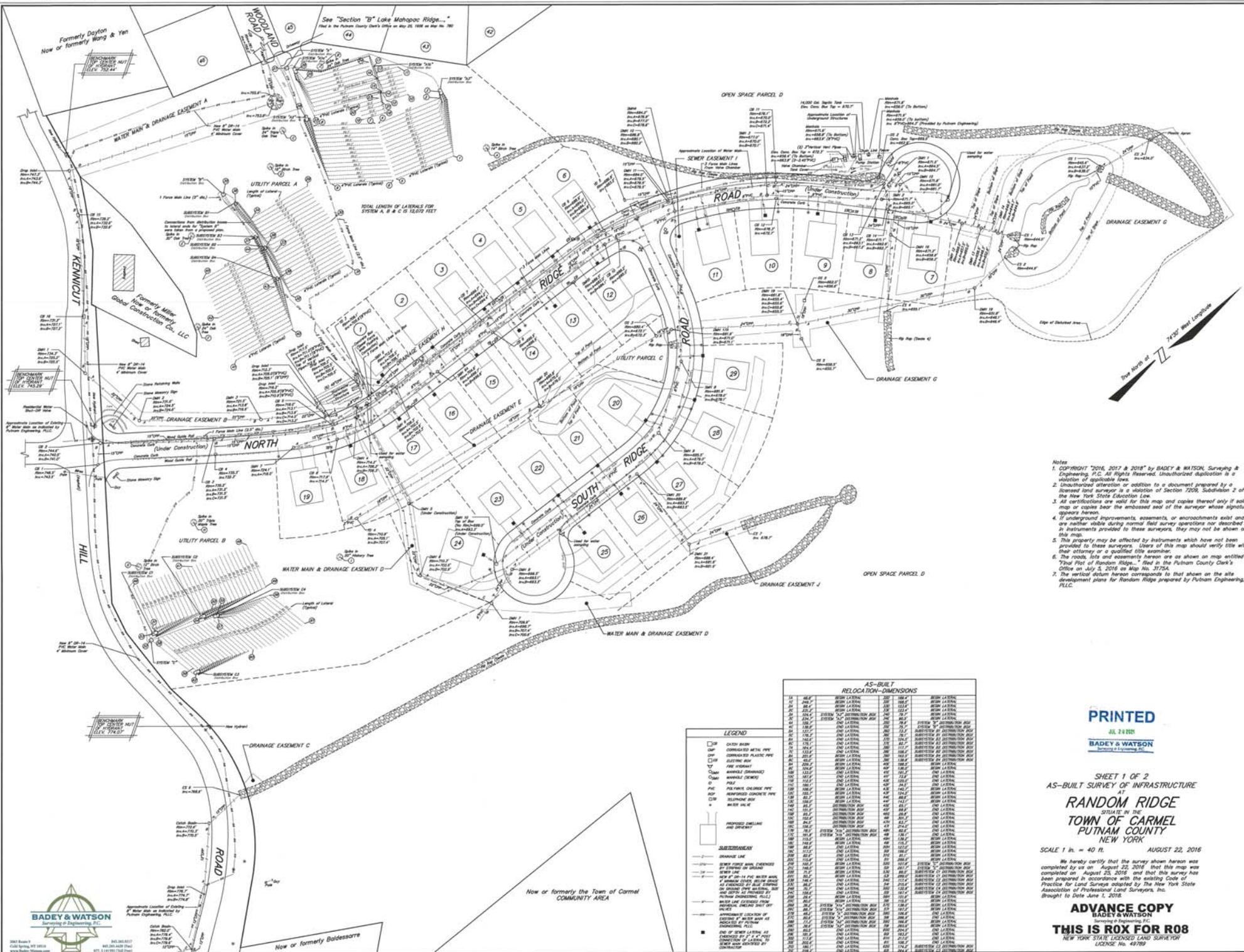
HIGHWAY DEPARTMENT CERTAIN EQUIPMENT DECLARED OBSOLETE AND DISPOSAL AUTHORIZED

RESOLVED that, upon the recommendation of Town of Carmel Highway Superintendent Michael Simone, the Town Board of the Town of Carmel hereby declares the vehicles listed and enumerated in the memorandum dated November 27, 2018, which is incorporated herein and made a part hereof, to be obsolete and authorizes their disposal in accordance with Town Law, including but not limited to Town Law §64(2-a).

Resolution
Offered by: Supervisor Schmitt
Seconded by: Councilwoman McDonough and Councilman Lupinacci

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>	
Michael Barile	<u> </u>	<u> </u>	Absent
Jonathan Schneider	<u> </u>	<u> </u>	Absent
John Lupinacci	<u> X </u>	<u> </u>	
Suzanne McDonough	<u> X </u>	<u> </u>	
Kenneth Schmitt	<u> X </u>	<u> </u>	

Survey



- Notes
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 2. Unauthorised alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 2708, Subsection 2 of the New York State Education Law.
 3. All certificates are valid for this map and copies thereof only if sold map or copies bear the embossed seal of the surveyor whose signature appears hereon.
 4. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
 5. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
 6. The roads, lots and easements hereon are as shown on map entitled "Final Plat of Random Ridge..." filed in the Putnam County Clerk's Office on July 3, 2016 as Map No. 3775A.
 7. The vertical datum hereon corresponds to that shown on the site development plans for Random Ridge prepared by Putnam Engineering, PLLC.

AS-BUILT RELOCATION-DIMENSIONS

LINE	FROM	TO	LENGTH	BEARING	REMARKS
1A	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1B	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1C	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1D	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1E	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1F	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1G	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1H	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1I	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1J	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1K	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1L	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1M	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1N	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1O	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1P	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1Q	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1R	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1S	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1T	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1U	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1V	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1W	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1X	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1Y	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
1Z	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
2A	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
2B	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
2C	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
2D	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
2E	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE
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2Z	11.480	11.480	100.00	0°00'00"	EXISTING CONC. DRIVE

LEGEND

- EXISTING DRIVE
- CONCRETE METAL PIPE
- CONCRETE PLASTIC PIPE
- CLAY PIPE
- PIPE TRENCH
- MANHOLE (CONCRETE)
- MANHOLE (DENSE)
- PVC POLYMER CHLORIDE PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- STEEL PIPE
- STEEL HOLE
- EMBEDDED EASEMENT AND DRAINAGE
- UTILITIES
- DRAINAGE LINE
- EXISTING CONC. DRIVE
- EXISTING CONC. DRIVE
- NEW 8" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 12" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 18" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 24" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 30" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 36" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 42" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 48" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 54" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 60" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 66" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 72" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 78" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 84" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 90" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 96" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 102" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 108" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 114" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 120" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 126" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 132" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 138" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 144" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 150" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 156" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 162" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 168" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 174" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 180" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 186" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 192" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 198" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 204" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 210" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 216" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 222" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 228" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 234" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 240" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 246" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 252" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 258" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 264" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 270" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 276" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 282" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 288" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 294" DIA. PVC POLYMER CHLORIDE PIPE
- NEW 300" DIA. PVC POLYMER CHLORIDE PIPE

PRINTED
ON 2400
BADEY & WATSON
Surveying & Engineering, P.C.

SHEET 1 OF 2
AS-BUILT SURVEY OF INFRASTRUCTURE
RANDOM RIDGE
SITUATED IN THE
TOWN OF CARMEL
PUTNAM COUNTY
NEW YORK
SCALE 1 in. = 40 ft. AUGUST 22, 2016

We hereby certify that the survey shown hereon was completed by us on August 23, 2016, and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. on August 1, 2015.

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Surveying & Engineering, P.C.
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NEW YORK STATE LICENSED LAND SURVEYOR
LICENSE No. 49789

Drawing Name: A03307-0001-004 Layout: SHEET 1 PLOT No. 230412 24120 Created by: DWK Spall checked by: NIK Drawn by: NIK
 Date: 08/22/2016 10:45 AM

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