

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice Chairman

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

TOWN OF CARMEL
PLANNING BOARD



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

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

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

VINCENT FRANZE
Architectural Consultant

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

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

1.	Hudson Valley Federal Credit Union – 150 Route 6	86.11-1-1	04/11/18	02/20/18	Amended Site Plan
----	--	-----------	----------	----------	-------------------

SITE PLAN

2.	New York SMSA Limited Partnership – d/b/a Verizon Wireless – 954 Route 6	65.9-1-24		02/28/18	Amended Site Plan
----	---	-----------	--	----------	-------------------

SUBDIVISION

3.	Hinckley Holdings LLC – 39-65 Seminary Hill Rd	55.10-1-3, 55.10-1-1, 55.6-1-53		03/08/18	Lot Line Adjustment
----	--	------------------------------------	--	----------	---------------------

MISCELLANEOUS

4.	Kirkwood Estates LLC – Kirk Lake Drive	64.7-1-21,31			Bond Return
----	--	--------------	--	--	-------------

Hudson Valley Federal Credit Union - Mahopac - Monument Sign

16 sq.ft. Monument Design



- Double-sided externally-illuminated monument sign (RAB Bullet LED landscape style fixtures)
- SignComp Commercial 2005 Wide Body Cabinet with 2045 -2-1/4" hinge retainers
- Cabinet color to match current trim color - TBD
- 1/8" Aluminum laminate faces with digitally printed PSA film
- Masonry base (by others) to match existing split block wall on building.
- Cabinet mounted to (2) 3x3 steel posts / Direct burial
(steel can be provided by Timely Signs and installed prior to monument base fabrication if desired or we can supply specifications to masonry contractor).



Project Manager: Paul Beichert 845-331-8710 x1003

Drawn By: Paul Beichert 845-331-8710 x1003



Underwriters
Laboratories Inc.

Electrical to use U.L. Listed components
and shall meet all N.E.C. Standards

Project: HVFCU - Mahopac

File Title: HVFCU-Mahopac-Exterior.ai

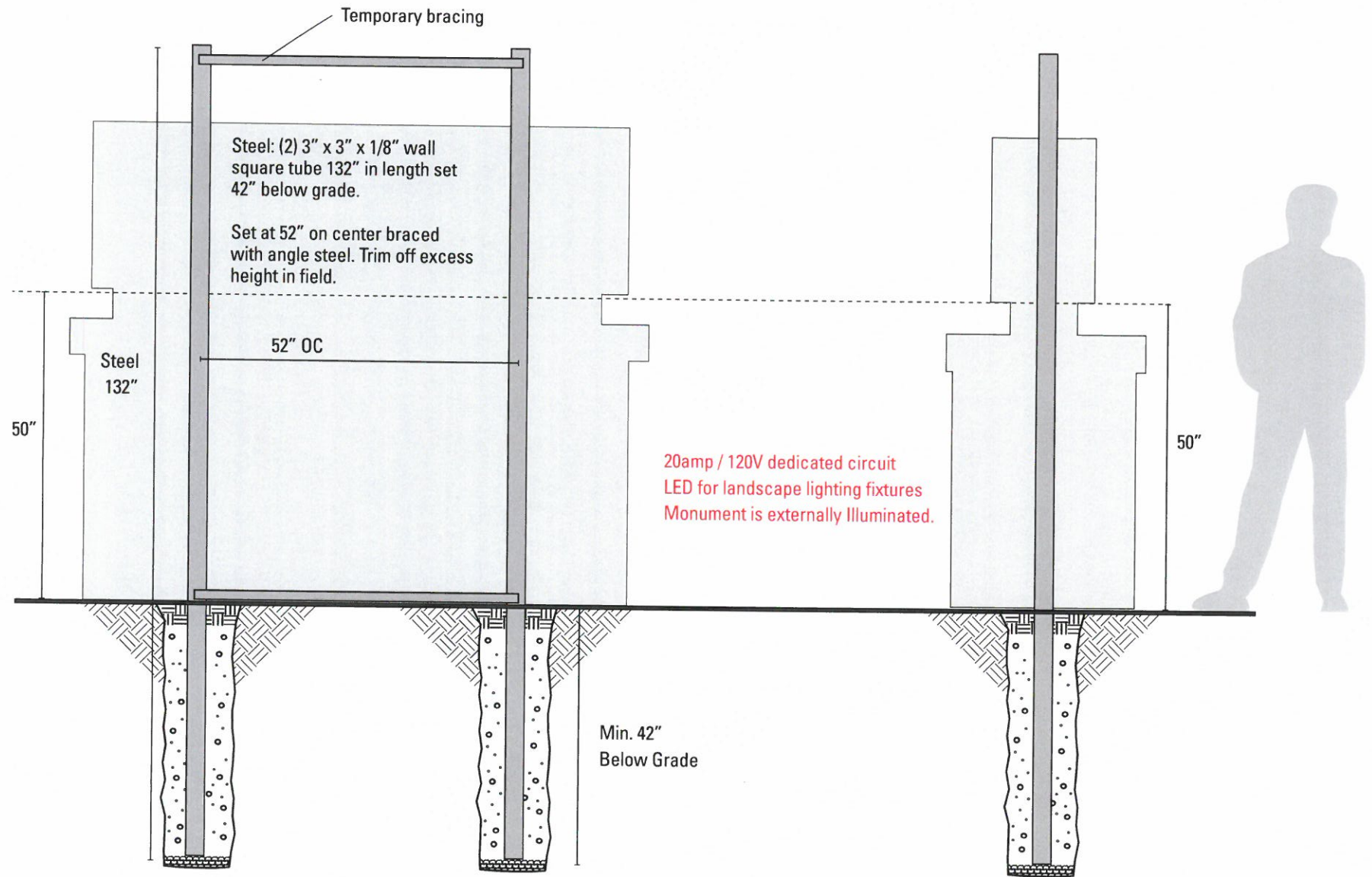
Date: March 27, 2018

Client Approval: _____

Date: _____

This original drawing and the artwork contained within is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Timely Signs of Kingston, Inc. or its authorized agents. Copyright 2018.

Hudson Valley Federal Credit Union - Mahopac - Monument Sign - Footing / Structural Support Details



Project Manager: Paul Beichert 845-331-8710 x1003

Drawn By: Paul Beichert 845-331-8710 x1003



Underwriters
Laboratories Inc.

Electrical to use U.L. Listed components
and shall meet all N.E.C. Standards

Project: HVFCU - Mahopac

File Title: HVFCU-Mahopac-Exterior.ai

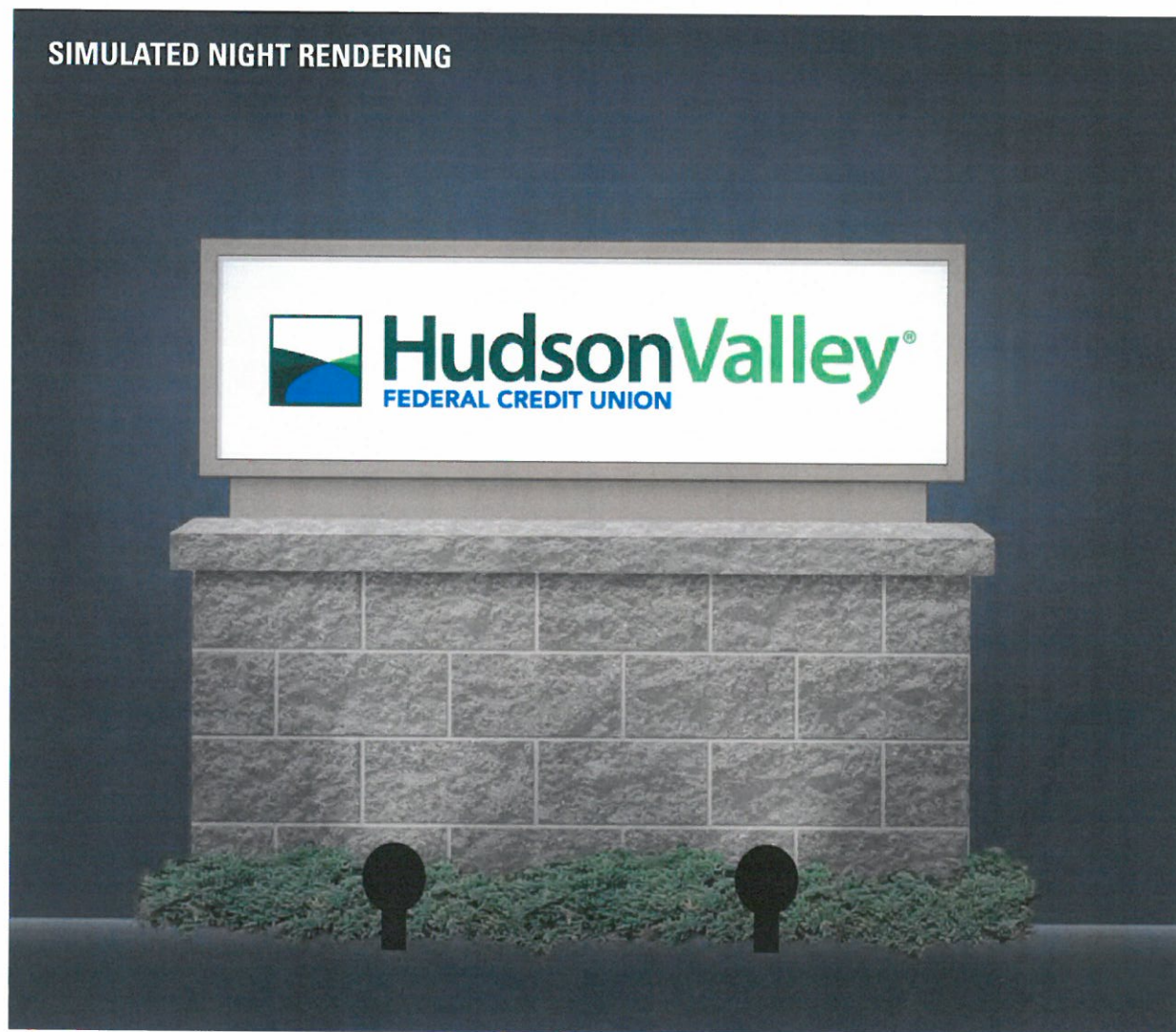
Date: March 27, 2018

Client Approval: _____

Date: _____

This original drawing and the artwork contained within is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Timely Signs of Kingston, Inc. or its authorized agents. Copyright 2018.

Hudson Valley Federal Credit Union - Mahopac - Monument Sign - Night Rendering



Ground mounted low voltage LED landscape floods



Project Manager: Paul Beichert 845-331-8710 x1003

Drawn By: Paul Beichert 845-331-8710 x1003



Underwriters
Laboratories Inc.

Electrical to use U.L. Listed components
and shall meet all N.E.C. Standards

Project: HVFCU - Mahopac

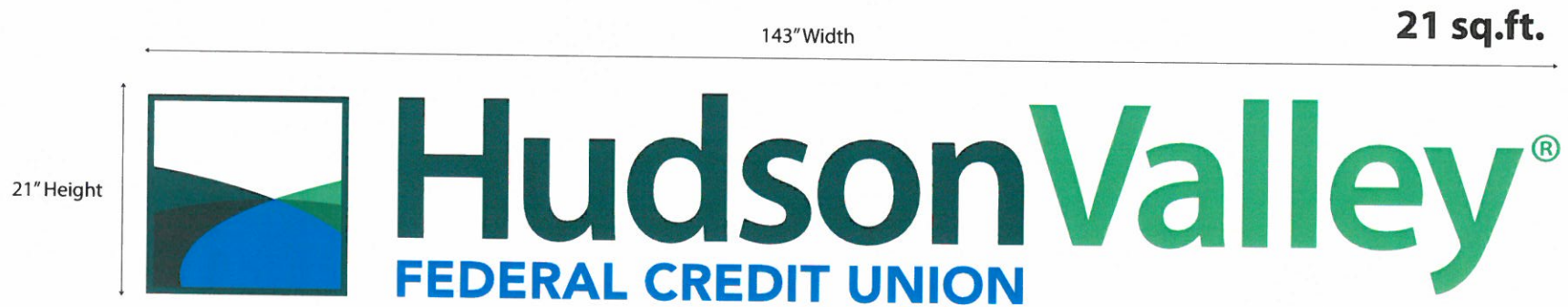
File Title: HVFCU-Mahopac-Exterior.ai

Date: March 27, 2018

Client Approval: _____

Date: _____

This original drawing and the artwork contained within is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Timely Signs of Kingston, Inc. or its authorized agents. Copyright 2018.



Dimensional lettering / logo from painted composite material. Aluminum mounting studs installed flush to building fascia. Exterior Illumination with linear LED fixtures lit from above. Fixtures are powder-coated to match / coordinate with the fascia color to blend with the building during day time hours.

NOTE: PHOTO IS FROM A RECENT INSTALLATION IN POUGHKEEPSIE. IT DOES NOT REPRESENT THE FINISHES OR ARCHITECTURE OF THE MAHOPAC PROJECT. IT IS SHOWN HERE TO PROVIDE A VISUAL OF THE LETTERING AND LIGHT FIXTURE THAT WE ARE PROPOSING FOR THIS PROJECT.

Hudson Valley Federal Credit Union - Mahopac - Building Lettering



Project Manager: Paul Beichert 845-331-8710 x1003

Drawn By: Paul Beichert 845-331-8710 x1003



Underwriters
Laboratories Inc.

Electrical to use U.L. Listed components
and shall meet all N.E.C. Standards

Project: HVFCU - Mahopac

File Title: HVFCU-Mahopac-Exterior.ai

Date: March 27, 2018

Client Approval: _____

Date: _____

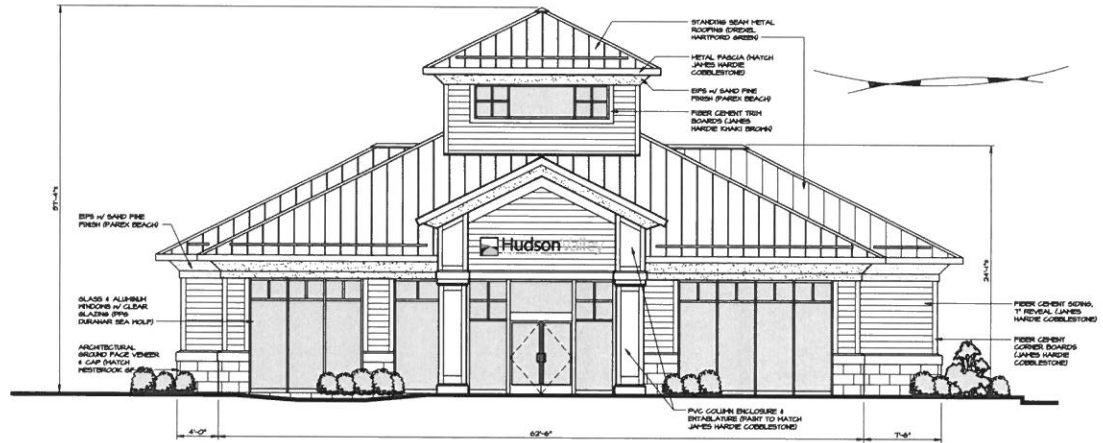
This original drawing and the artwork contained within is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Timely Signs of Kingston, Inc. or its authorized agents. Copyright 2017.



2 PRELIMINARY NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 PRELIMINARY WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 PRELIMINARY EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 PRELIMINARY SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



Project No.: IT-04

Date: 19 NOV 17

Drawn by: BIP

Project Name	UNION PLACE ROUTE 6
Project Address	MANOTAC, NEW YORK
Project Phone	
Project Email	
Project Website	
Project Notes	

Hudson Valley
ARCHITECTS
UNION PLACE ROUTE 6
MANOTAC, NEW YORK
PROPOSED NEW
MANOTAC BRANCH

PRELIMINARY ELEVATIONS
MAURI ARCHITECTS PC
303 HILL STREET, POUGHKEEPSIE, NY 12601 | 845-463-0050 | MAURI-ARCHITECTS.COM

Project No.: IT-04
Scale: 3/16" = 1'-0"
Date: 19 NOV 17
Drawn by: BIP
Checked by: [Signature]
Approved by: [Signature]

LAW OFFICES OF
SNYDER & SNYDER, LLP

94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591

(914) 333-0700

FAX (914) 333-0743

WRITER'S E-MAIL ADDRESS

jfry@snyderlaw.net

NEW YORK OFFICE
445 PARK AVENUE, 9TH FLOOR
NEW YORK, NEW YORK 10022
(212) 749-1448
FAX (212) 932-2693

LESLIE J. SNYDER
ROBERT D. GAUDIOSO

DAVID L. SNYDER
(1956-2012)

NEW JERSEY OFFICE
ONE GATEWAY CENTER, SUITE 2600
NEWARK, NEW JERSEY 07102
(973) 824-9772
FAX (973) 824-9774

REPLY TO:

April 9, 2018

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

Re: Application by New York SMSA Limited Partnership d/b/a Verizon Wireless
to Locate a Public Utility Wireless Communications Facility on the Roof
of the Building Located at 954 Route 6, Carmel, New York ("Property")

Dear Honorable Chairman Gary and
Members of the Planning Board:

As you recall, we are the attorneys for New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") with respect to a proposed public utility wireless communications facility ("Facility") on the roof of the building ("Building") at the above referenced Property. Pursuant to this Honorable Board's request, enclosed please find updated site plans ("Updated Plans") confirming the Property has fourteen (14) existing parking spaces as previously approved by the Town of Carmel Zoning Board of Appeals ("ZBA").

It must be noted that the Planning Board is required to issue its approval for the Facility despite the allegations by Mr. Pellegrino, set forth in his letter to the ZBA dated March 15, 2018. The Planning Board is not the proper forum for disputes between private property owners. Therefore, Mr. Pellegrino's claim that a portion of the Property's parking lot encroaches onto his property located at 381 East Lake Boulevard ("Pellegrino Property") is not relevant to Verizon Wireless' application therewith. See e.g. Gersten v. Cullen, 610 N.Y.S.2d 675 (3d Dep't, 1994) (the sole remedy for a private property owner dispute is a private action and such dispute is not relevant to the local zoning jurisdiction).

Notwithstanding the foregoing, the Updated Plans showing the 14 spaces indicate revised striping so that the two (2) parking spaces within the alleged encroachment have been shifted so that they are clearly not on the Pellegrino Property. In connection with the foregoing, it is respectfully submitted that Verizon Wireless has addressed all of this Honorable Board's comments and the Facility shall be approved forthwith at your April 11, 2018 meeting.

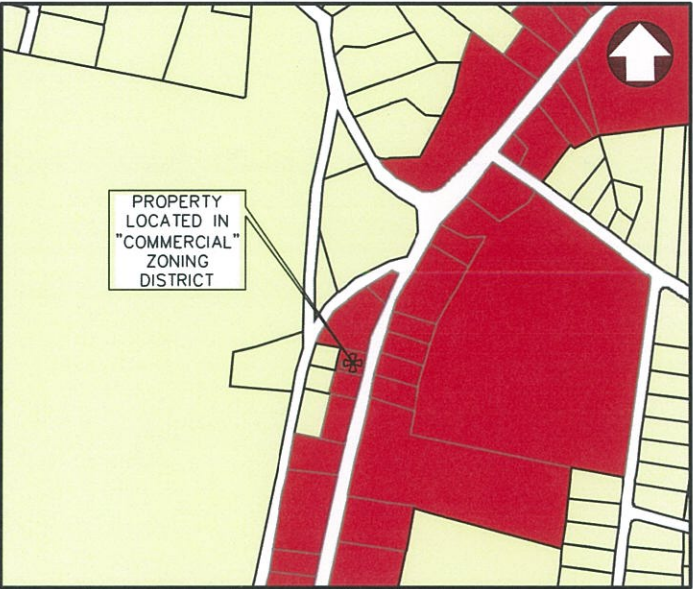
Respectfully submitted,
Snyder & Snyder, LLP

By: 
Jordan M. Fry

cc: Verizon Wireless

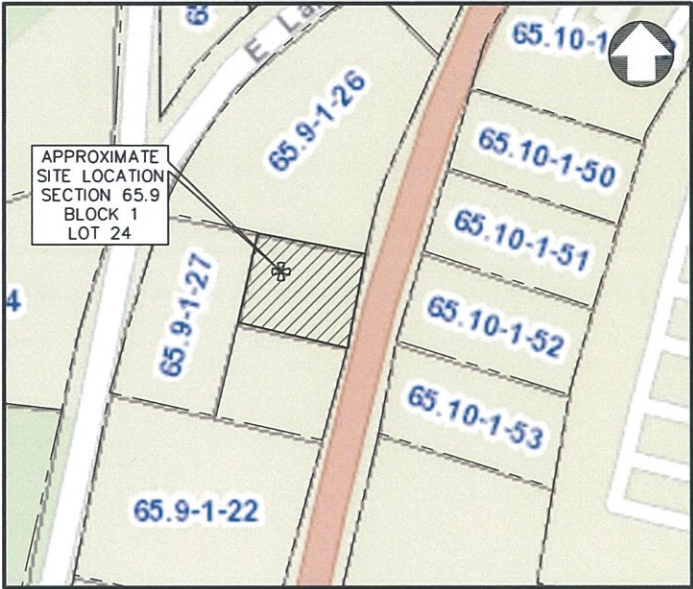
Z:\SSDATA\WPDATA\SS4\WP\NEWBANM\BREYER\SMALL CELL SITES\MAHOPAC 8\ZONING\LJSPB LETTER4.5.18.JFREV.DOCX

NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
WIRELESS COMMUNICATION FACILITY



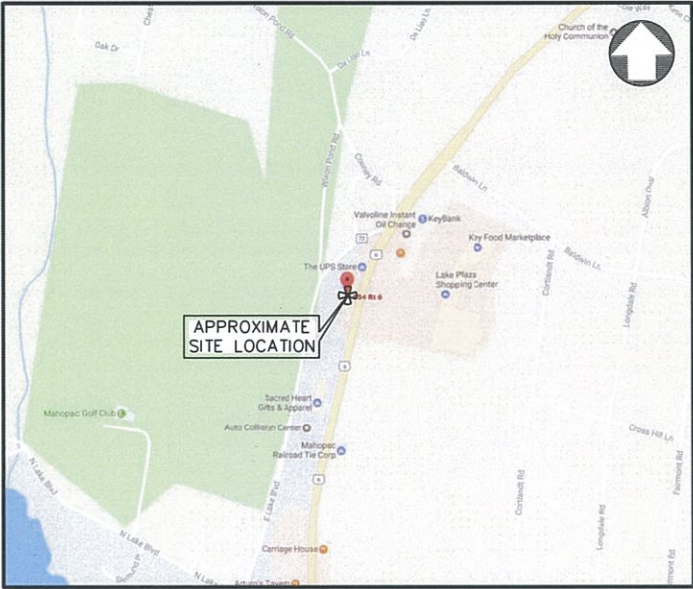
CARMEL TOWNSHIP ZONING MAP

SCALE: 1" = 400'



TAX MAP

SCALE: 1" = 100'



KEY MAP

SCALE: 1" = 600'

PROJECT DATA

VERIZON WIRELESS SITE ID: MAHOPAC 8_RSC
SITE ADDRESS: 954 ROUTE 6
MAHOPAC, NY 10541
SECTION: 65.9
BLOCK: 1
LOT: 24
ZONE: (C) COMMERCIAL
NUMBER OF FLOORS: 2
APPLICANT: NEW YORK SMSA LIMITED PARTNERSHIP d/b/a
VERIZON WIRELESS
4 CENTEROCK RD
WEST NYACK, NY 10994
OWNER: 888 ROUTE SIX LLC
888 ROUTE 6
MAHOPAC, NY 10541

SITE DATA

PROJECT CODE: 20171624651
LOCATION CODE: 459380
LATITUDE: N 41° 23' 26.33"
LONGITUDE: W 73° 43' 29.33"

ZONING DRAWINGS
MAHOPAC 8_RSC

954 ROUTE 6, MAHOPAC, NEW YORK 10541
SECTION 65.9, BLOCK 1, LOT 24
PROPOSED SMALL CELL PUBLIC UTILITY
TELECOMMUNICATION FACILITY
TOWN OF CARMEL
PUTNAM COUNTY
NEW YORK

DRAWING SCHEDULE

DWG#	DRAWING TITLE
T-1	TITLE SHEET
S-1	SITE PLAN AND NOTES
S-2	ROOF PLAN AND EQUIPMENT PLAN
S-3	ANTENNA PLAN AND DETAILS
S-4	FRONT ELEVATION
S-5	SIDE ELEVATION
S-6	STEALTH ENCLOSURE SECTION VIEW
S-7	OFF STREET PARKING PLAN

SCHEDULE OF REVISIONS

NO.	DESCRIPTION OF CHANGES	DRAWN BY	AUTH. BY	ISSUE STATUS	ISSUE DATE
7					
6					
5					
4	ADDED OFF STREET PARKING PLAN	L.J.	P.J.T.	B	04/06/18
3	REVISED PER COMMENTS	A.R.C.	P.J.T.	B	03/22/18
2	REVISED PER PLANNING BOARD COMMENTS	A.R.C.	P.J.T.	B	03/16/18
1	REVISED AS PER ATTORNEY COMMENTS	L.J.	P.J.T.	B	02/28/18
0	ISSUED FOR REVIEW	A.R.C.	P.J.T.	B	02/21/18

NOTES:

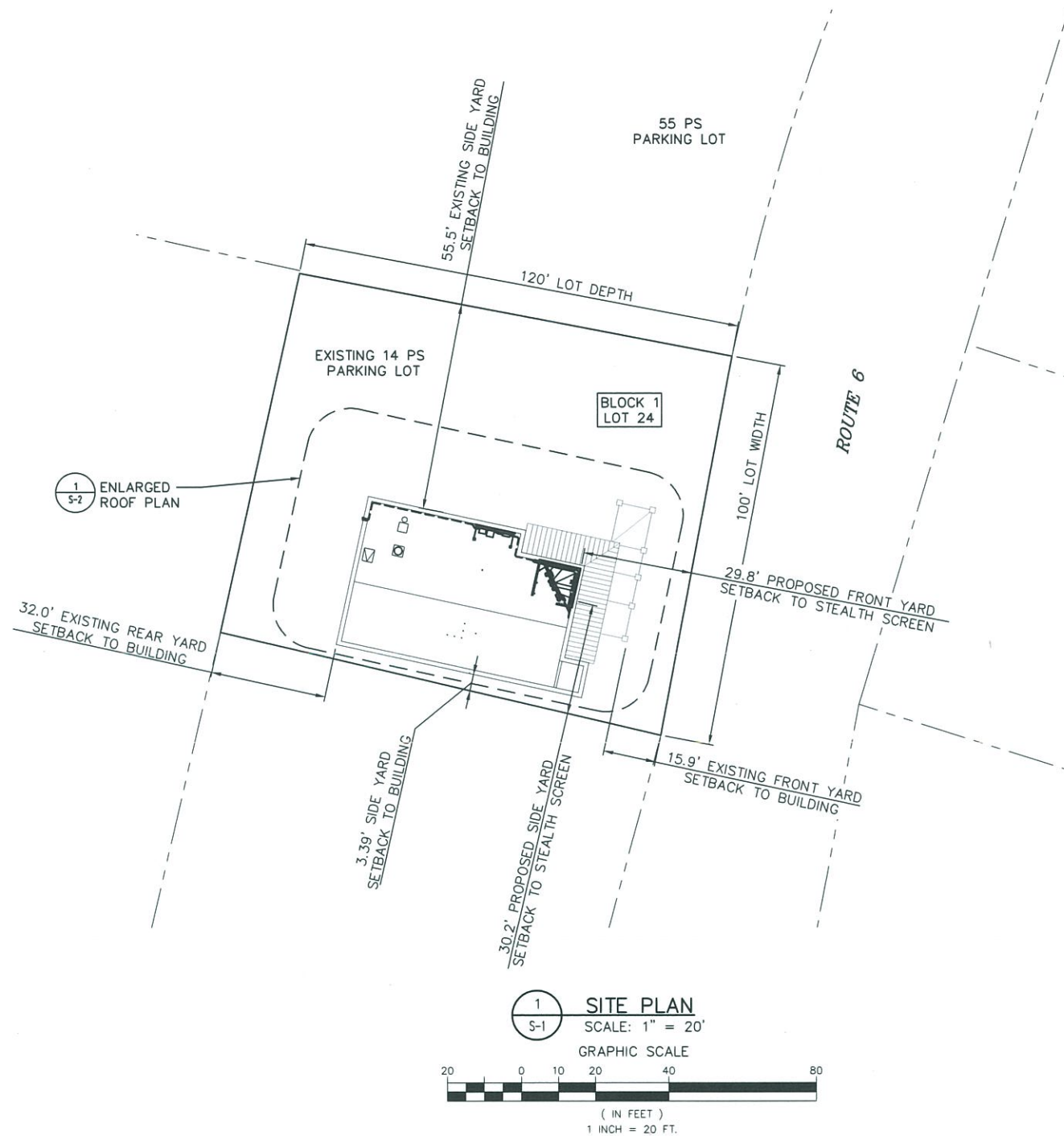
1. THIS DOCUMENT HAS BEEN PREPARED FOR A 24"x 36" FORMAT. DO NOT SCALE THIS DOCUMENT IF PLOTTED ON ANY OTHER FORMAT.
2. IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.

NEW YORK SMSA LIMITED
PARTNERSHIP d/b/a
VERIZON WIRELESS
4 CENTEROCK ROAD
WEST NYACK, NY 10994



DRAWING TITLE: TITLE SHEET	DRAWING ISSUE STATUS CURRENTLY - B A - ISSUED FOR PRELIMINARY INFORMATION ONLY B - ISSUED FOR MUNICIPAL REVIEWS/APPROVALS C - ISSUED FOR CONSTRUCTION PERMITS/BIDS D - ISSUED FOR CONSTRUCTION E - (SPECIFY)	
PROJECT: MAHOPAC 8_RSC 954 ROUTE 6 MAHOPAC, NEW YORK 10541 PUTNAM COUNTY	FIRST ISSUE: 02/21/18 DRAWN BY: A.R.C. CHECKED BY: P.J.T.	DRAWING NO. T-1
PROPERTY OWNER: 888 ROUTE SIX, LLC	PROJECT NO. 9287.173 PRINT DATE: 04/06/18	SHEET NO. 1 OF 8
DOCUMENT NO.		

PLAN NORTH



1 SITE PLAN
5-1
SCALE: 1" = 20'
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

GENERAL NOTES:

- SUBJECT PROPERTY IS KNOWN AS BLOCK 1, LOT 24 IN THE TOWN OF MAHOPAC AS SHOWN ON THE PUTNAM COUNTY TAX MAP SITUATED AT 954 ROUTE 6, MAHOPAC, NEW YORK 10541.
- THE PROPERTY IS LOCATED WITHIN THE "COMMERCIAL" (C) ZONING DISTRICT.
- MAP INFORMATION SHOWN HAS BEEN TAKEN FROM FIELD MEASUREMENTS BY FRENCH & PARRELLO ASSOCIATES, AERIAL IMAGERY, AND DIGITAL TAX MAPS FOUND ON THE PUTNAM COUNTY ONLINE DATABASE.
- THE APPLICANT PROPOSES TO INSTALL A TELECOMMUNICATIONS FACILITY CONSISTING OF TWO (2) ANTENNAS, NINE (9) SMALL CELL UNITS, TWO (2) GPS UNITS, UTILITIES, AND ASSOCIATED EQUIPMENT ON THE EXISTING ROOFTOP. NEW STEALTH SCREENING TO BE BUILT WITH NEW RF FRIENDLY MATERIAL AND FRAMING TO CONCEAL ANTENNAS.
- THE PROPOSED FACILITY IS NOT INTENDED FOR PERMANENT EMPLOYEE OCCUPANCY AND THEREFORE POTABLE WATER, SANITARY SEWERS ARE NOT REQUIRED.
- THIS FACILITY SHALL BE VISITED ON THE AVERAGE OF ONCE A MONTH FOR MAINTENANCE AND SHALL BE OTHERWISE MONITORED FROM A REMOTE FACILITY. THE PROPOSED INSTALLATION IS PROPOSED WITHIN THE EXISTING BUILDING SUCH THAT LANDSCAPING NOR LIGHTING ARE PROPOSED.
- CONNECTION TO ELECTRICAL AND TELEPHONE UTILITIES TO BE DETERMINED BY THE APPROPRIATE UTILITY COMPANY.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND EACH OF THE DRAWINGS HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION."
- FCC NOTICE AND GUIDELINE SIGNAGE TO BE POSTED AT EACH ANTENNA SECTOR IN ACCORDANCE WITH FCC REGULATIONS.
- THE EXISTING PARKING LOT WILL BE UTILIZED FOR MONTHLY MAINTENANCE VISITS.
- THE PROPOSED INSTALLATION IS ON THE ROOF OF THE EXISTING BUILDING; AS SUCH, NO LANDSCAPING OR LIGHTING IS PROPOSED.
- NO COMMERCIAL SIGNS ARE PROPOSED AS PART OF THIS APPLICATION.
- THERE WILL BE A NEGLIGIBLE INCREASE IN AMBIENT NOISE LEVELS OUTSIDE THE BUILDING AS A RESULT OF THE PROPOSED INSTALLATION.

BULK REQUIREMENT DATA TABLE "COMMERCIAL" (C) ZONING DISTRICT

ITEM	REQUIRED	EXISTING	VARIANCE OBTAINED
MIN. LOT AREA (SF)	40,000 SF	±11,761 SF	±28,239 SF *
MIN. LOT WIDTH (FT)	200 FT	±100 FT	±100 FT *
MIN. LOT DEPTH (FT)	200 FT	±120 FT	±80 FT *
PRINCIPAL BUILDING SETBACK			
MIN. FRONT YARD (FT)	40 FT	±15.9 FT	AREA VARIANCES PREVIOUSLY GRANTED**
MIN. SIDE YARD (FT)	25 FT	±3.39 FT	AREA VARIANCES PREVIOUSLY GRANTED**
MIN. REAR YARD (FT)	30 FT	±32 FT	NOT REQUIRED
MAX BUILDING HEIGHT (FT)	35 FT (60 FT FOR OFFICE BUILDINGS)	±30 FT	NOT REQUIRED
MIN REQUIRED FLOOR AREA OF BUILDING (SF)	5,000 SF	±5,000 SF	NOT REQUIRED
MAX BUILDING COVERAGE (%)	30% (40% FOR OFFICE BUILDINGS)	±21.1%	NOT REQUIRED
MIN. OFF-STREET PARKING			
OFF - STREET PARKING REQUIRED FOR PUBLIC UTILITY INSTALLATION	2 PS	0 PS (14 PS TOTAL)	2 PS FOR PUBLIC UTILITY*
TABLE OF BULK REQUIREMENT FOR COMMERCIAL ZONING ACCORDING TO §156 AND §156 ATTACHMENTS 1 OF THE TOWN OF CARMEL NY ZONING CODE.			

* AREA VARIANCE GRANTED BY ZBA ON FEBRUARY 22, 2018

** AREA VARIANCE GRANTED BY ZBA RESOLUTION DATED AUGUST 28, 2002 OR ZBA RESOLUTION DATED JUNE 20, 2007

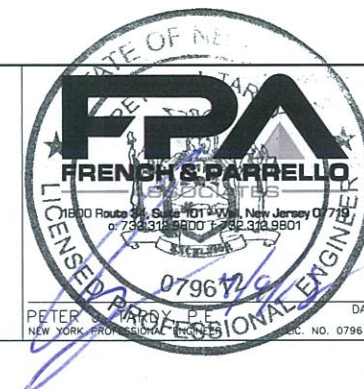
SCHEDULE OF REVISIONS

NO.	DESCRIPTION OF CHANGES	DRAWN BY	AUTH. BY	ISSUE STATUS	ISSUE DATE
7					
6					
5					
4	ADDED OFF STREET PARKING PLAN	L.J.	P.J.T.	B	04/06/18
3	REVISED PER COMMENTS	A.R.C.	P.J.T.	B	03/22/18
2	REVISED PER PLANNING BOARD COMMENTS	A.R.C.	P.J.T.	B	03/16/18
1	REVISED AS PER ATTORNEY COMMENTS	L.J.	P.J.T.	B	02/28/18
0	ISSUED FOR REVIEW	A.R.C.	P.J.T.	B	02/21/18

NOTES:

- THIS DOCUMENT HAS BEEN PREPARED FOR A 24"x 36" FORMAT. DO NOT SCALE THIS DOCUMENT IF PLOTTED ON ANY OTHER FORMAT.
- IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.

NEW YORK SMSA LIMITED
PARTNERSHIP d/b/a
VERIZON WIRELESS
4 CENTEROCK ROAD
WEST NYACK, NY 10994



DRAWING TITLE:

SITE PLAN AND NOTES

PROJECT:

MAHOPAC 8_RSC
954 ROUTE 6
MAHOPAC, NEW YORK 10541
PUTNAM COUNTY

PROPERTY OWNER:

888 ROUTE SIX, LLC

DRAWING ISSUE STATUS CURRENTLY - B

A - ISSUED FOR PRELIMINARY INFORMATION ONLY
B - ISSUED FOR MUNICIPAL REVIEWS/APPROVALS
C - ISSUED FOR CONSTRUCTION PERMITS/BIDS
D - ISSUED FOR CONSTRUCTION
E - (SPECIFY)

FIRST ISSUE: 02/21/18

DRAWN BY: A.R.C.

CHECKED BY: P.J.T.

SCALE: AS SHOWN

PROJECT NO. 9287.173

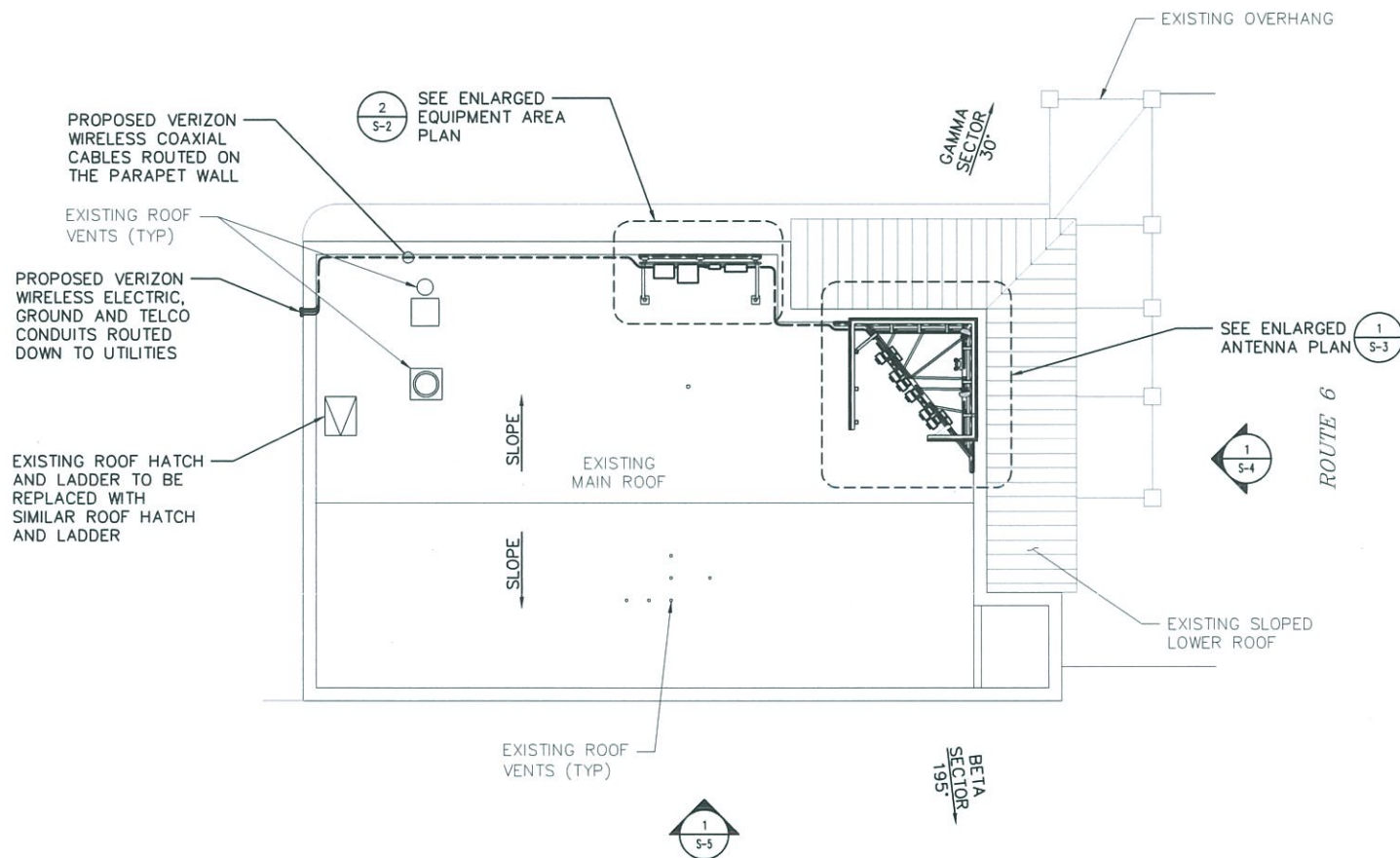
DOCUMENT NO.

DRAWING NO.

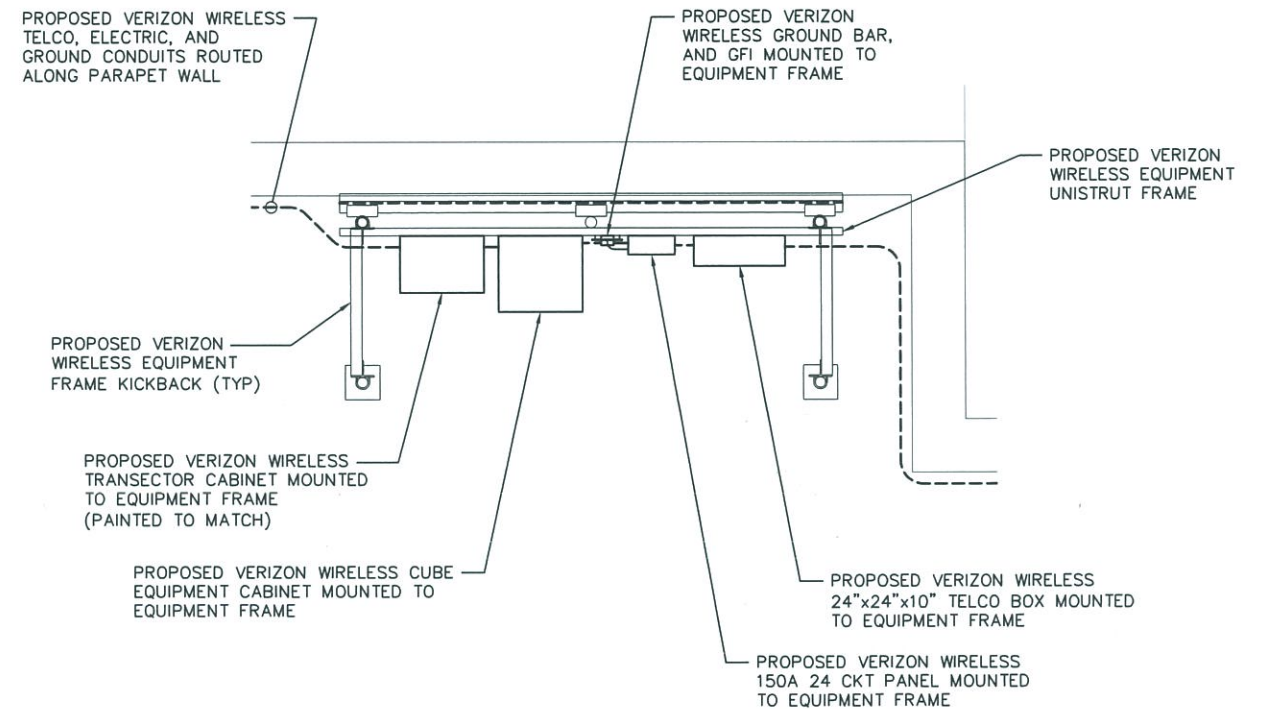
S-1

SHEET NO. 2 OF 8

PRINT DATE: 04/06/18



1
S-2
ROOF PLAN
SCALE: 1/8"=1'-0"
GRAPHIC SCALE
(IN FEET)
1/8 INCH = 1 FOOT



2
S-2
ENLARGED EQUIPMENT AREA PLAN
SCALE: 1/2" = 1'-0"
GRAPHIC SCALE
(IN FEET)
1/2 INCH = 1 FOOT

SCHEDULE OF REVISIONS				
NO.	DESCRIPTION OF CHANGES	DRAWN BY	AUTH. BY	ISSUE DATE
7				
6				
5				
4	ADDED OFF STREET PARKING PLAN	L.J.	P.J.T.	04/06/18
3	REVISED PER COMMENTS	A.R.C.	P.J.T.	03/22/18
2	REVISED PER PLANNING BOARD COMMENTS	A.R.C.	P.J.T.	03/16/18
1	REVISED AS PER ATTORNEY COMMENTS	L.J.	P.J.T.	02/28/18
0	ISSUED FOR REVIEW	A.R.C.	P.J.T.	02/21/18

NOTES:

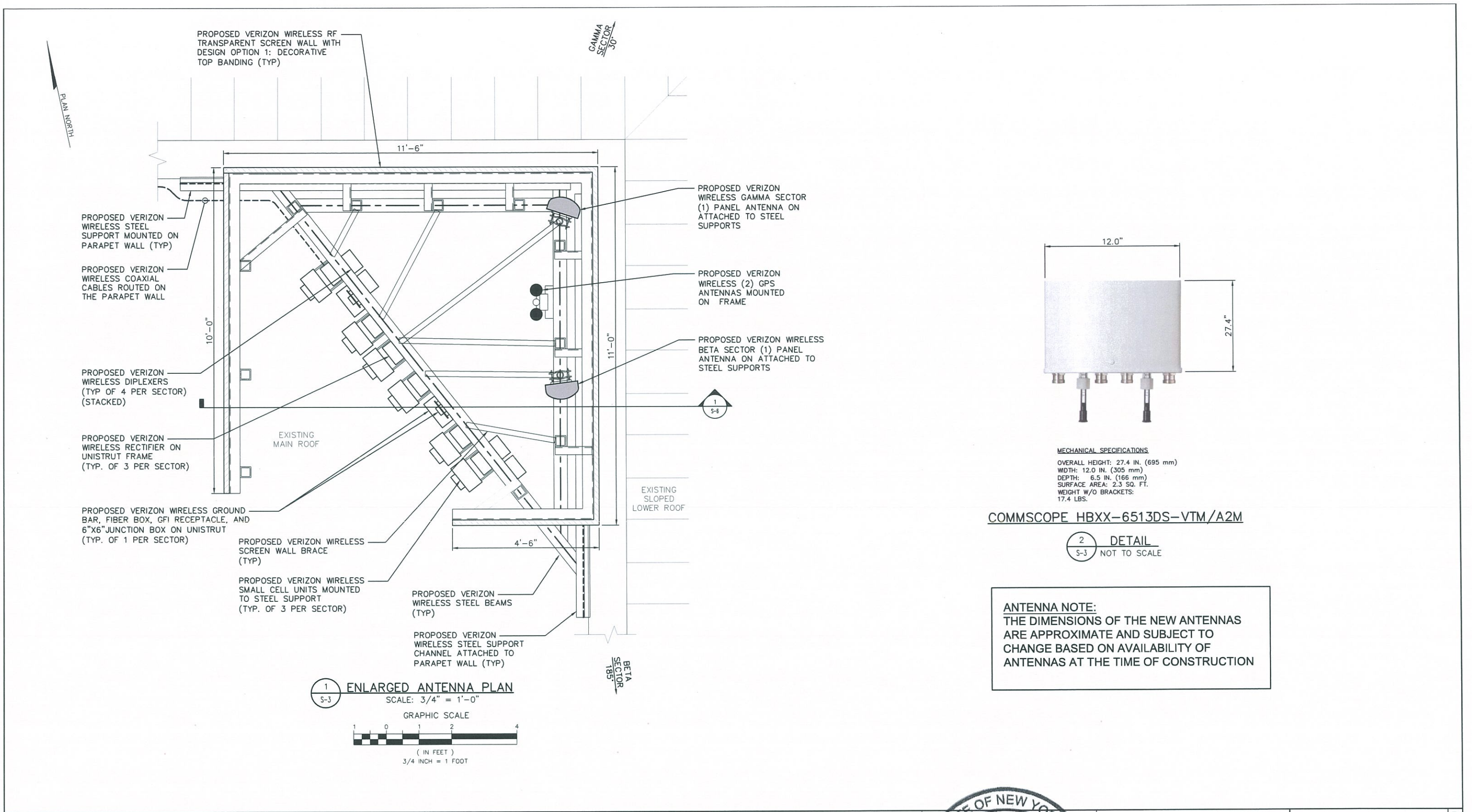
1. THIS DOCUMENT HAS BEEN PREPARED FOR A 24"x 36" FORMAT. DO NOT SCALE THIS DOCUMENT IF PLOTTED ON ANY OTHER FORMAT.

2. IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.

NEW YORK SMSA LIMITED
PARTNERSHIP d/b/a
VERIZON WIRELESS
4 CENTEROCK ROAD
WEST NYACK, NY 10994



DRAWING TITLE:		DRAWING ISSUE STATUS CURRENTLY - B	
ROOF PLAN AND EQUIPMENT PLAN		A - ISSUED FOR PRELIMINARY INFORMATION ONLY B - ISSUED FOR MUNICIPAL REVIEWS/APPROVALS C - ISSUED FOR CONSTRUCTION PERMITS/BIDS D - ISSUED FOR CONSTRUCTION E - (SPECIFY)	
PROJECT:		FIRST ISSUE: 02/21/18	DRAWING NO.
MAHOPAC 8_RSC 954 ROUTE 6 MAHOPAC, NEW YORK 10541 PUTNAM COUNTY		DRAWN BY: A.R.C.	S-2
PROPERTY OWNER:		CHECKED BY: P.J.T.	SHEET NO. 3 OF 8
888 ROUTE SIX, LLC		SCALE: AS SHOWN	PRINT DATE: 04/06/18
		PROJECT NO. 9287.173	DOCUMENT NO.



SCHEDULE OF REVISIONS					
7					
6					
5					
4	ADDED OFF STREET PARKING PLAN	L.J.	P.J.T.	B	04/06/18
3	REVISED PER COMMENTS	A.R.C.	P.J.T.	B	03/22/18
2	REVISED PER PLANNING BOARD COMMENTS	A.R.C.	P.J.T.	B	03/16/18
1	REVISED AS PER ATTORNEY COMMENTS	L.J.	P.J.T.	B	02/28/18
0	ISSUED FOR REVIEW	A.R.C.	P.J.T.	B	02/21/18
	DESCRIPTION OF CHANGES	DRAWN BY	AUTH. BY	ISSUE STATUS	ISSUE DATE

NOTES:

1. THIS DOCUMENT HAS BEEN PREPARED FOR A 24"x 36" FORMAT. DO NOT SCALE THIS DOCUMENT IF PLOTTED ON ANY OTHER FORMAT.

2. IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.

NEW YORK SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS

4 CENTEROCK ROAD
WEST NYACK, NY 10994

FRENCH & PARRELLO ASSOCIATES

1800 Route 34, Suite 101 • Wall, New Jersey 07719

732.312.9800 f. 732.312.9801

PETER S. PRODY, P.E.

NEW YORK PROFESSIONAL ENGINEER

No. 079612

DRAWING TITLE:
ANTENNA PLAN AND DETAILS

PROJECT:
MAHOPAC 8_RSC
954 ROUTE 6
MAHOPAC, NEW YORK 10541
PUTNAM COUNTY

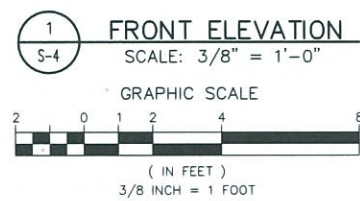
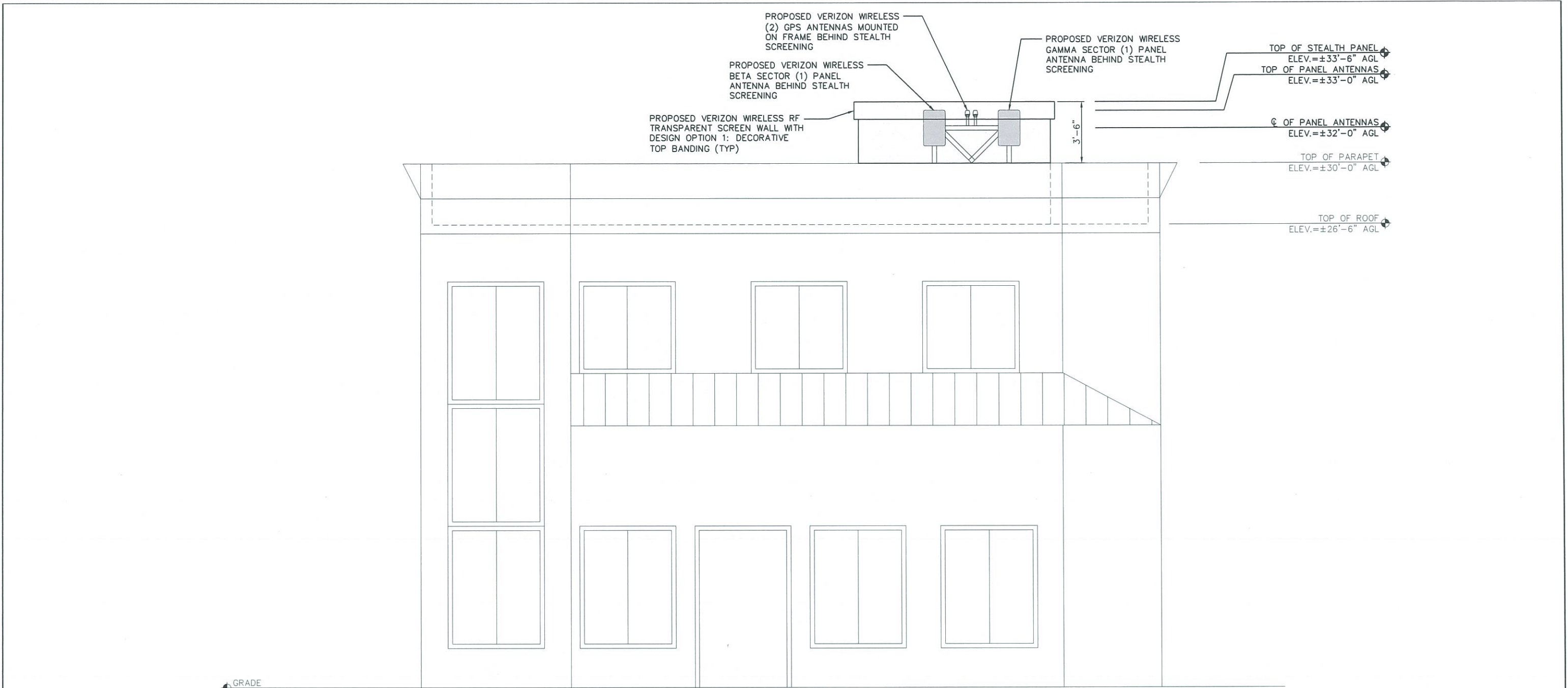
PROPERTY OWNER:
888 ROUTE SIX, LLC

DRAWING ISSUE STATUS CURRENTLY - **B**

A - ISSUED FOR PRELIMINARY INFORMATION ONLY
B - ISSUED FOR MUNICIPAL REVIEWS/APPROVALS
C - ISSUED FOR CONSTRUCTION PERMITS/BIDS
D - ISSUED FOR CONSTRUCTION
E - (SPECIFY)

FIRST ISSUE: 02/21/18
DRAWN BY: A.R.C.
CHECKED BY: P.J.T.
SCALE: AS SHOWN
PROJECT NO. 9287.173
DOCUMENT NO.

DRAWING NO.
S-3
SHEET NO. 4 OF 8
PRINT DATE: 04/06/18



SCHEDULE OF REVISIONS				
7				
6				
5				
4	ADDED OFF STREET PARKING PLAN	L.J.	P.J.T.	B 04/06/18
3	REVISED PER COMMENTS	A.R.C.	P.J.T.	B 03/22/18
2	REVISED PER PLANNING BOARD COMMENTS	A.R.C.	P.J.T.	B 03/16/18
1	REVISED AS PER ATTORNEY COMMENTS	L.J.	P.J.T.	B 02/28/18
0	ISSUED FOR REVIEW	A.R.C.	P.J.T.	B 02/21/18
	DESCRIPTION OF CHANGES	DRAWN BY	AUTH. BY	ISSUE STATUS ISSUE DATE

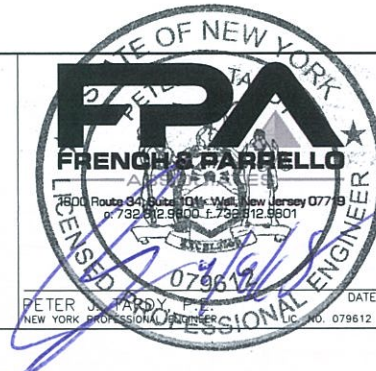
NOTES:

1. THIS DOCUMENT HAS BEEN PREPARED FOR A 24"x 36" FORMAT. DO NOT SCALE THIS DOCUMENT IF PLOTTED ON ANY OTHER FORMAT.

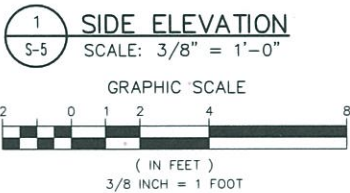
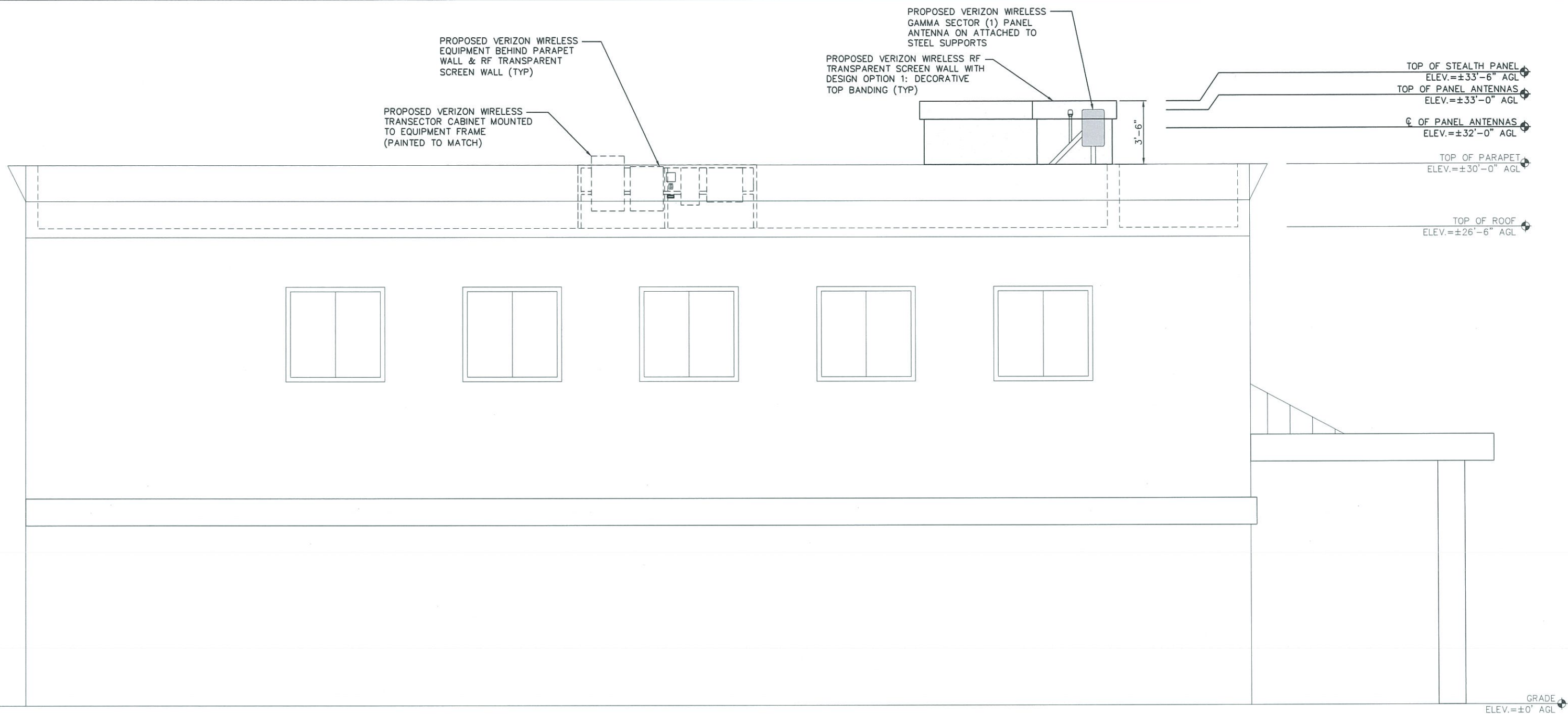
2. IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.

NEW YORK SMSA LIMITED
PARTNERSHIP d/b/a
VERIZON WIRELESS

4 CENTEROCK ROAD
WEST NYACK, NY 10994



DRAWING TITLE:	FRONT ELEVATION		DRAWING ISSUE STATUS CURRENTLY -	B
PROJECT:	MAHOPAC 8_RSC 954 ROUTE 6 MAHOPAC, NEW YORK 10541 PUTNAM COUNTY		FIRST ISSUE: 02/21/18	DRAWING NO. S-4
PROPERTY OWNER:	888 ROUTE SIX, LLC		DRAWN BY: A.R.C.	CHECKED BY: P.J.T.
			SCALE: AS SHOWN	SHEET NO. 5 OF 8
			PROJECT NO. 9287.173	PRINT DATE: 04/06/18
			DOCUMENT NO.	



SCHEDULE OF REVISIONS					
7					
6					
5					
4	ADDED OFF STREET PARKING PLAN	L.J.	P.J.T.	B	04/06/18
3	REVISED PER COMMENTS	A.R.C.	P.J.T.	B	03/22/18
2	REVISED PER PLANNING BOARD COMMENTS	A.R.C.	P.J.T.	B	03/16/18
1	REVISED AS PER ATTORNEY COMMENTS	L.J.	P.J.T.	B	02/28/18
0	ISSUED FOR REVIEW	A.R.C.	P.J.T.	B	02/21/18
	DESCRIPTION OF CHANGES	DRAWN BY	AUTH. BY	ISSUE STATUS	ISSUE DATE

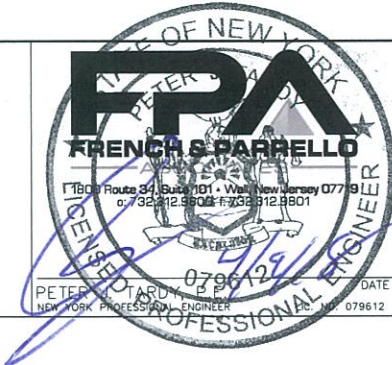
NOTES:

1. THIS DOCUMENT HAS BEEN PREPARED FOR A 24"x 36" FORMAT. DO NOT SCALE THIS DOCUMENT IF PLOTTED ON ANY OTHER FORMAT.

2. IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.

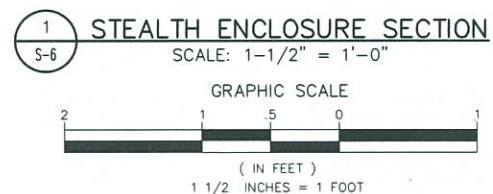
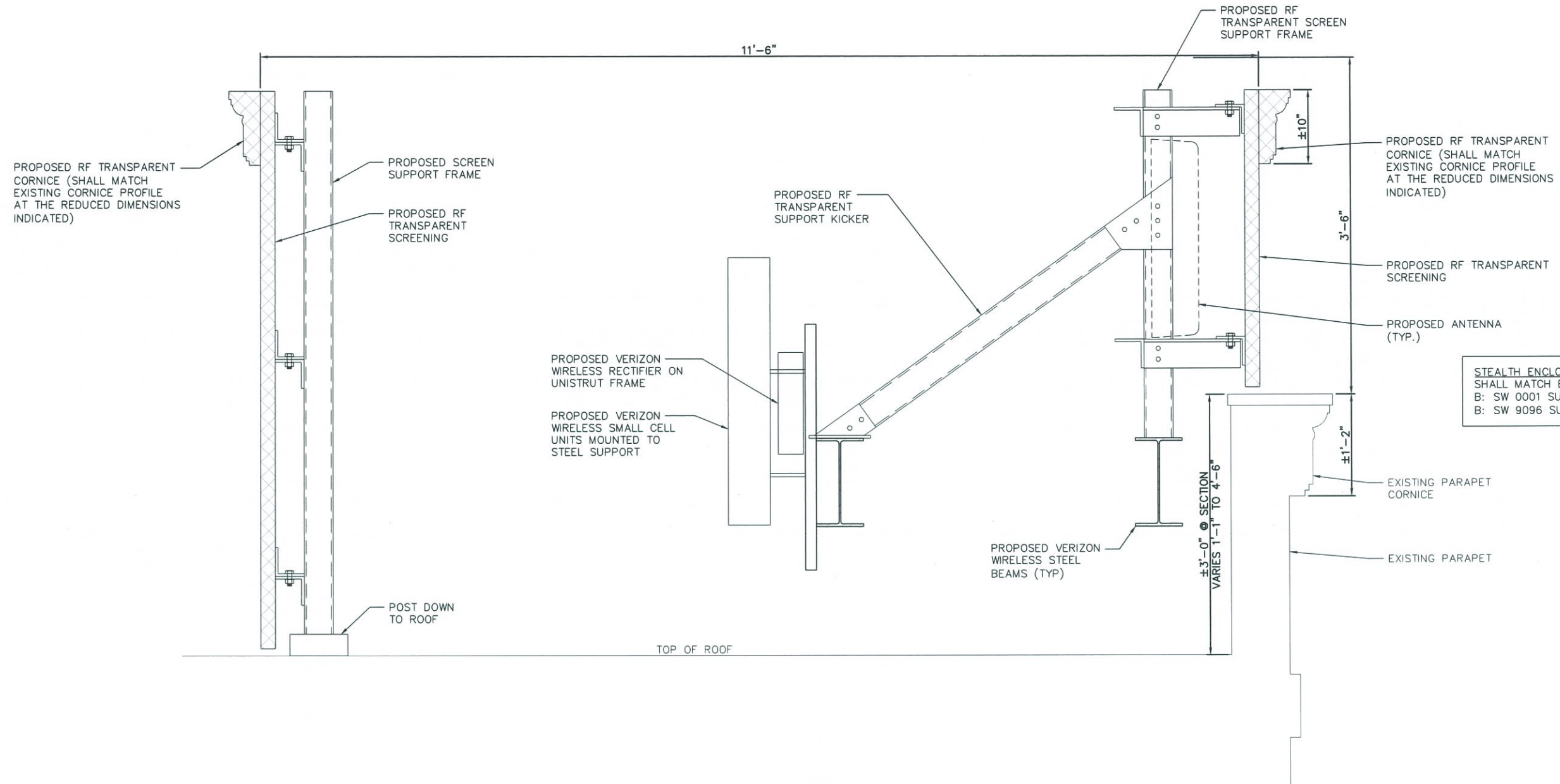
NEW YORK SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS

4 CENTEROCK ROAD
WEST NYACK, NY 10994



DRAWING TITLE:	SIDE ELEVATION
PROJECT:	MAHOPAC 8_RSC 954 ROUTE 6 MAHOPAC, NEW YORK 10541 PUTNAM COUNTY
PROPERTY OWNER:	888 ROUTE SIX, LLC

DRAWING ISSUE STATUS CURRENTLY - B	
A - ISSUED FOR PRELIMINARY INFORMATION ONLY B - ISSUED FOR MUNICIPAL REVIEWS/APPROVALS C - ISSUED FOR CONSTRUCTION PERMITS/BIDS D - ISSUED FOR CONSTRUCTION E - (SPECIFY)	
FIRST ISSUE: 02/21/18	DRAWING NO. S-5
DRAWN BY: A.R.C.	
CHECKED BY: P.J.T.	
SCALE: AS SHOWN	SHEET NO. 6 OF 8
PROJECT NO. 9287.173	PRINT DATE: 04/06/18
DOCUMENT NO.	



SCHEDULE OF REVISIONS					
7					
6					
5					
4	ADDED OFF STREET PARKING PLAN	L.J.	P.J.T.	B	04/06/18
3	REVISED PER COMMENTS	A.R.C.	P.J.T.	B	03/22/18
2	REVISED PER PLANNING BOARD COMMENTS	A.R.C.	P.J.T.	B	03/16/18
1	REVISED AS PER ATTORNEY COMMENTS	L.J.	P.J.T.	B	02/28/18
0	ISSUED FOR REVIEW	A.R.C.	P.J.T.	B	02/21/18
	DESCRIPTION OF CHANGES	DRAWN BY	AUTH. BY	ISSUE STATUS	ISSUE DATE

NOTES:

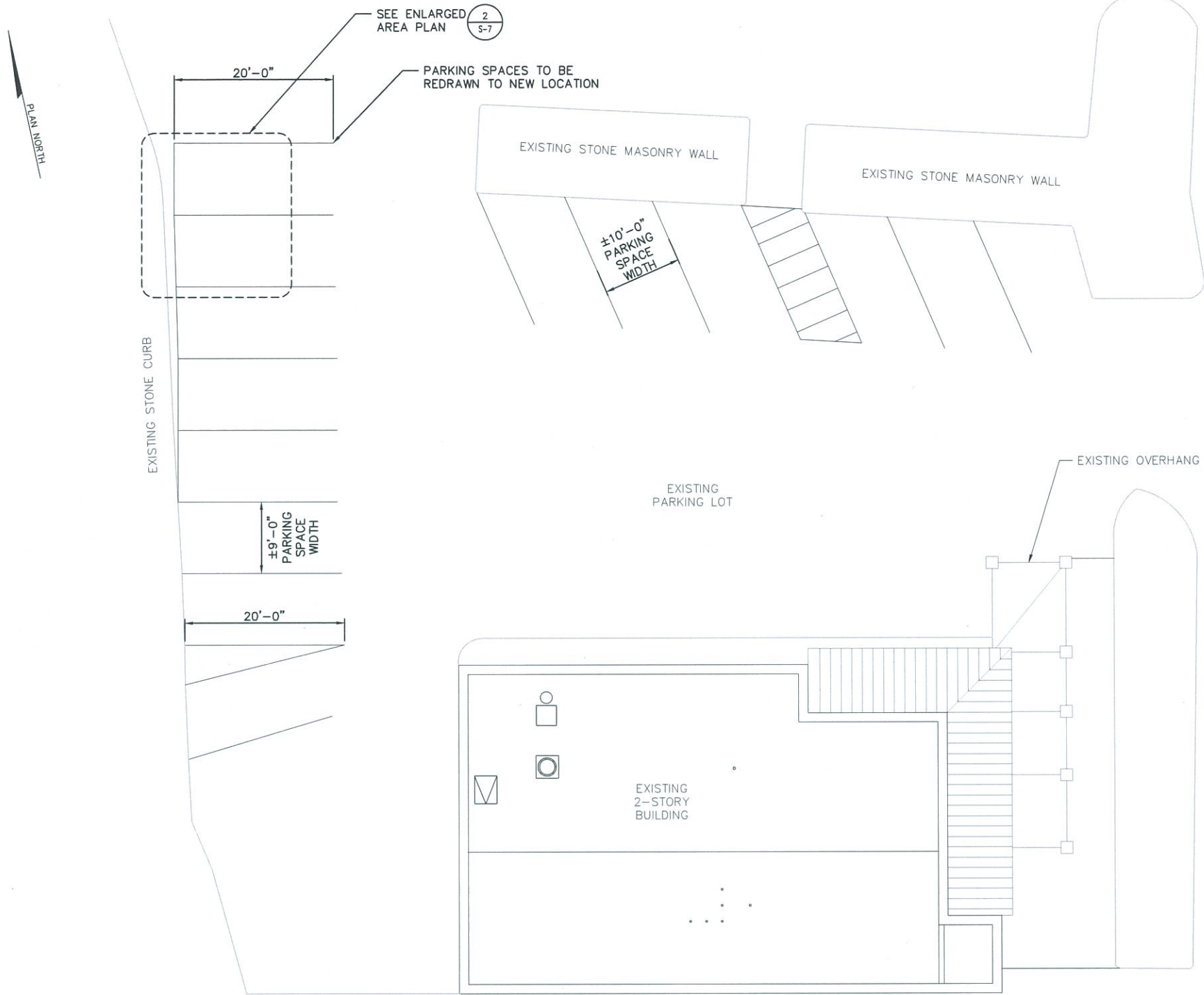
1. THIS DOCUMENT HAS BEEN PREPARED FOR A 24"x 36" FORMAT. DO NOT SCALE THIS DOCUMENT IF PLOTTED ON ANY OTHER FORMAT.
2. IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.

NEW YORK SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS

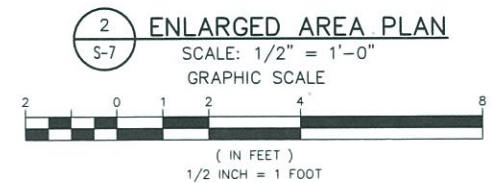
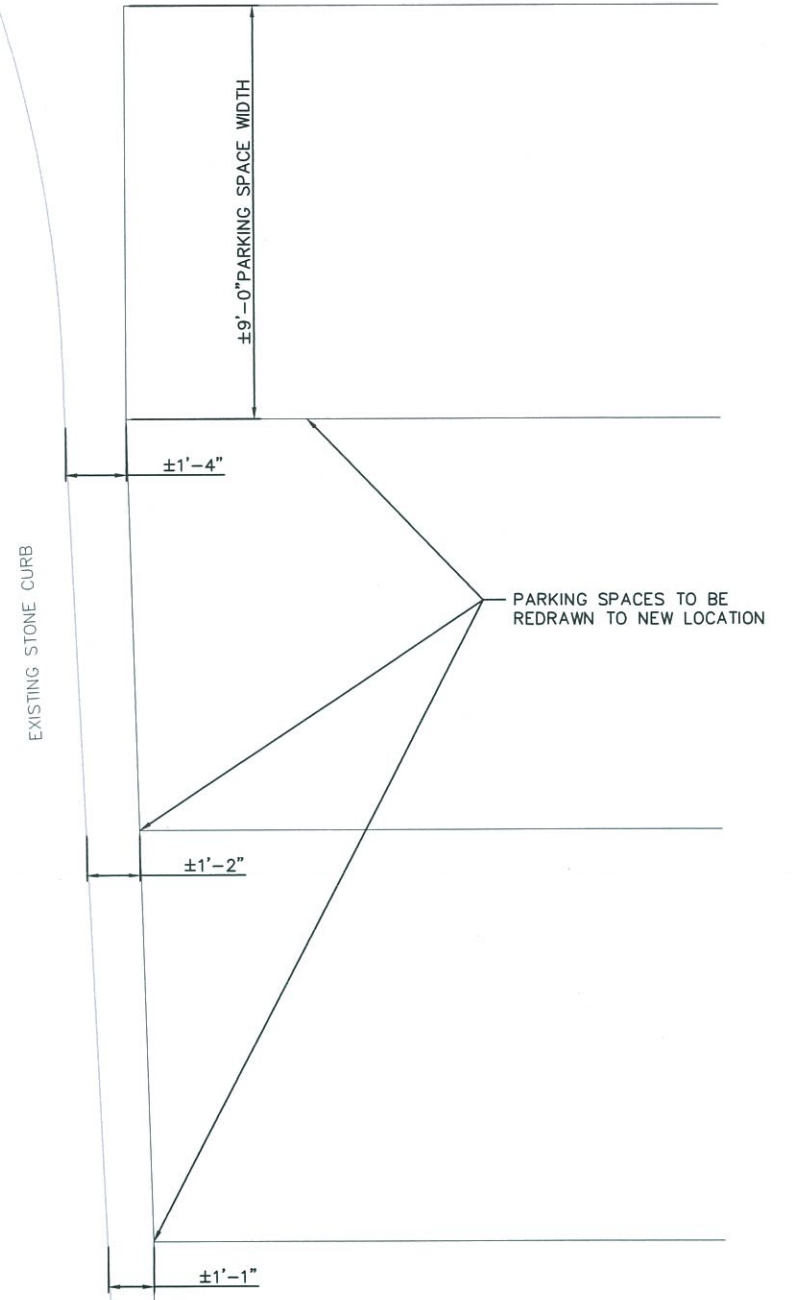
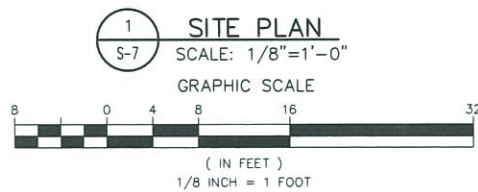
4 CENTEROCK ROAD
WEST NYACK, NY 10994



DRAWING TITLE: STEALTH ENCLOSURE SECTION VIEW		DRAWING ISSUE STATUS CURRENTLY - B	
PROJECT: MAHOPAC 8_RSC 954 ROUTE 6 MAHOPAC, NEW YORK 10541 PUTNAM COUNTY		FIRST ISSUE: 02/21/18 DRAWN BY: A.R.C. CHECKED BY: P.J.T.	
PROPERTY OWNER: 888 ROUTE SIX, LLC		DRAWING NO. S-6	
PROJECT NO. 9287.173		SHEET NO. 7 OF 8	
DOCUMENT NO.		PRINT DATE: 04/06/18	



NOTE:
9' PARKING SPACE WIDTH PERMITTED
PURSUANT TO PARKING SPACE WIDTH
VARIANCE GRANTED UNDER ZBA
RESOLUTION DATED AUGUST 28, 2002

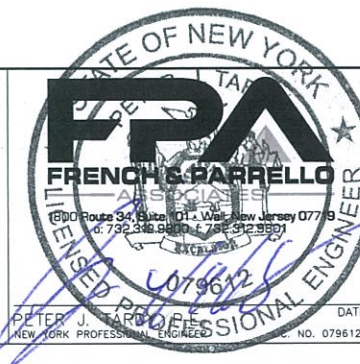


SCHEDULE OF REVISIONS					
7					
6					
5					
4	ADDED OFF STREET PARKING PLAN	L.J.	P.J.T.	B	04/06/18
3	REVISED PER COMMENTS	A.R.C.	P.J.T.	B	03/22/18
2	REVISED PER PLANNING BOARD COMMENTS	A.R.C.	P.J.T.	B	03/16/18
1	REVISED AS PER ATTORNEY COMMENTS	L.J.	P.J.T.	B	02/28/18
0	ISSUED FOR REVIEW	A.R.C.	P.J.T.	B	02/21/18
	DESCRIPTION OF CHANGES	DRAWN BY	AUTH. BY	ISSUE STATUS	ISSUE DATE

NOTES:

- THIS DOCUMENT HAS BEEN PREPARED FOR A 24"x 36" FORMAT. DO NOT SCALE THIS DOCUMENT IF PLOTTED ON ANY OTHER FORMAT.
- IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.

**NEW YORK SMSA LIMITED
PARTNERSHIP d/b/a
VERIZON WIRELESS**
4 CENTEROCK ROAD
WEST NYACK, NY 10994



DRAWING TITLE:
OFF STREET PARKING PLAN

PROJECT:
MAHOPAC 8_RSC
954 ROUTE 6
MAHOPAC, NEW YORK 10541
PUTNAM COUNTY

PROPERTY OWNER:
888 ROUTE SIX, LLC

DRAWING ISSUE STATUS CURRENTLY - **B**

A - ISSUED FOR PRELIMINARY INFORMATION ONLY
B - ISSUED FOR MUNICIPAL REVIEWS/APPROVALS
C - ISSUED FOR CONSTRUCTION PERMITS/BIDS
D - ISSUED FOR CONSTRUCTION
E - (SPECIFY)

FIRST ISSUE: 02/21/18
DRAWN BY: A.R.C.
CHECKED BY: P.J.T.
SCALE: AS SHOWN
PROJECT NO. 9287.173
DOCUMENT NO.

DRAWING NO.
S-7
SHEET NO. 8 OF 8
PRINT DATE: 04/06/18

LADA, P.C.

Land Planners

Land Development Consulting, Landscape Architects, Planners, Civil Engineers, Site and Master Planning, Environmental Impact Statements, Erosion Control Specialists, Visual Assessment, and Recreation Design

March 20, 2018

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

Re: 39-65 Seminary Hill Road (N/F Guideposts)
Lot Line Adjustment

Dear Mr. Gary:

As you may recall, following the Guideposts sale of the parcels to Hinckley Holdings, LLC (the successor of Reliance Covington Property, LLC) in 2010, Guideposts company relocated from Carmel to Danbury. Immediately thereafter, Paladin Group leased the facility from the new owner and have been in occupancy since. Paladin Group is a specialist in developing training and strategy for both public and private sector "first responders". An amended site plan approval for use of the existing building by Paladin was granted in 2016. An approval for an additional building on site - a 50,000 sf office building was also granted.

At this time, the existing uses and approvals are proposed to remain in place but the owners are interested in a lot line adjustment to define the limit of those uses. The owners are hoping to sell a portion of the site (with the existing building) to an additional user who will prepare their own site plan modification application. The site consists of three actual lots (and four tax map lots). They are:

Tax Map # 55.10-1-3 with frontage on Seminary Hill Road - 0.211+/- acres

Tax Map # 55.10-1-1 with frontage on Seminary Hill Road and Route 6 - 48.741+/- acres

Tax Map # 55.6-1-53 with frontage on Route 6 - 0.945+/- acres

There is a fourth tax map number (55.10-1-1-1) that refers to the existing residence wholly within lot 55.10-1.1. There is no change proposed to this lot as it refers only to the existing use and has no land attached to it.

The applicant proposes to modify the lots to create three more equally sized lots to accommodate future uses and potential multiple ownership. The new lots will be-

Tax Map # 55.10-1-3 - new lot area - 19.894+/- acres (shown as Lot 2 - approved office)

Tax Map # 55.10-1-1 - new lot area - 13.003+/- acres (shown as Lot 1 - Ex. Building)

Tax Map # 55.6-1-53 - new lot area - 17.000+/- acres (shown as Lot 3)

All proposed lots meet the bulk requirements for the zone that the land is in. No changes to the zoning boundaries are proposed although the new lots will include land in more than one zone. No disturbance or construction is proposed as part of this application. No changes to the buildings or parking are proposed as part of this application. There is no disturbance of any wetlands or buffer areas as part of this application. No changes of use are proposed to change uses currently existing or approved on the site.

Following this letter, you will find:

Subdivision Application Form
Subdivision Check List
Short Form EAF
List of Property Owners within 500' as provided by the Town
Proposed Lot Line Adjustment Plat

We appreciate this matter being placed on an agenda at your earliest convenience.

Thank you very much for your attention.

Sincerely,



Terri-Ann Hahn

c: Harold Lepler



TOWN OF CARMEL SUBDIVISION APPLICATION INSTRUCTIONS



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

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

Pre-Submission:

Prior to the formal submission of the subdivision, 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, 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 subdivision 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.

Submission Requirements:

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

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

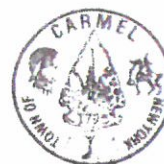
- ☒ 11 copies of the Subdivision Application Form signed and notarized.
- ☒ 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- ☒ 5 full size sets of the Subdivision Plan
- ☒ 1 CD (in pdf. format) containing an electronic version of the Subdivision Plan
- ☒ 2 copies of the Disclosure Statement
- ☒ 11 copies of the Subdivision 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 Grombetti 3/29/10
Planning Board Secretary; Date

[Signature] 3/29/10
Town Engineer; Date



TOWN OF CARMEL SUBDIVISION APPLICATION



Per Town of Carmel Code – Section 131 – Subdivision of Land

SITE IDENTIFICATION INFORMATION			
Application Name: <u>Lot Line Adjustment for Hinckley Holdings, LLC</u>		Application # <u>18-0002</u>	Date Submitted: <u>3/22/18</u>
Site Address: No. <u>39-65</u> Street: <u>Seminary Hill Road</u> Hamlet: <u>Carmel</u>			
Property Location: (Identify landmarks, distance from intersections, etc.) <u>Seminary Hill Road and Rte 6</u>			
Town of Carmel Tax Map Designation: <u>see below</u> Section Block Lot(s)		Zoning Designation of Site: <u>varies - see below</u>	
Property Deed Recorded in County Clerk's Office Date <u>6/27/11</u> Liber <u>1878</u> Page <u>476</u>		Liens, Mortgages or other Encumbrances Yes No <u>Unknown</u>	
Existing Easements Relating to the Site No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Describe and attach copies: <u>See Plat</u>		Are Easements Proposed? No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Describe and attach copies: <u>See Plat</u>	
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: <u>Hinckley Holdings, LLC</u>		Phone #: <u>845 279 9565</u> Email:	
Owners Address: No. <u>322</u> Street: <u>Clock Tower Commons</u> Town: <u>Brewster</u> State: <u>NY</u> Zip: <u>10509</u>		Fax#:	
Applicant (if different than owner): <u>Same</u>		Phone #: Email:	
Applicant Address (if different than owner): No. Street: Town: State: Zip:		Fax#:	
Individual/ Firm Responsible for Preparing the Plan: <u>Bergendorff-Collins Professional Land Surveyors</u>		Phone #: <u>845 279 4261</u> Email:	
Address: No. <u>52</u> Street: <u>Starv Ridge Road</u> Town: <u>Brewster</u> State: <u>NY</u> Zip: <u>10509</u>		Fax#: <u>845 279 6838</u>	
Other Representatives: <u>LADAP, P.C. Land Planners</u>		Phone #: <u>845 278 7424</u> Email: <u>ladapco@shel.net</u>	
Owners Address: No. <u>64</u> Street: <u>West Street</u> Town: <u>Simsbury</u> State: <u>CT</u> Zip: <u>06070</u>		Fax#: <u>860 651 6153</u>	
PROJECT DESCRIPTION			
Describe the project, proposed use and operation thereof: <u>Lot line adjustment to reconfigure existing lots</u> <u>(Zone limits to remain the same)</u>			

Tax Map #s 55.10-1-1 39-41 Seminary Hill Road (Com/600) 1 of 3
 55.6-1-53 1801 Rte 6 (commercial)
 55.10-1-3 49 Seminary Hill Road (res)
 55.10-1-1-1 (wholly within lot 55.10-1-1) 65 Seminary Hill Road

TOWN OF CARMEL SUBDIVISION APPLICATION

PROJECT INFORMATION			
Size of existing parcel to be subdivided:			
Acres:		Square Feet:	
Major Subdivision <input type="checkbox"/>		Minor Subdivision <input type="checkbox"/> LA Line Adjustment <input checked="" type="checkbox"/>	
Number of proposed lots: remains same - 3		Size of proposed lots: See Lot Line Adjustment Plan	
Conventional Subdivision <input type="checkbox"/>		Cluster Subdivision <input type="checkbox"/> Lot Line Adjust <input checked="" type="checkbox"/>	
Will a 10% open space set aside be provided? Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A		If no, will a payment in-lieu be provided? Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A	
Will all new lots have frontage on a mapped street? Yes: <input type="checkbox"/> No: <input type="checkbox"/> No new lots		If not, how will this deficiency be addressed?	
Is the site served by the following public utility infrastructure:			
<div style="display: flex; justify-content: space-between;"> <div> <p>Sanitary Sewer Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> ▶ Is this an in-district connection? _____ Out-of district connection? _____ ▶ What is the total sewer capacity at time of application? _____ ▶ What is your anticipated average and maximum daily flow _____ </p> </div> <div style="text-align: right;"> <p>LA line Adjustment only N/A</p> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> <p><i>For Town of Carmel Town Engineer</i> ▶ What is the sewer capacity _____</p> </div> <div style="text-align: right;"> <p>ROD 3/29/18</p> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> <p>Water Supply Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> ▶ What is the total water capacity at time of application? _____ ▶ What is your anticipated average and maximum daily demand _____ </p> </div> <div style="text-align: right;"> <p>LA line adjustment only N/A</p> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> <p>Storm Sewer Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>Gas Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> </div> <div style="text-align: right;"> <p>LA line adjustment only N/A</p> </div> </div>			
Will any common areas be created outside of individual lots (road rights-of-way, recreation areas, stormwater management areas, etc.)? Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A			
Is a homeowners association proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> N/A			
What is the predominant soil type(s) on the site? Paxton & Urban Land		What is the approximate depth to water table? 6' +	
Site slope categories: 0-15 - 93% 15-25% 7 % 25-35% % >35% %			
Estimated quantity of excavation: Cut (C.Y.) N/A Fill (C.Y.) N/A			
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unknown: <input type="checkbox"/> N/A			
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 type="checkbox"/> No: <input checked="" type="checkbox"/>	
		What is the sight distance? Existing Left Right	
Is the site located within 500' of:			
The boundary of an adjoining city, town or village		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
The boundary of a state or county park, recreation area or road right-of-way		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
A county drainage channel line.		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	

TOWN OF CARMEL SUBDIVISION APPLICATION

☐ The boundary of state or county owned land on which a building is located Yes: ☐ No: ☒

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) ?
 Yes: ☐ No: ☒

Is the site located in a designated floodplain?
 Yes: ☐ No: ☒

Does the site contain freshwater wetlands?
 Yes: ☒ No: ☐

Jurisdiction: *Lot line adjustment only - no disturbance*
 NYSDEC: ☐ Town of Carmel: ☒

If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.

Are encroachments in regulated wetlands or wetland buffers proposed? Yes: ☐ No: ☒

Does this application require a referral to the Environmental Conservation Board? Yes: ☐ No: ☐

Does the site contain waterbodies, streams or watercourses? Yes: ☐ No: ☒

Are any encroachments, crossings or alterations proposed? Yes: ☐ No: ☒

Is the site located adjacent to New York City watershed lands? Yes: ☐ No: ☒

Will municipal or private solid waste disposal be utilized?
 Public: ☐ Private: ☒

Has this application been referred to the Fire Department? Yes: ☐ No: ☐

What is the estimated time of construction for the project? *N/A Lot line adjustment only*

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area							
Lot Coverage							
Lot Width							
Front Yard							
Side Yard (minimum of 1)							
Side Yard (total of both)							
Rear Yard							
Habitable Floor Area							
Height							

(if more than 5 lots are proposed, include additional zoning compliance information on a separate sheet)

Will variances be required? If yes, identify variances required for each lot:
 Yes: ☐ No: ☐

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.

Harold L. Lippert
 Applicants Name *For Hinchley Holdings LLC* Applicants Signature *Harold Lippert* *For Hinchley Holdings LLC*

Sworn before me this *12TH* day of *March* 20 *18*

Lori A. Macomber
 Notary Public

Lori A. Macomber
 Notary Public

State of New York
 County of Putnam
 My Commission Expires *5/7/19*

Let Line Adjustment Plan
for
Hinckley Holdings, Inc.



TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



All Subdivisions submitted to the Planning Board for review shall include the following information and details, as set forth in Section 131-11-14 of the Town of Carmel Subdivision Regulations.

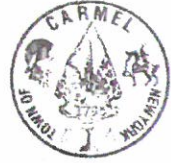
This form shall be included with the subdivision submission

Requirement Data		To Be Completed by the Applicant	Waived by the Town
General Requirements			
1	Key map at a scale of one inch equals 800 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Title block, including title of map; name of subdivision; name, address, seal and signature of professional engineer or land surveyor preparing the plat; written scale; date of original and all revisions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	A legend, including, names of all adjacent landowners and those within 500 feet of any property line; zoning district with the requirements of said zone; tax map, block and lot number; names and addresses of owner and subdivider; north point and graphic scale.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Location and identification of all zoning district boundaries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Identification of all maps filed in the County Clerk's office affecting properties within 500 feet of the lot to be subdivided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sketch Plan Requirements			
1	All General Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Proposed subdivision layout at a scale of not less than one inch equals 100 feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	All proposed lot lines, dimensions in feet and the areas of all lots in square feet and identifying numbers for each lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	The location of existing and proposed setback lines, streets within 200 feet of the subdivision, buildings, watercourses, railroads and bridges, culverts, drainpipes and any natural features, such as wooded areas and rock formations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Location and size of areas proposed to be reserved for recreation/open space.	<input type="checkbox"/> N/A	<input type="checkbox"/>



TOWN OF CARMEL

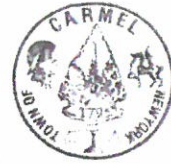
SUBDIVISION COMPLETENESS CERTIFICATION FORM



Requirement Data		To Be Completed by the Applicant	Waived by the Town
Preliminary Plat Requirements			
1	All General and Sketch Plan Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	The area included in the subdivision, by area of lots, roads, reservations if any, and total acreage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	The existing and proposed contours (at an interval of not more than two feet), suitably designated to differentiate, with proposed first-floor elevations of the buildings. <i>N/A</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Names of existing streets and proposed names of new streets. <i>N/A</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Preliminary profiles of all proposed roads. <i>N/A</i>	<i>N/A</i> <input type="checkbox"/>	<input type="checkbox"/>
6	Location, type and size of curbs, sidewalks and bikeways.	<i>N/A</i> <input type="checkbox"/>	<input type="checkbox"/>
7	For subdivisions of five or more lots, front building elevation sketches and distribution of dissimilar building types on the site to avoid excessive similarity of exterior design.	<input type="checkbox"/> <i>N/A</i>	<input type="checkbox"/>
8	Plans of proposed utility layouts and all facilities, unsized.	<i>N/A</i> <input type="checkbox"/>	<input type="checkbox"/>
9	The natural flow of surface drainage (indicated with arrows and the final disposal of surface waters); location of existing and proposed watercourses, culverts, bridges, drainpipes, lakes and ponds, detention or retention ponds; tentative location of storm drain inlets with the drainage areas tributary to each outlined and the area shown.	<input type="checkbox"/> <i>N/A</i>	<input type="checkbox"/>
10	Existing or proposed covenants or deed restrictions applying to the site and a preliminary draft of homeowners' association documents, if applicable. <i>N/A</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel.	<input type="checkbox"/> <i>N/A</i>	<input type="checkbox"/>
Final Plat Requirements			
1	All General, Sketch and Preliminary Plat Requirements.	<input type="checkbox"/> <i>for lot line adjustments only</i>	<input type="checkbox"/>



TOWN OF CARMEL
**SUBDIVISION COMPLETENESS
CERTIFICATION FORM**



	Requirement Data	To Be Completed by the Applicant	Waived by the Town
2	Dimensions exactly with reference to monuments, bearings, distances in feet, radii, points of curvature and tangency of property lines, lot widths and depths and square feet of each lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Location of all proposed setback lines on each lot, with corner and irregular-shaped lots identified as to front, side and rear yards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Location of all existing and proposed monuments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	All existing streets and streams within the subdivision and within 200 feet of the boundaries thereof, the width of the right-of-way of each street and existing public easements and municipal boundaries within 200 feet of the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	All proposed public easements or rights-of-way and the purposes thereof and proposed streets, identifying right-of-way width and names.	<input type="checkbox"/> N/A	<input type="checkbox"/>
7	All parcels proposed for open space/recreation use, with a statement of the purpose of each.	<input type="checkbox"/> N/A	<input type="checkbox"/>
8	Construction plat, which shall include, in addition to the above: final first-floor elevations of dwellings and outside grades at their corner; proposed curb elevations at all lot corners; all existing structures, including a note indicating those to be removed and yard dimensions of those to remain; plans and profiles and proposed improvements and utility layouts; paving widths and locations, section and profiles; sidewalk widths and locations and sections; road alignment, complete with stations, center line curve data and existing and finished contours of the road and all regraded areas; details of manholes, catch basins, headwalls and any other required structure; locations of all street trees, lights and signs; maximum anticipated extent of the areas of cuts and fills where grade	<input type="checkbox"/> N/A lot line adjustment only	<input type="checkbox"/>



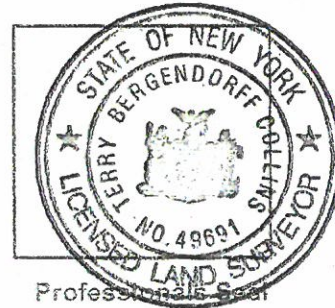
TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



Requirement Data		To Be Completed by the Applicant	Waived by the Town
	changes are proposed; the natural flow of surface drainage and the final disposal of surface waters; slopes of banks of all watercourses, if defined, and boundaries of floodplains; specifications, locations, profiles and detailed cross sections of the proposed storm drains, including all inlets and size of the drainage area of the streets, including grades and all other improvements.		
9	Final copy of the homeowners' association documents, if applicable.	N/A <input type="checkbox"/>	<input type="checkbox"/>
10	Deeds for land to be dedicated for road widening, recreation or other purposes.	N/A <input type="checkbox"/>	<input type="checkbox"/>
11	Erosion control standards.	N/A <input type="checkbox"/>	<input type="checkbox"/>
12	A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel and with the terms of preliminary plan approval.	N/A <input type="checkbox"/>	<input type="checkbox"/>

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

I TERRY BERGENDORFF COLLINS hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:



Terry Bergendorff Collins
Signature Applicant

3/22/18
Date

→ Harold Reple
Signature - Owner

3/19/18
Date

For Hinecker Holding LLC



TOWN OF CARMEL
**SUBDIVISION 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 Granberry
Signature - Planning Board Secretary

3/29/18
Date

[Signature]
Signature - Town Engineer

3/29/18
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.

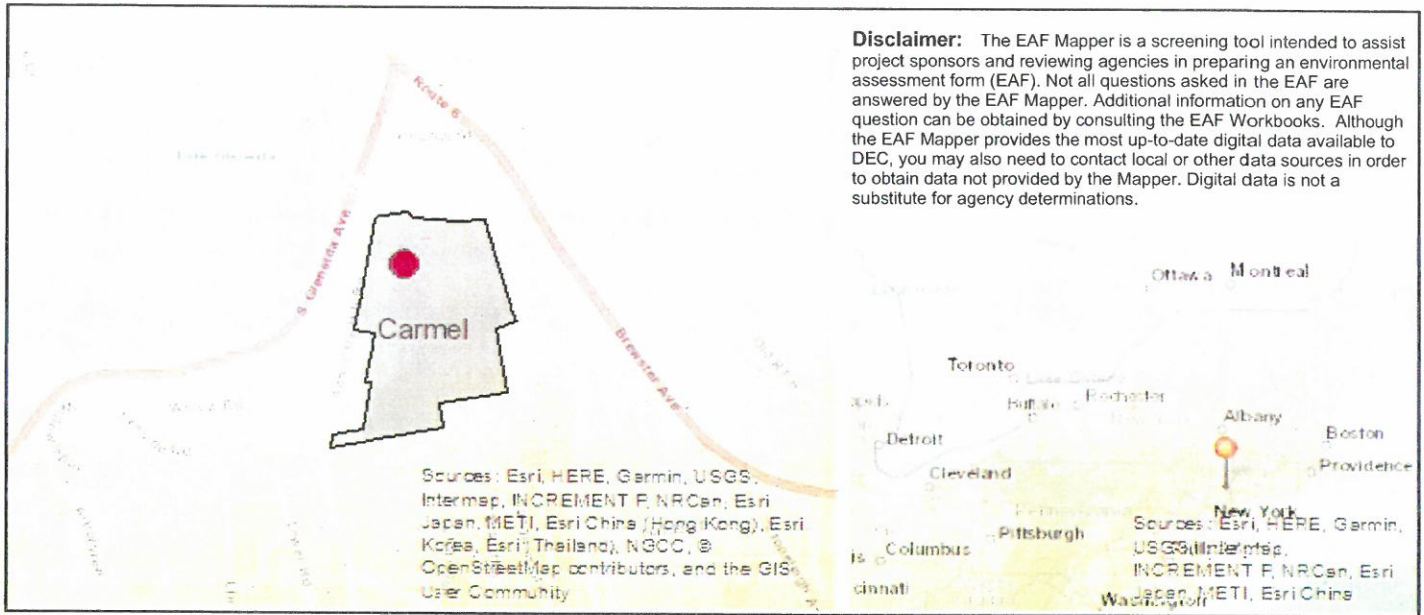
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Lot Line Adjustment Plan for Hinckley Holdings LLC</i>			
Project Location (describe, and attach a location map): <i>Seminary Hill Road and Route 6</i>			
Brief Description of Proposed Action: <i>Lot line adjustment to reconfigure 3 existing lots</i>			
Name of Applicant or Sponsor: <i>Hinckley Holdings LLC</i>		Telephone: <i>645 2799565</i>	
		E-Mail:	
Address: <i>322 Clock Tower Commons</i>			
City/PO: <i>Brewster</i>		State: <i>NY</i>	Zip Code: <i>10509</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: <i>Town of Carmel Planning Board for Lot Line adjustment</i>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>49.897⁵</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>same</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" 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			

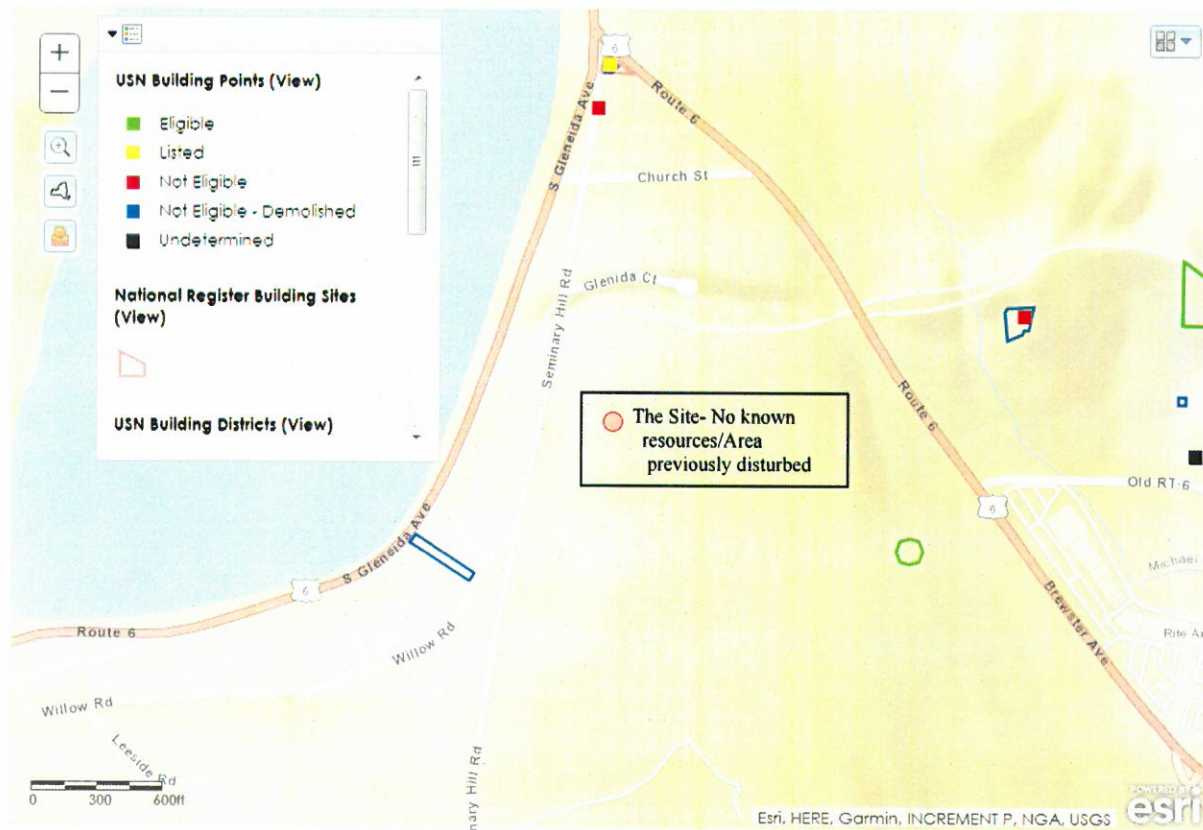
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: <u>3/9/18</u> Signature: <u><i>Harold Pope</i></u> <u>for Hinckley Holdings LLC</u>		

Form prepared by *WDA&P.C. Land Planners*
 104 West Street
 Simsbury, CT 06070
 860-651-4971



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
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



Cultural Resource Mapper

in vicinity of
39 Seminary Hill Road

March 6, 2018
LADA, P.C. Land Planners

Kirkwood Estates LLC.,
3498 Lantern Bay Drive
Jupiter, Fl. 33477

Feb. 20, 2018

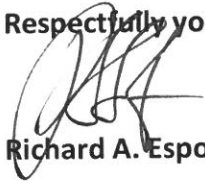
Planning Board Town of Carmel
Honorable Harold Gary Chairman
60 McAlpin Ave.
Mahopac , New York, 10541

RE: Kirkwood Estates LLC, Bond

Dear Honorable Board Chairman Gary:

Kirkwood Estates Subdivision was accepted for dedication at the November 2017 meeting of the Town Board. All work had be accepted and approved at that time. We respectfully request that the Town release our Performance Bond and the Bonding company at your next available meeting.

Respectfully yours,



Richard A. Esposito, member
Kirkwood Estates LLC.,

Cc: Rose Trombetta

Douglas Esposito

Albert Capellini, Esq.

Lumbermens Mutual Insurance Co in Liquidation ,

Agent of Midvale Indemnity Co