

HAROLD GARY  
*Chairman*

CRAIG PAEPRER  
*Vice Chairman*

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

**TOWN OF CARMEL**  
**PLANNING BOARD**



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

MICHAEL CARNAZZA  
*Director of Code  
Enforcement*

RICHARD FRANZETTI, P.E.  
*Town Engineer*

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

VINCENT FRANZE  
*Architectural Consultant*

**PLANNING BOARD AGENDA**  
**NOVEMBER 8, 2017 – 7:00 P.M.**

**MEETING ROOM #2**

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

**PUBLIC HEARING**

1. Central Hudson Gas & Electric Corp – 340 Bullet Hole Road	53.17-1-38	11/08/17	08/30/17	SEQR NEG DEC Resolution
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**RESOLUTION**

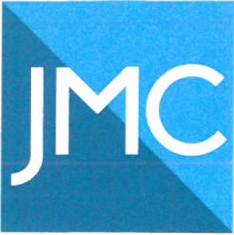
2. NY Fuel Distributors(Coco Farms) -1923 Route 6	55.11-1-40		09/20/17	Amended Site Plan
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**SITE PLAN**

3. Easter Seals New York – 97 Old Route 6	55.11-1-23,24 25 & 27		09/13/17	Amended Site Plan
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**MISC.**

4. Charry Subdivision – 85 Washington Road	54.19-1-1		10/2014	Re-Approval of Final Subdivision Approval
5. The Hamlet at Carmel (Formerly Putnam Community Foundation) – Stoneleigh Ave	66.-2-58			Re-Approval of Final Site Plan Approval
6. Hillcrest Commons – Lot E-2.2 – Route 52	44.10-2-4.2			Extension of Final Amended Site Plan
7. McDonald's USA, LLC -1931 Route 6, Carmel	55.11-1-41			Bond Return
8. Ronin Property Group – Secor Road	74.11-1-20			Bond Reduction
9. Minutes – 09/27/17				



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

October 27, 2017

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

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

Dear Chairman Gary and Members of the Board:

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

1. JMC Drawings (5 copies):

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
C-010	"Layout Plan"	2 10/27/2017
C-020	"Grading, Utilities and Erosion Control Plan"	2 10/27/2017
C-900	"Construction Details"	2 10/27/2017
C-910	"Construction Details"	2 10/27/2017

2. JMC Letter to the Planning Board, dated 10/27/2017 (5 copies).

3. Stormwater Pollution Prevention Plan (SWPPP), dated 10/27/2017 (5 copies).

4. CD containing the electronic files of the submission

Since the last submission, we have received comments from the Town Engineer and Director of Code Enforcement to go with the previous comments from the Planning Consultant and Town Engineer. The project also appeared before the Zoning Board of Appeals on October 26<sup>th</sup> and received two variances for the outdoor play area.

The following are the responses to the comments issued by the Town Engineer, Director of Code Enforcement and Planning Consultant:

**Memorandum from Richard J. Franzetti, P.E., dated October 6, 2017**

**Technical Comments**

Comment 1

*The following referrals would appear to be warranted:*

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

The applicant has advised that they submitted information to the Putnam County Department of Planning and the Carmel Fire Department. Per the applicant Putnam County requested a referral from the Planning Board. This referral can be made at this time.

Response 1

- a. The Planning Department has referred the project to the Putnam County Department of Planning, Development & Public Transportation. We have spoken with the County and they will issue a determination within 30 days of the submittal date.
- b. Each previous submission, including this submission have all been hand delivered to the Carmel Fire Department. No comments have been received.

Comment 2

*Permits from the following would appear necessary:*

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

Response 2

The enclosed SWPPP has been prepared in accordance with the NYSDEC permit requirements. Once approved by the Town Engineer, we will submit the proper documents to NYSDEC for permit coverage.

Comment 3

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

*The applicant advised that the surfaces will be improved to meet ADA standards.*

*The drawing should be updated to show the detail of this ramp and any improvements being made.*

### Response 3

Upon inspection by JMC staff, the existing ADA ramps do not fully comply with the ADA regulations. The drawing have been revised to note that improvements are required and a detail has been provided.

### Comment 4

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

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

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

*The applicant has advised that they will develop a SWPPP and submit for review.*

### Response 4

The enclosed SWPPP has been prepared in accordance with the NYSDEC permit requirements. Once approved by the Town Engineer, we will submit the proper documents to NYSDEC for permit coverage.

## **Memorandum from Director of Code Enforcement, dated October 11, 2017**

### Comment 1

The applicant proposes to renovate the existing building to allow Easter Seals to operate a Day-Care Center. The property is in the C- Commercial zoning district.

### Response 1

So noted.

### Comment 2

*Town Code allows Day-Care Centers as a principal use.*

Response 2

So noted.

Comment 3

*Variance is required for the property line setback for an outdoor play area.*

Response 3

The project received the two variances for the outdoor play area from the Zoning Board of Appeals on October 26<sup>th</sup>.

Comment 4

*Provide the parking calculation for the entire site (How did you come up with 43 parking spaces required?).*

Response 4

The required parking calculation is based on the approved Site Plan calculation. A separate calculation is provided for the proposed day care. As demonstrated from the Table of Land Use on the Site Plan, the site meets the requirements for parking.

Comment 5

*This project needs to be referred to the ECB for comments.*

Response 5

The site does not contain any wetlands or any disturbance to wetland buffers or wetlands. Therefore, the Environmental Conservation Board does not need to review and approve.

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

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

Comment A

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

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

Response A

So noted.

Comment B

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

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

Response B

So noted.

Comment C

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

- *Based upon a maximum of 20 children, 4,000 square feet of outdoor play area is required. 4,000 square feet is provided. **This condition is complied with.***
- *The outdoor play area does not meet the 50' setback (5' is provided). **This condition is not complied with, a variance is required.***
- *The outdoor play area is at least 60 feet from a residential structure. **This condition is complied with.***
- *The play area is surrounded by a 4' tall chain link fence. **This condition is complied with.***
- *The required 15' wide landscape buffer strip is not provided along the north side of the play area. **This condition is not complied with, a variance is required.***

Response C

The above required variances were approved by the Zoning Board of Appeals on October 26<sup>th</sup>.

Comment D

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

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

#### Response D

The applicant does not have any floor plan drawings at this time. The applicant did not engage an architect or contractor since they were not sure if the project would be approved by the Town. The applicant is just proposing some minor interior modifications. A sketch of the tenant spaces with access doors and proposed improvements was submitted to the Planning Board on October 5<sup>th</sup>. The applicant will have appropriate floor plan drawings prepared for the Building Permit process.

#### Comment E

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

- *The facility will employ 10 teachers and support 20 children. 12 off-street parking spaces are required. The applicant has indicated that this parking will be accommodated within the existing parking lot. **This condition is complied with.***
- *The existing parking layout does not comply with the setback standard. No change to this preexisting non-conforming condition is proposed.*
- *The parking area is currently permanently improved and a fence is proposed around the play area. **This condition is complied with.***
- *A separate pick-up and drop off area is provided. **This condition is complied with.***

#### Response E

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

#### Comment F

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

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

Response F

The applicant will submit a sign drawing shortly. We anticipate that the applicant's sign will be very consistent with the existing signs on the building.

Comment G

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

*Proof of licensure is required.*

Response G

A letter from Easter Seals New York was submitted to the Planning Board on October 5<sup>th</sup> discussing the requirements which we feel are all achievable as part of the proposed facility modifications.

Comment H

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

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

Response H

So noted.

Comment I

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

*Details are required, if applicable.*

Response I

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



Comment J

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

*This material was not provided by the applicant.*

Response J

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

We trust the enclosed and above are sufficient for your review and look forward to our discussion at the meeting on November 8<sup>th</sup>. If you have any questions or require any additional information, please contact our office. Thank you for your consideration.

Sincerely,



Stephen Spina, PE  
Project Manager

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

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Site Planning  
Civil Engineering  
Landscape Architecture  
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Transportation Engineering

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October 27, 2017

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

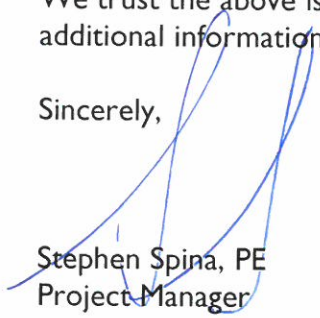
RE: JMC Project 17155  
Easter Seals New York  
97 Old Route 6  
Town of Carmel, NY

Dear Chairman Gary and Members of the Board:

This letter is written in response to Comment J of the memorandum prepared by the Town Planning Consultant, dated September 27, 2017, to verify the site has the necessary utility infrastructure to support the proposed day-care use. The vacant space that is proposed to be reoccupied was previously an adult rehabilitation service center which is a very similar use to a day-care use. Therefore, the site infrastructure, which includes public water, public sewer, drainage, electric, cable/data etc., is anticipated to be adequate to serve the proposed use.

We trust the above is sufficient for your review and file. If you have any questions or require any additional information, please contact our office. Thank you for your consideration.

Sincerely,



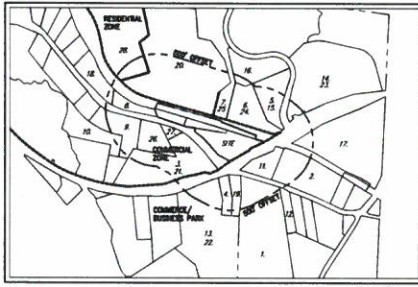
Stephen Spina, PE  
Project Manager

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Mr. Jay Feiertag  
Darius Chafizadeh, Esq.  
Mr. Ray Durkin  
Mr. Kevin Dwyer

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TAX LOT	OWNER	TAX LOT	OWNER
1. 55.11-1-23	County of Putnam	15. 55-2-242-2	Hudson Valley Realty Corp.
2. 55.12-2-10	Cornell Sports, LLC	16. 55-2-244	Hudson Valley Realty Corp.
3. 55.11-1-8	Shawnee-Moskowitz P, Capital	17. 55.12-2-8	Norpe Borne
4. 55.11-1-35	Imoney De Men, LLC	18. 55.11-1-20	Liberty Bell Trusting Co, Inc.
5. 55-2-242-1	Hudson Valley Realty Corp.	19. 55.11-1-34	92 Old Route 8 LLC
6. 55-2-243-2	Hudson Valley Realty Corp.	20. 55.11-1-35.1	County of Putnam
7. 55-2-246-2	Hudson Valley Realty Corp.	21. 55.11-1-8	1952 Route 8 LLC
8. 55.11-1-22	77 Old Route 8 Inc.	22. 55.15-1-20	INC. SNAI
9. 55.11-1-13	Well Lease Construction & Dev	23. 55-2-241-2	Jana Putnam LLC
10. 55.11-1-17	Town of Cornell	24. 55-2-243-1	Hudson Valley Realty Corp.
11. 55.11-1-33	WGLD Realty, LLC	25. 55-2-248-1	Hudson Valley Realty Corp.
12. 55.12-2-6	HMPH Holding Ltd	26. 55.11-1-12	Kevin Dwyer
13. 55.15-1-20	1979 Route 8, LLC	27. 55.11-1-11	1979 Route 8, LLC
14. 55-2-241-1	Jana Putnam LLC	28. 55.8-1-37	County of Putnam

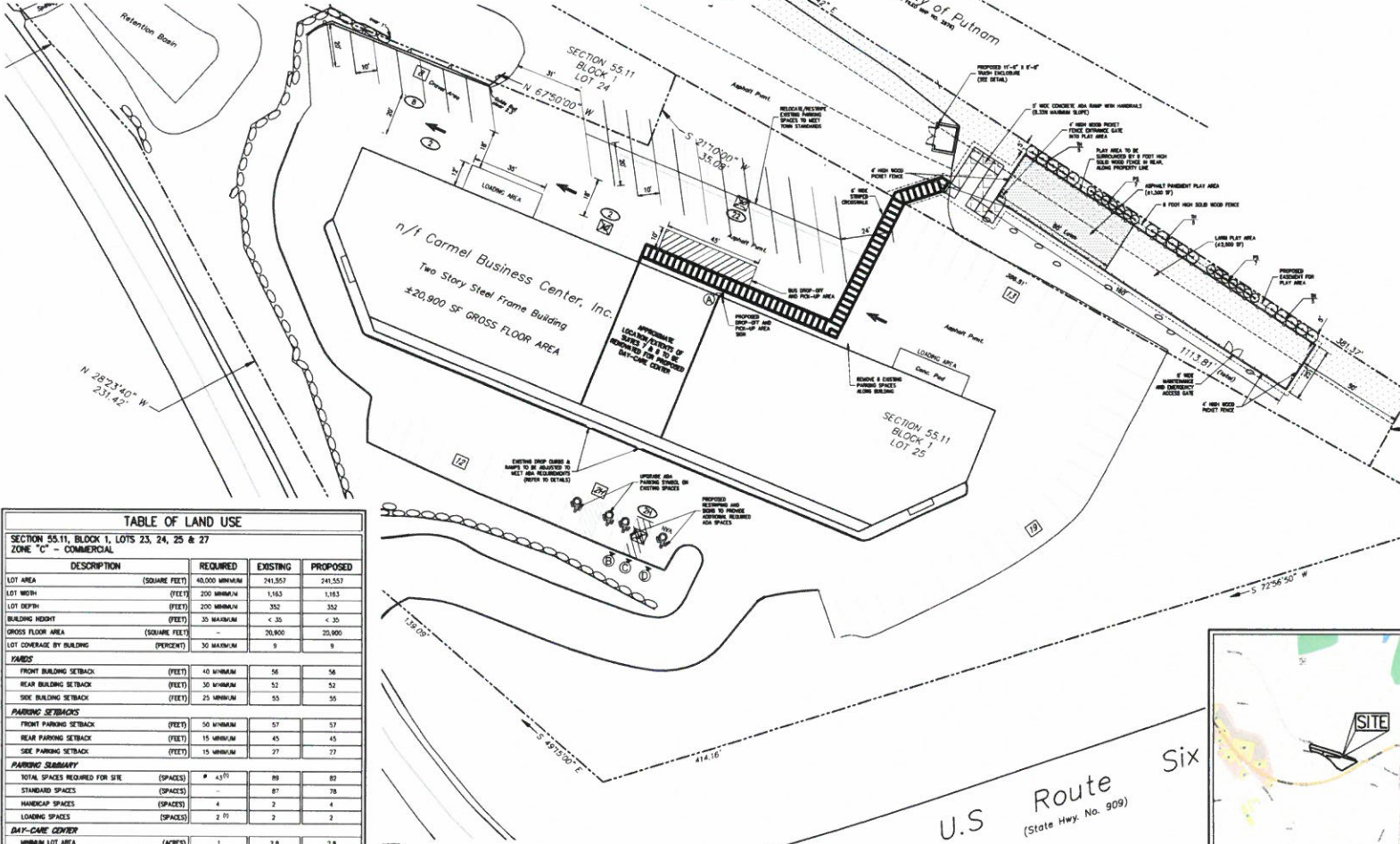


AREA MAP  
SCALE: 1"=500'

CONSTRUCTION	DATE	DESCRIPTION	REMARKS	APPROVED	REVISIONS
A	12/1/17	12" X 18" SIGN	12" X 18" SIGN	12/1/17	1
B	12/1/17	12" X 18" SIGN	12" X 18" SIGN	12/1/17	1
C	12/1/17	12" X 18" SIGN	12" X 18" SIGN	12/1/17	1
D	12/1/17	12" X 18" SIGN	12" X 18" SIGN	12/1/17	1

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT CODE
1	10	PLANTING LIST	PLANTING LIST	12" X 18"	12/1/17

1	12" X 18" SIGN
2	12" X 18" SIGN
3	12" X 18" SIGN
4	12" X 18" SIGN
5	12" X 18" SIGN
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DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (SQUARE FEET)	40,000 MINIMUM	241,557	241,557
LOT WIDTH (FEET)	200 MINIMUM	1,163	1,163
LOT DEPTH (FEET)	200 MINIMUM	352	352
BUILDING HEIGHT (FEET)	35 MAXIMUM	< 35	< 35
GROSS FLOOR AREA (SQUARE FEET)	50 MAXIMUM	20,900	20,900
LOT COVERAGE BY BUILDING (PERCENT)	30 MAXIMUM	9	9
<b>YARDS</b>			
FRONT BUILDING SETBACK (FEET)	10 MINIMUM	56	56
REAR BUILDING SETBACK (FEET)	30 MINIMUM	52	52
SIDE BUILDING SETBACK (FEET)	25 MINIMUM	55	55
<b>PARKING SETBACKS</b>			
FRONT PARKING SETBACK (FEET)	50 MINIMUM	57	57
REAR PARKING SETBACK (FEET)	15 MINIMUM	45	45
SIDE PARKING SETBACK (FEET)	15 MINIMUM	27	27
<b>PARKING SUMMARY</b>			
TOTAL SPACES REQUIRED FOR SITE (SPACES)	8	89	89
STANDARD SPACES (SPACES)	-	87	78
HANDICAP SPACES (SPACES)	4	2	4
LOADING SPACES (SPACES)	2 (1)	2	2
<b>BAY-CARE CENTER</b>			
MINIMUM LOT AREA (ACRES)	1	2.8	2.8
MINIMUM NUMBER OF PUPILS	50	-	20
MINIMUM OUTDOOR PLAY AREA (SQUARE FEET)	4,000	-	4,000
MINIMUM REAR YARD PLAY SPACE SETBACK (FEET)	50	-	50
MINIMUM SIDE YARD PLAY SPACE SETBACK (FEET)	50	-	50
MINIMUM REAR YARD LANDSCAPE BUFFER (FEET)	15	-	15
MINIMUM SIDE YARD LANDSCAPE BUFFER (FEET)	15	-	15
MINIMUM PARKING (SPACES)	12	-	12

NOTES:

- BASED ON CALCULATIONS FROM APPROVED DRAWING S-1, THE PLAN PREPARED BY PUTNAM ENGINEERING, P.L.L.C. LAST REVISED JUNE 22, 2016 AND APPROVED BY THE PLANNING BOARD ON AUGUST 15, 2016.
- MAXIMUM OF 1 PUPIL/1000 SF OF LOT 25 AREA.
- MINIMUM OF 100 SF PER PUPIL.
- BASED ON 1 SPACE PER TEACHER OR STAFF MEMBER AND 1 SPACE FOR EVERY 10 PUPILS. THERE ARE 10 TEACHERS/STAFF AND 20 PUPILS.
- TO BE SHOWN/ENTERED IN DEEDS/PARKING PERMITS THROUGHOUT THE SITE.
- VARIOUS SETBACKS FROM ZONING BOARD OF APPEALS ON 06/24/2017.



LOCATION MAP  
SCALE: 1"=1000'

**EAST SEALS NEW YORK**  
972 OLD ROUTE 6  
TOWN OF CORNELL, NY 14844

**DURKIN WATER REALTY, LLC**  
120 FIELDS LANE  
BRIARCLIFF, NY 10509

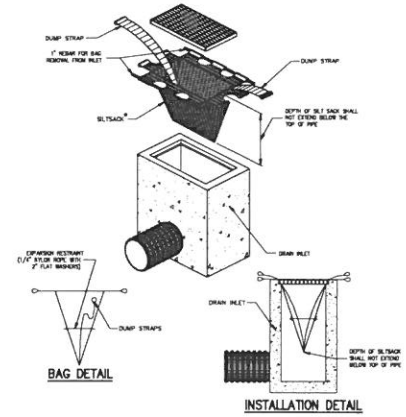
**JMC**

**LAYOUT PLAN**  
EAST SEALS NEW YORK  
TOWN OF CORNELL, NY 14844

**C-010**







## NOTES

1. WHEN ONE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HANDMADE.
2. FILTER CLOTH SHALL BE FASTENED SECURELY TO WOODEN WIRE FENCE WITH NELS SPACING EVERY 3' AT TOP AND MID SECTION. FENCE SHALL BE WINDEN HIGH, IF WINDMILL HILL OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER POLY, NYLON TULY, STAINLESS FIBER, OR APPROVED EQUAL.
4. PRE-APPROVED LIMITS SHALL BE DESIGN, EXPERIENCE, OR APPROVED LOCAL.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "SUBJECT" DEVELOPS IN THE FENCE.

**NOTES**

1. WHEN WIRE SHALL BE FASTENED SECURELY TO HARD POINTS WITH WIRE TIES OR STAPLES. POINTS SHALL BE STEEL, OTHER THAN 1" THICK OR HARDER.
2. FILTER GLASS SHALL BE FASTENED SECURELY TO WOOD WHEN FIRE TIES SPACED EVERY 1' AT TOP AND SIDES. FASTENING SHALL BE NAILS OR, IF AVAILABLE, NAIL DRIVING.
3. WHEN THE WIRE IS FASTENED TO WOOD, THE WIRE SHALL BE STAPLED TO THE WOOD OR POINTS SHALL BE STEEL. FILTER GLASS SHALL BE OTHER THAN 1/8" THICK, UNLESS THE CONTRACTOR HAS PROVIDED GLASS FOR EACH OTHER TYPE OF WOOD.
4. PREPARED LISTS SHALL BE OBTAIN, CONSIDERED, OR APPROVED.
5. HANDWRITING SHALL BE PERMANENT IN INK AND MATERIALS REQUIRED AND REPLACED BAKED "BONDED" IN THE SET POINT.
6. THE AREA CHOSER FOR ALL TEMPORARY SOIL STOCKPILES SHALL BE DRY AND STABLE.
7. ALL STOCKPILES SHALL NOT CONTAIN LOGS GREATER THAN 2:1.
8. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SEEDING WITH 24 POUNDS PERMANENT OR ANNUAL, FERTILIZER SHALL BE PLANTED DURING WINTER, SPRING OR SUMMER (LATE) SHALL BE PLANTED DURING LATE FALL OR EARLY WINTER.
9. ALL STOCKPILES SHALL BE PROTECTED WITH 16" FENCING INSTALLED AROUND THE PERIMETER.

HI-FLOW SILT SACK AS MANUFACTURED BY  
ACE ENVIRONMENTAL OR APPROVED EQUAL®  
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PARAMETER	TEST METHOD	UNIT
GRAB TEMPLE STRENGTH	ASTM D-4832	285 LBS
GRAB TEMPLE ELONGATION	ASTM D-4832	30 %
PULLER	ASTM D-4832	1.95 LBS
MULCH BURST	ASTM D-2768	420 PSI
TRAMPOLINE TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4555	92 %
APPROXIMATE OPENING SIZE	ASTM D-4579	26 US SECS
FLOW RATE	ASTM D-4481	300 GAL./MIN./70
POROSITY	ASTM D-4481	1.5 SEC. -1

SILT FENCE

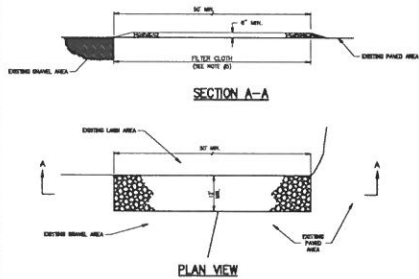
1

TEMPORARY SOIL STOCKPILE WITH SILT FENCE

2

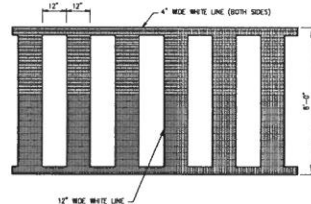
SILT SACK

3

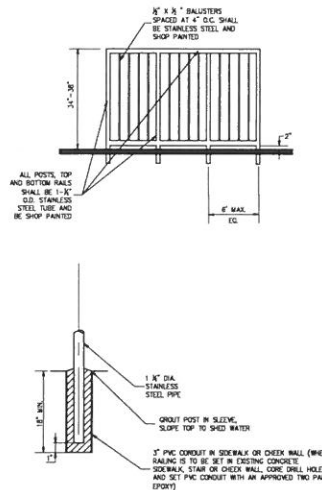


## SITE PAVEMENT

(Light Duty)



WOODEN FENCE



## CONSTRUCTION DETAILS

EASTER SEALS NEW YORK  
97 OLD ROUTE 6

TOWN OF CARMEL, NY 10541

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7208, SUBSECTION 2.

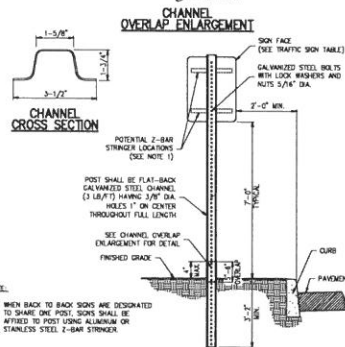
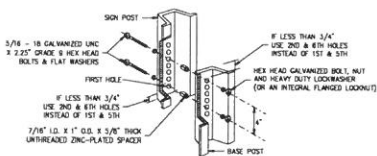

1

Chart	MT	Appointed	SS
Scale	NOT TO SCALE		
Date	01/03/2003		

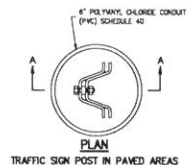
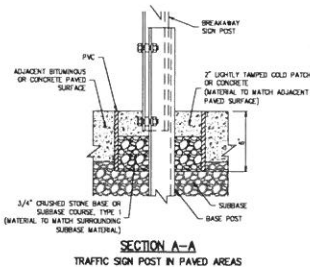
09/13/2017		
Project No. 17155		
100-0183	C-400	*

C-900

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NOTE:  
1. WHEN BACK TO BACK SIGNS ARE DESIGNATED TO SHARE ONE POST, SIGNS SHALL BE AFFIXED TO POST USING ALUMINUM OR STAINLESS STEEL 2-BAY STRINGER.

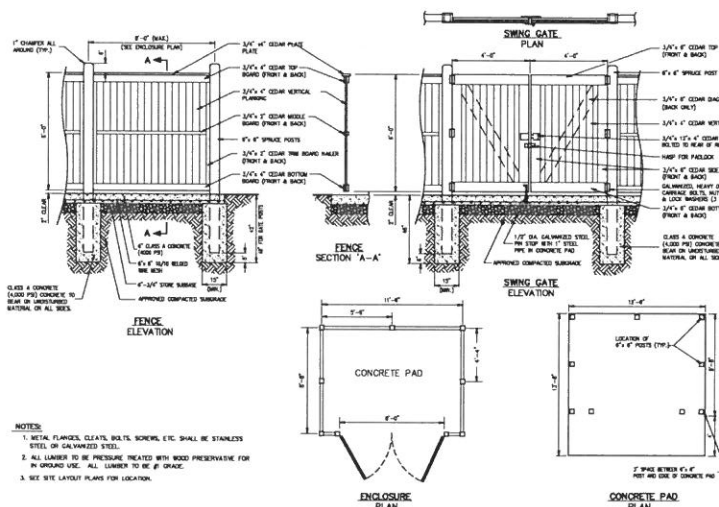


### TRAFFIC SIGN POST (BREAKAWAY STEEL CHANNEL)

9

### CONCRETE SIDEWALK/ADA RAMP

10

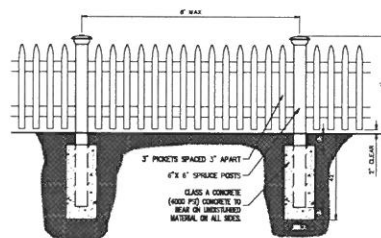


NOTES:  
1. METAL FLASHING, CLEATS, BOLTS, SCREWS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED STEEL.  
2. ALL LUMBER TO BE PRESURE TREATED WITH SODIUM BORATE FOR IN-GROUND USE. ALL LUMBER TO BE #2 GRADE.  
3. SEE SITE LAYOUT PLANS FOR LOCATION.

NOTES:  
1. METAL FLASHING, CLEATS, BOLTS, SCREWS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED STEEL.  
2. ALL LUMBER TO BE PRESURE TREATED WITH SODIUM BORATE FOR IN-GROUND USE.  
3. SEE LAYOUT PLAN FOR LOCATION.

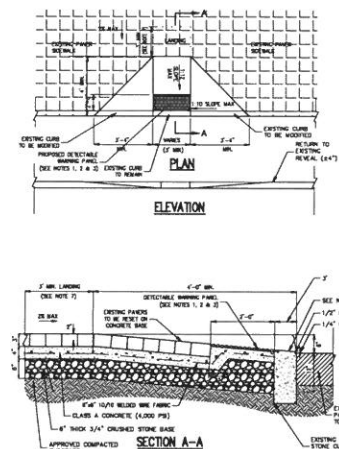
### TRASH ENCLOSURE WITH CONCRETE PAD (WOOD)

11



### WOODEN PICKET FENCE

12



NOTES:  
1. RAMP SHALL HAVE CAST IN PLACE DETECTABLE/BLINDING SURFACE. THIS IS MANUFACTURED BY ANHOLD-TEC OR APPROVED EQUAL AND SHALL CONSIST OF RAMPED TRIGGERED SURFING WITH A MINIMUM OF 1\"/>

### DROP CURB & RAMP (TYPE A) WITH DETECTABLE WARNING

13

No.	Date	Revision
1	10/1/2017	ISSUED FOR BIDDING
2	10/1/2017	REVISED TO ADD 1\"/>

APPLICANT: **EASTER SEALS NEW YORK**  
150 JEROME AVENUE, 8TH FLOOR  
NEW YORK, NY 10017  
OWNER: **DURKIN WATER REALTY, LLC**  
120 FIELDS LANE  
GREENWICH, NY 10309

**JMC**  
CONSTRUCTION DETAILS  
EASTER SEALS NEW YORK  
TOWN OF CANTON, NY 10041

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND PROPERTIES BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, OR ANY OTHER PERSON, SHALL BE A VIOLATION OF SECTION 2009 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2009 SUBSECTION 1.

Scale	1\"/>
Sheet No.	1\"/>
Project No.	1705
Drawn By	1\"/>
Check By	1\"/>
Approved By	1\"/>

C-910

## Trombetta,Rose

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**From:** Jonathan Charry <jcharry@newenergygl.com>  
**Sent:** Monday, October 16, 2017 2:39 PM  
**To:** Trombetta,Rose  
**Subject:** Sub-division re-approval - *Charry Subdivision*

Rose:  
I am writing to request that you please put me on the Agenda for the next available Town Planning Board meeting, October 25<sup>th</sup>, for a re-approval of the subdivision at 85 Washington Road in Carmel for sale to the NYC DEP. Thank you for your assistance in this matter.

Regards,  
Jonathan

Jonathan M. Charry, Ph.D.  
Senior Managing Director

NewEnergy Global LLC  
275 Madison Avenue  
14<sup>th</sup> Floor  
New York, NY 10016

O: 212-878-8890 | M: 917-359-5066 | E: [jcharry@newenergygl.com](mailto:jcharry@newenergygl.com)

*"Clean Energy and Sustainable Growth for the 21<sup>st</sup> Century"*



October 25, 2017

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

RE: The Hamlet at Carmel  
Stoneleigh Avenue  
Tax Map No. 66.-2-58

Dear Chairman Gary and Members of the Board:

The subject project is located on the site adjacent to the Putnam Hospital Center on Stoneleigh Avenue. The Board voted to grant a 1 year extension of the Final Site Plan approval for the project effective January 27, 2017, which will expire on January 27, 2018. There has been no substantial change in the condition of the site and/or its environs. There has been no change to the site plans or the proposed project. All outside agency approvals for the project are current.

The applicant requests a re-grant of the Final Site Plan approval. Please place this item on the Board's upcoming November 8<sup>th</sup>, 2017 meeting agenda for consideration of a re-grant of approval.

A check is enclosed for the \$1,500.00 fee.

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

Very truly yours,

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

By:

  
\_\_\_\_\_  
Jeffrey J. Contelmo, PE  
Senior Principal Engineer

JJC/dlm

Enclosures

cc: Ken Kearney

Insite File No. 14211.100





October 25, 2017

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

RE: Hillcrest Commons (Lot E-2.2)  
Request for Re-Approval of Amended Site Plan  
Tax Map No. 44.10-2-4.2

Dear Chairman Gary and Members of the Board:

On behalf of the applicant, Wilder Balter Partners, we request a 1-year extension of the Amended Site Plan approval previously granted by your Board for construction of a 74-apartment multi-family community with pool and club room on the above referenced property. The Board voted to grant re-approval of the Amended Site Plan approval for the project effective January 10, 2017, which will expire on January 10, 2018. There has been no substantial change in the condition of the site and/or its environs. There has been no change to the site plans or the proposed project. All outside agency approvals for the project are current.

The applicant requests that your Board grant a 1-year extension of the Amended Site Plan approval at your next meeting on November 8<sup>th</sup>, 2017.

A check is enclosed for the \$1,000.00 fee.

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

Very truly yours,

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

By:   
Jeffrey J. Contelmo, PE  
Senior Principal Engineer

JJC/dlm

Enclosures

cc: John Bainlardi

Insite File No. 12175.100



**McDonald's USA, LLC**  
New York Metro Region  
111 Wood Avenue South, Suite 400  
Iselin, NJ 08830  
Phone: 732-623-8500, Fax: 732-623-8504

August 2, 2017

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

**RE: McDonald's Bond Release**  
**Bond# 404008034**  
**US Route 6, Carmel, New York**

Dear Mr. Gary,

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

Should you have any questions or require additional information, please do not hesitate to contact me at 908-265-9197 or [gabriela.goncalves@us.mcd.com](mailto:gabriela.goncalves@us.mcd.com).

Sincerely,

Gabriela Goncalves

**JOHN KARELL, JR., P.E.**  
**121 CUSHMAN ROAD**  
**PATTERSON, NEW YORK, 12563**  
**845-878-7894 FAX 845 878 4939**  
**jack4911@yahoo.com**

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October 13, 2017

Harold Gary, Chairman  
Town of Carmel Planning Board  
Town Hall  
Mahopac, New York, 10541

Re: **Bond Return**  
**Ronin, Secor Road**  
**TM # 74.11-1-20**

It is hereby requested that the Board return a portion of the performance bond previously posted for the above captioned project. Attached is a copy of the bond spreadsheet. My inspection on October 10, 2017 indicated that the all the items have been satisfactorily installed except for the following:

1. Wheel stops	\$350.00
2. Traffic Control signs	250.00
3. Handicapped parking signs	300.00
4. Business sign	1,000.00
5. Bollards	300.00
6. Refuse enclosure	500.00
7. Landscaping	3,000.00

Total amount of items to be installed. \$5,700.00

Therefore, it is requested that the bond be reduced from \$189,000.00 to \$183,300.00

John Karell, Jr., P.E.