

**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**  
**MAY 23, 2018 – 7:00 P.M.**

**MEETING ROOM #2**

**Revised**

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

**PUBLIC HEARING**

1. Angelo Senno Trust – 19 Fowler Ave, Carmel	44.13-2-2	05/23/18	4/27/18	Residential Site Plan
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**RESOLUTION**

2. Alexandrion Distillery – 39 Seminary Hill Rd, Carmel	55.10.1-1	3/29/18	Coordinated SEQR Review
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**SITE PLAN**

3. McDonald's USA, LLC. – 154 Route 6	86.11-1-22	12/12/17	Amended Site Plan
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**SUBDIVISION**

4. Hinckley Holdings LLC – 39-65 Seminary Hill Rd	55.10-1-3, 55.10-1-1, 55.6-1-53	03/08/18	Minor Subdivision
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**MISCELLANEOUS**

5. Minutes – 04/11/18 & 04/25/18
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McDonald's USA LLC



**TOWN OF CARMEL**  
**SITE PLAN 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 site plan applications that have been deemed complete will be placed on the agenda in the order they are received.

**No application will be placed on the agenda that is incomplete**

**Pre-Submission:**

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

**Submission Requirements:**

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

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

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

Rose Kravitz  
Planning Board Secretary; Date

Billy Doherty 5/10/11  
Town Engineer; Date





# TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION			
<b>Application Name:</b> Site Improvements for McDonald's		<b>Application #</b> 18-0006	<b>Date Submitted:</b> April 26, 2018
<b>Site Address:</b> No. 154      Street: Route 6      Hamlet: Mahopac			
<b>Property Location:</b> (Identify landmarks, distance from intersections, etc.) Adjacent to entrance to Mahopac Village Center Plaza			
<b>Town of Carmel Tax Map Designation:</b> Section 86.11    Block 1    Lot(s) 22		<b>Zoning Designation of Site:</b> Commercial	
<b>Property Deed Recorded in County Clerk's Office</b> Date      Liber      Page		<b>Liens, Mortgages or other Encumbrances</b> Yes <u>No</u>	
<b>Existing Easements Relating to the Site</b> <u>No</u> Yes    Describe and attach copies:		<b>Are Easements Proposed?</b> <u>No</u> Yes    Describe and attach copies:	
<b>Have Property Owners within a 500' Radius of the Site Been Identified?</b> <u>Yes</u> No    Attached List to this Application Form <input checked="" type="checkbox"/>			
APPLICANT/OWNER INFORMATION			
<b>Property Owner:</b> Mahopac Improvements Owner, LLC		<b>Phone #:</b> Fax#:	<b>Email:</b> 914-631-3131
<b>Owners Address:</b> No. 580    Street: White Plains Road Suite 301    Town: Tarrytown    State: NY    Zip: 10591			
<b>Applicant (If different than owner):</b> Alan Roscoe (Core States Arch. & Eng. PC)		<b>Phone #:</b> Fax#:	<b>Email:</b> aroscoe@core-eng.com
<b>Applicant Address (If different than owner):</b> No. 9    Street: Galen Street - Suite 117    Town: Watertown    State: MA    Zip: 02472			
<b>Individual/ Firm Responsible for Preparing Site Plan:</b> Matt DeWitt/Core States Arch. & Eng. PC		<b>Phone #:</b> Fax#:	<b>Email:</b> mdewitt@core-eng.com
<b>Address:</b> No. 55    Street: Mount Bethel Road    Town: Warren    State: NJ    Zip: 07059			
<b>Other Representatives:</b>		<b>Phone #:</b> Fax#:	<b>Email:</b>
<b>Owners Address:</b> No.    Street:    Town:    State:    Zip:			
PROJECT DESCRIPTION			
<b>Describe the project, proposed use and operation thereof:</b> The Proposed Project involves the remodel of the existing McDonald's Restaurant at the Mahopac Village Center Plaza. The remodel includes renovations to the interior of the facility; the exterior finishes; and site improvements.  Site work includes replacement of Ordering Equipment consistent with the modernization of the brand and includes installation of digital menu boards. Other included upgrades involve improvements to accessible pathways and parking surfaces in accordance with ADA requirements.			



# TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
<b>Lot size:</b> Acres: <u>18.15 AC</u> Square Feet: <u>144,678 SF</u>		<b>Square footage of all existing structures (by floor):</b> <u>144,678 SF</u>	
<b># of existing parking spaces:</b> <u>700 Approx</u>		<b># of proposed parking spaces:</b> <u>No Change</u>	
<b># of existing dwelling units:</b> <u>N/A</u>		<b># of proposed dwelling units:</b> <u>N/A</u>	
<b>Is the site served by the following public utility infrastructure:</b> <u>YES - NO CHANGES TO SERVICE</u> <div style="display: flex; justify-content: space-between;"> <span>Is project in sewer district or will private septic system(s) be installed? <u>SEWER DISTRICT</u></span> </div>			
<div style="display: flex; justify-content: space-between;"> <span>Is project in sewer district or will private septic system(s) be installed? <u>SEWER DISTRICT</u></span> </div>			
<b>Is project in sewer district or will private septic system(s) be installed?</b> <u>SEWER DISTRICT</u>			
<b>If yes to Sanitary Sewer answer the following:</b>			
<div style="display: flex; justify-content: space-between;"> <span>Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> <u>N/A</u></span> </div>			
<div style="display: flex; justify-content: space-between;"> <span>Is this an in-district connection? <u>      </u> Out-of district connection? <u>      </u></span> </div>			
<div style="display: flex; justify-content: space-between;"> <span>What is the total sewer capacity at time of application? <u>      </u></span> </div>			
<div style="display: flex; justify-content: space-between;"> <span>What is your anticipated average and maximum daily flow <u>      </u></span> </div>			
<b>For Town of Carmel Town Engineer</b>			
<div style="display: flex; justify-content: space-between;"> <span>What is the sewer capacity <u>NOT Applicable</u></span> <span><u>Ref 5/10/11</u></span> </div>			
<b>Water Supply</b> Yes: <input type="checkbox"/> No: <input type="checkbox"/> <u>NO CHANGES TO SERVICE</u> <u>N/A</u>			
<div style="display: flex; justify-content: space-between;"> <span>Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> <u>N/A</u></span> </div>			
<div style="display: flex; justify-content: space-between;"> <span>What is the total water capacity at time of application? <u>      </u></span> </div>			
<div style="display: flex; justify-content: space-between;"> <span>What is your anticipated average and maximum daily demand <u>      </u></span> </div>			
<b>Storm Sewer</b> Yes: <input type="checkbox"/> No: <input type="checkbox"/>			
<b>Electric Service</b> Yes: <input type="checkbox"/> No: <input type="checkbox"/>			
<b>Gas Service</b> Yes: <input type="checkbox"/> No: <input type="checkbox"/>			
<b>Telephone/Cable Lines</b> Yes: <input type="checkbox"/> No: <input type="checkbox"/>			
<b>For Town of Carmel Town Engineer</b>			
<b>Water Flows</b> <u>NA</u> <u>Ref 5/10/11</u>			
<b>Sewer Flows</b> <u>NA</u> <u>Ref 5/10/11</u>			
<b>Town Engineer; Date</b>			
<b>What is the predominant soil type(s) on the site?</b> <u>URBAN (98%), PANTON (2%)</u>		<b>What is the approximate depth to water table?</b> <u>UNDETERMINED BASED ON SOIL TYPE</u>	
<b>Site slope categories:</b> 15-25% <u>      </u> % 25-35% <u>5</u> % >35% <u>      </u> %		<b>Estimated quantity of excavation:</b> Cut (C.Y.) <u>DE MINIMUS</u> Fill (C.Y.) <u>DE MINIMUS</u>	
<b>Is Blasting Proposed</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>		<b>Is the site located in a designated Critical Environmental Area?</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
<b>Does a curb cut exist on the site?</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		<b>Are new curb cuts proposed?</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
<b>What is the sight distance?</b> Left <u>      </u> Right <u>      </u>		<b>Is the site located within 500' of:</b>	
<div style="display: flex; justify-content: space-between;"> <span>The boundary of an adjoining city, town or village <u>CLOSE TO SOMERSET</u> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></span> </div>			
<div style="display: flex; justify-content: space-between;"> <span>The boundary of a state or county park, recreation area or road right-of-way Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span> </div>			
<div style="display: flex; justify-content: space-between;"> <span>A county drainage channel line. Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span> </div>			
<div style="display: flex; justify-content: space-between;"> <span>The boundary of state or county owned land on which a building is located Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span> </div>			

ADJOINS  
BALDWIN  
PLACE



## TOWN OF CARMEL SITE PLAN APPLICATION




Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous)	
Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
Is the site located in a designated floodplain?	
Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
Will the project require coverage under the Current NYSDEC Stormwater Regulations	
Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will the project require coverage under the Current NYCDEP Stormwater Regulations	
Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 5,000 sq ft	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the site disturb more than 1 acre	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the site contain freshwater wetlands?	
Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
Jurisdiction:	
NYSDEC: <input type="checkbox"/> Town of Carmel: <input type="checkbox"/>	
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>	
Are encroachments in regulated wetlands or wetland buffers proposed?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does this application require a referral to the Environmental Conservation Board?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the site contain waterbodies, streams or watercourses?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Are any encroachments, crossings or alterations proposed?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the site located adjacent to New York City watershed lands?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the project funded, partially or in total, by grants or loans from a public source?	
Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
Will municipal or private solid waste disposal be utilized?	
Public: <input type="checkbox"/>	Private: <input checked="" type="checkbox"/>
Has this application been referred to the Fire Department?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the estimated time of construction for the project?	
4 weeks	

### ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Proposed
Lot Area	0.92 Ac.	18.14 Ac.	18.14 Ac.
Lot Coverage (BUILDINGS)	30% MAX.	3169 SF	3073 SF
Lot Width	200'	>200'	>200'
Lot Depth			
Front Yard	40'	65.8'	65.8'
Side Yard	25'	>25'	>25'
Rear Yard	30'	>30'	>30'
Minimum Required Floor Area	5000 SF	144,678 SF	144,582 SF
Floor Area Ratio			
Height	MAXIMUM 35'	17'-1"	19'-4"
Off-Street Parking	1/300 SF	700 +/-	700 +/-
Off-Street Loading			



## TOWN OF CARMEL SITE PLAN APPLICATION

<b>Will variances be required?</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	<b>If yes, identify variances:</b>
<b>PROPOSED BUILDING MATERIALS</b>	
Foundation	<u>SEE ARCHITECTURAL PLANS</u>
Structural System	
Roof	
Exterior Walls	
<b>APPLICANTS ACKNOWLEDGEMENT</b>	
<p>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.</p>	
<p><u>CORE STATES ARCHITECTURE &amp; ENGINEERING P.C.</u> <u>ALAN ROSCOE</u></p>	
Applicants Name	Applicants Signature 
Sworn before me this <u>27</u> day of <u>APRIL</u> 20 <u>18</u>	
 Notary Public	<div style="border: 1px solid black; padding: 5px; display: inline-block;"><div style="margin-left: 10px;"><b>MARIE D. NEGRON</b> Notary Public Commonwealth of Massachusetts My Commission Expires March 19, 2021</div></div>





# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 153-61 B of the Town of Carmel Zoning Ordinance.

This form shall be included with the site plan submission

Required Information		Yes	No
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/> /	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/> /	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/> /	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input checked="" type="checkbox"/> /	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/> /	<input type="checkbox"/>
8	The location of all existing and proposed easements	N/A <input type="checkbox"/>	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/> /	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<input checked="" type="checkbox"/> /	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/> /	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	<input checked="" type="checkbox"/> /	<input type="checkbox"/>
14	Proposed signage	<input checked="" type="checkbox"/> /	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input checked="" type="checkbox"/> /	<input type="checkbox"/>

show on drawing

onsite circ.





# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



No.	Requirement	By Applicant	By Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	N/A	<input type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	<input type="checkbox"/>	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	AS REQUESTED	<input type="checkbox"/>

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

I, MATT DEWITT 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:

CORE STATES ARCHITECTURE & ENGINEERING  
ALAN ROSCOE

Signature - Applicant

Date

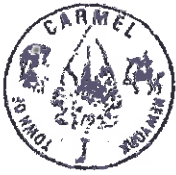


Professionals Seal

Signature - Owner

Date





**TOWN OF CARMEL  
SITE PLAN COMPLETENESS  
CERTIFICATION FORM**

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**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 Grubbs*

**Signature - Planning Board Secretary**

5/10/18

**Date**

*Rich M. O'Hara*

**Signature - Town Engineer**

5/10/18

**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.

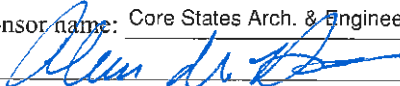
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: McDonald's Remodel (MRP Program)							
Project Location (describe, and attach a location map): 154 US Rte. 6 Mahopac, NY (Survey Plan attached)							
Brief Description of Proposed Action: Remodel of existing restaurant to include interior, exterior (facade) renovations as well as site improvements consistent with this program:  - Drive Through modifications to provide replacement ordering equipment consistent with the brand modernization program - ADA pathway and parking space improvements							
Name of Applicant or Sponsor: Core States Architecture & Engineering PC (Alan D. Roscoe)		Telephone: 857-500-4702 E-Mail: aroscoe@core-eng.com					
Address: Core States Group - 9 Galen Street - Suite 117							
City/PO: Watertown		State: MA	Zip Code: 02472				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Amendment to Previous Site Plan Approval			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		18.15 acres					
b. Total acreage to be physically disturbed?		0.05 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		18.15 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

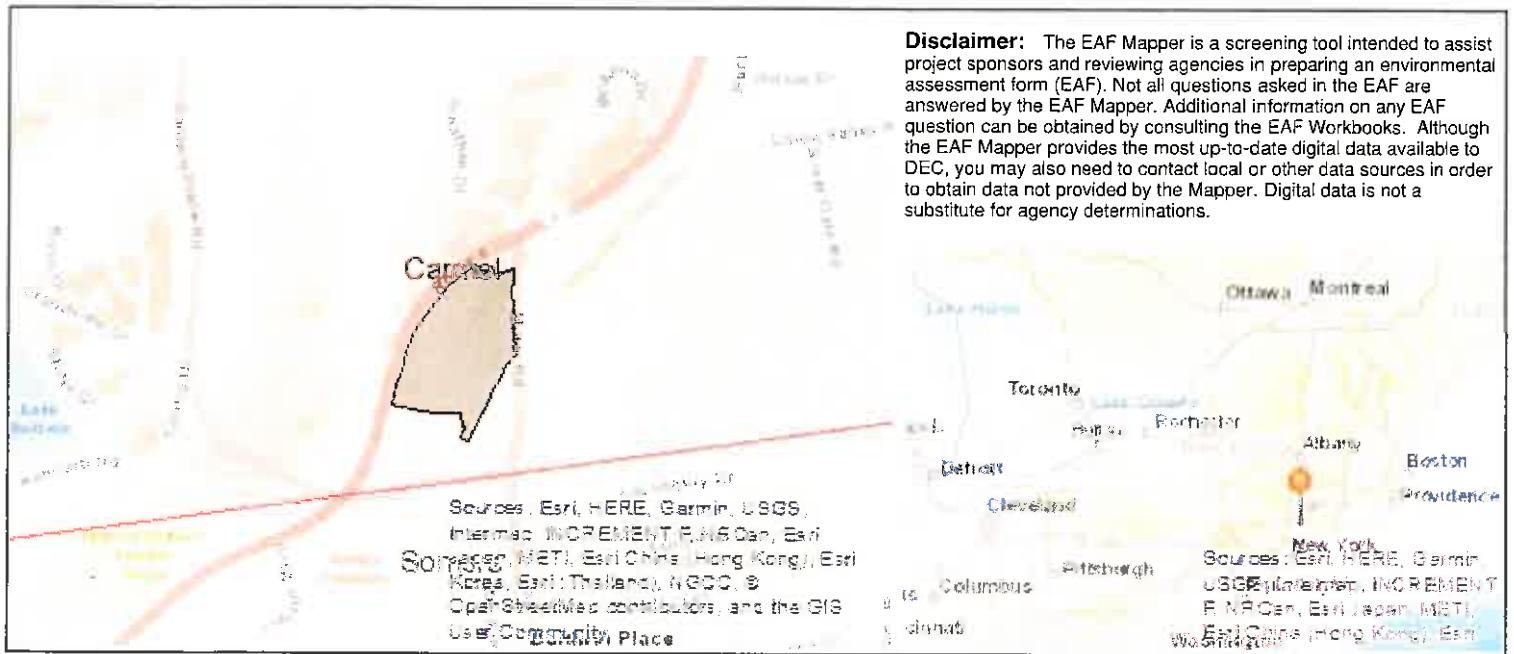


Page 2 of 3



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: _____ _____ _____	<b>NO</b>  <input checked="" type="checkbox"/>	<b>YES</b>  <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: _____ _____ _____	<b>NO</b>  <input checked="" type="checkbox"/>	<b>YES</b>  <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: _____ Projects at #80 & #95 Rte. 6 (Somers Commons & Somers Square, respectively) are listed on the Environmental Remediation Database. Neither site represents a concern to the proposed remodel at Mahopac Village Center.	<b>NO</b>  <input type="checkbox"/>	<b>YES</b>  <input checked="" type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Core States Arch. &amp; Engineering, PC (Alan D. Roscoe)</u> Date: <u>April 20, 2018</u> Signature: <u></u>		





Part 1 / Question 7 [Critical Environmental Area]

Yes

Part 1 / Question 7 [Critical Environmental Area - Identify]

Name: Baldwin Place Area, Reason: Difficulties w/ portable water source, Agency: Somers, Town of, Date: 9-26-90

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]

No

Part 1 / Question 16 [100 Year Flood Plain]

No

Part 1 / Question 20 [Remediation Site]

Yes



OWNER:	MANAGERS COMPANY/CHRYSLER CREDIT, LLC 505 WHITE PLAINS ROAD BARTON, NY 10514
FACILITY OPERATOR:	INDUSTRIAL CORPORATION 1 NATIONAL PLAZA GARDEN CITY, NY 11530 TEL: (516) 522-2000
CIVIL ENGINEER:	COLE STATES ARCHITECTURE AND ENGINEERING, P.C. 201 S. MAPLE AVENUE AMSTERDAM, NY 10602 CONTACT: ANDREW RONDENKATZ, P.E. TEL: (212) 660-1015
ARCHITECT:	COLE STATES ARCHITECTURE AND ENGINEERING, P.C. 201 S. MAPLE AVENUE SUITE 300 AMSTERDAM, NY 10602 CONTACT: ANDREW LEE TEL: (212) 660-1015
SURVEYOR:	GALLAS SURVEYING GROUP 390 S. ROUTE 7 NORTH BALMORAL, NY 08062 CONTACT: CHERYL GALLAS TEL: (732) 472-0398

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK STATE ONE-CALL SYSTEM (1-800-485-7852) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE: THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES' RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 01147-067-048-00

CARMEL DATV  
CENTRAL HUDSON GAS AND ELECTRIC SOUTHEAST GAS  
CONSOLIDATED EDISON COMPANY OF NY  
NYSEG BREWSTER ELECTRIC  
VERIZON | VALHALLA HUDSON VALLEY  
VERIZON | VALHALLA WESTCHESTER

(800) 262-8800  
(845) 206-8046  
(718) 472-2304  
(800) 262-2700  
(956) 226-8544  
(956) 226-8544

McDONALD'S STORE No.: 031-1664  
154 ROUTE 6  
MAHOPAC, TOWN OF CARMEL  
PUTNAM COUNTY, NEW YORK 10541



SHEET INDEX	
SHEET NUMBER	SHEET NAME
C1	COVER SHEET
C2	GENERAL NOTES
C3	DEMOLITION & EROSION CONTROL PLAN
C4	SITE PLAN
C5	GRADING PLAN
C6-C9	CONSTRUCTION DETAILS
REFERENCE DRAWINGS	
SHEET 1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY (BY GALLUS SURVEYING GROUP)
TOTAL SHEETS: 10	

EXISTING CONDITION, INCLUDING PROPERTY LINES, EXISTING UTILITIES, SITE TOPOGRAPHIC WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WERE TAKEN FROM THE BOUNDARY & TOPOGRAPHIC SURVEY ENTITLED:

BOUNDARY & TOPOGRAPHIC SURVEY  
PART OF LOT 22, BLOCK 1, SECTION 86.1  
154 US ROUTE 8  
MAHOPAC, TOWN OF CARMEL  
COUNTY OF PUTNAM  
STATE OF NEW YORK  
PREPARED BY: GALLAS SURVEYING GROUP  
DATED: 12/06/2017

ALL PHASES OF THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER/DEVELOPER SITE WORK SPECIFICATIONS

CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS

RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

4. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

5. **SAFETY NOTICE TO CONTRACTOR.** IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTIES, PERFORMANCE OF THE WORK, THE INCURRED COSTS, AND THE COMPLETION OF THE WORK. THE CONTRACTOR'S SAFETY MEASURES SHALL BE MAINTAINED CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES ON OR NEAR THE CONSTRUCTION SITE.

7. PREVIOUS SITE PLAN REMAINS IN EFFECT EXCEPT AS MODIFIED BY THE PROPOSED REVISIONS.

THIS PROJECT PROPOSES REGRADING OF THE EXISTING ACCESSIBLE PARKING AREA AND ACCESSIBLE PATHWAY TO THE BUILDING. ALSO PROPOSED IS THE REPLACEMENT OF THE EXISTING DRIVE-THRU SIGNAGE AND MENU BOARDS.

[illegible][illegible]

**REPAIRS FOR:**

# M. McDonald's USA, LLC

These services and warranties are for the authorized and registered owners of McDonald's USA, LLC and shall not be required or applicable without written authorization. The material elements were prepared for use in this service only in accordance with the manufacturer's specifications and are not to be used for any other purpose. Use of these services for any other purpose, such as example, an unauthorized repair, may void the manufacturer's warranty. If a repair is not performed in accordance with the manufacturer's specifications, the manufacturer shall not be held responsible for any damage or injury caused by the use of these services. If a repair is not performed in accordance with the manufacturer's specifications, the manufacturer shall not be held responsible for any damage or injury caused by the use of these services.

<b>E IMPROVEMENTS</b>	DRAWN BY CK
<b>COVER SHEET</b>	STD ISSUE DATE 2017
	REVIEWED BY MD
	DATE ISSUED 1/9/2017
0006853	CNSD PRO JECT MCD-2008
ROUTE 8 MIDDLETOWN, NY 10841	

SHEET NO.	TITLE	SHEET	SHEET NO.
			031-1044
MCD-23266			
C1			

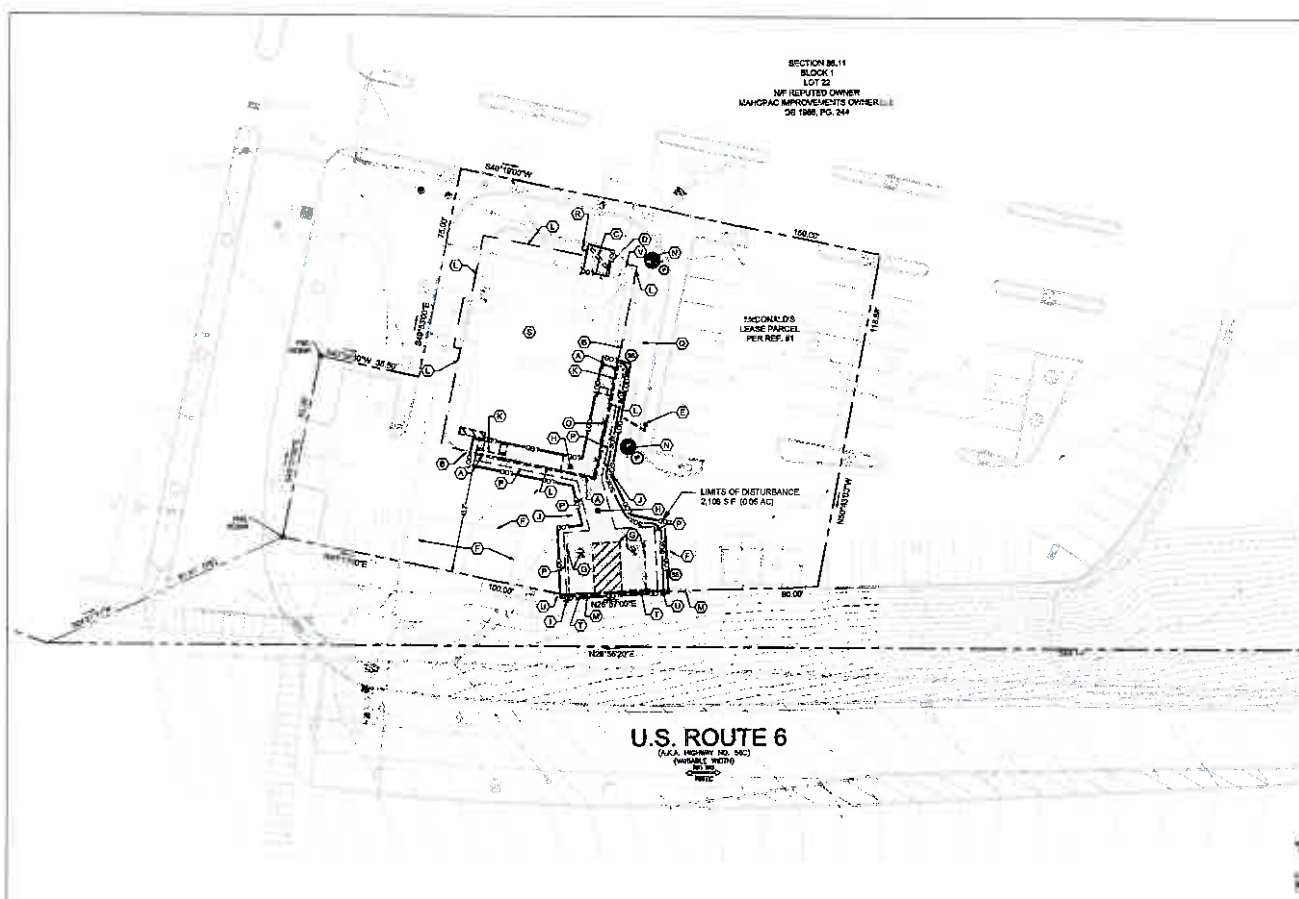
DOCUMENTS PREPARED BY CORE STATE ARCHITECTURE AND ENGINEERING P.C. INCLUDING THIS DOCUMENT ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT A SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECT, BY OWNER OR BY AN OTHER PARTY, WITHOUT THE EXPRESS WRITTEN CONSENT OF CORE STATES ARCHITECTURE AND ENGINEERING P.C. MAY BE PENALIZED AND THE USER OF SUCH DOCUMENTS IN ANY OTHER SPECIFICALLY INTENDED USE WILL HOLD CORE STATES ARCHITECTURE AND ENGINEERING P.C. HARMLESS FROM ALL CLAIMS AND LOSSES.











**U.S. ROUTE 6**  
(A.K.A. HIGHWAY NO. 50)  
(NORTH BAY)  
P.W.C.



**SEQUENCE OF CONSTRUCTION:**

- PHASE 1:**
1. INSTALL TEMPORARY INLET PROTECTION(S) AND SILT SOCKS.
  2. PREPARE TEMPORARY PARKING AND STORAGE AREA AT LOCATION IN PARKING LOT DESIGNATED BY OWNER.
  3. BEGIN CONSTRUCTION ACTIVITIES HANDSCAPE REMOVAL.
  4. START CONSTRUCTION OF SITE IMPROVEMENTS.
- PHASE 2:**
1. TEMPORARILY SEED OR MULCH THROUGHOUT CONSTRUCTION, DESIGNATED AREAS THAT WILL BE ACTIVE FOR 3 DAYS OR MORE.
  2. INSTALL CURB AND PAVEMENT BARRIAGE.
  3. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
  4. PREPARE SITE FOR PAVING.
  5. PAVE SITE WITH BITUMULUS GRAD.
  6. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
  7. CALL ENGINEER OF RECORD AFTER THE SITE APPEARS TO BE FULLY STABILIZED FOR AN INSPECTION.
  8. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER APPROVAL OF THE ENGINEER OF RECORD AND STABILIZE ANY AREAS DESIGNATED BY THE REMOVAL OF THE ERO.
  9. CONTINUE DAILY INSPECTION UPON SITE UNTIL THE FINAL DAILY INSPECTION IS SIGNED OFF BY THE OWNER THAT THE SITE IS FULLY STABILIZED AND THE PERMIT MAY BE TERMINATED.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING STEPS HAVE BEEN COMPLETELY INITIATED.

**DEMOLITION KEY NOTES:**

- A. EXISTING CONCRETE CURB TO BE REMOVED.
- B. EXISTING CONCRETE CURB TO REMAIN CONTRACTOR TO PROTECT IN PLACE.
- C. EXISTING WETLAND SCARS AND FOUNDATION TO BE REMOVED.
- D. EXISTING LEAVE HUB NOTCH AND FOUNDATION TO BE REMOVED.
- E. EXISTING CLEARANCE BAR WITH AREA LIGHT TO BE REMOVED.
- F. EXISTING PAVING STRIPS TO REMAIN CONTRACTOR TO PROTECT IN PLACE.
- G. EXISTING ACCESSIBLE PARKING STRIPS TO BE REMOVED.
- H. EXISTING HANDSCAPE TO BE REMOVED.
- I. EXISTING ACCESSIBLE PARKING SIGN TO BE REMOVED.
- J. EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN CONTRACTOR TO PROTECT IN PLACE.
- K. EXISTING VETTABLE TO BE REMOVED.
- L. EXISTING LAKE TO BE REMOVED.
- M. EXISTING HANDSCAPE TO REMAIN CONTRACTOR TO PROTECT IN PLACE.
- N. EXISTING INLET TO REMAIN CONTRACTOR TO PROTECT IN PLACE.
- O. EXISTING SANITARY MANHOLE TO BE REMOVED.
- P. EXISTING SANITARY MANHOLE TO REMAIN CONTRACTOR TO PROTECT IN PLACE.
- Q. EXISTING SANITARY MANHOLE TO REMAIN CONTRACTOR TO PROTECT IN PLACE.
- R. EXISTING SANITARY MANHOLE TO REMAIN CONTRACTOR TO PROTECT IN PLACE.
- S. EXISTING SANITARY MANHOLE TO REMAIN CONTRACTOR TO PROTECT IN PLACE.
- T. EXISTING SANITARY MANHOLE TO REMAIN CONTRACTOR TO PROTECT IN PLACE.
- U. EXISTING SANITARY MANHOLE TO REMAIN CONTRACTOR TO PROTECT IN PLACE.
- V. EXISTING SANITARY MANHOLE TO REMAIN CONTRACTOR TO PROTECT IN PLACE.
- W. EXISTING SANITARY MANHOLE TO REMAIN CONTRACTOR TO PROTECT IN PLACE.
- X. EXISTING SANITARY MANHOLE TO REMAIN CONTRACTOR TO PROTECT IN PLACE.
- Y. EXISTING SANITARY MANHOLE TO REMAIN CONTRACTOR TO PROTECT IN PLACE.
- Z. EXISTING SANITARY MANHOLE TO REMAIN CONTRACTOR TO PROTECT IN PLACE.

**DEMOLITION NOTES:**

1. REFER TO SHEET C2 FOR GENERAL AND DEMOLITION NOTES.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND FOR CALLING THE APPROPRIATE ONE CALL CENTER AT LEAST 24 HOURS IN ADVANCE OF ANY EXCAVATION.

**MAINTENANCE NOTE:**

ALL MEASURES STATED ON THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONING CONDITION UNTIL HOLDING REQUIRED FOR COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED AND MAINTAINED PERFORM IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT. WHENEVER DAMAGE IS STRAIGHT, AND REPAIRS IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT BARRIERS SHALL BE REMOVED FROM THE INLET PROTECTION WHEN CLOSING BECOMES APPARENT.
2. SILT SOCKS SHALL BE REPAIRED OR REPLACED TO THEIR ORIGINAL CONDITION IF DAMAGED.

**DEMOLITION LEGEND:**

- PROPERTY BOUNDARY LINE
- CENTER LINE OF EXISTING ROADWAY
- ADJOINING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING DRIVE
- PRINTING BLOCK NUMBER
- EXISTING LOT NUMBER
- EXISTING IF INTERNAL CONTIGUOUS LINE
- EXISTING Y INTERNAL CONTIGUOUS LINE
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING GAS MAIN
- EXISTING UTILITY POLE
- EXISTING STRUCTURES
- EXISTING SANITARY STRUCTURES
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELEPHONE
- EXISTING OVERHEAD WIRES
- EXISTING SANITARY
- EXISTING STRUCTURE
- EXISTING BUILDING
- DEMOLITION
- DEMOLITION ROAD
- DEMOLITION GRAVEL ROAD
- DEMOLITION DRIVE
- DEMOLITION PROPERTY LINE
- DEMOLITION TREE
- DEMOLITION UTILITY POLE
- DEMOLITION HARDSCAPE
- PROPOSED SAWCUT LINE
- LIMITS OF DISTURBANCE

**E & S LEGEND:**

- SILT SOCK (REFER TO DETAIL ON SHEET C5)
- SILT SOCK (REFER TO DETAIL ON SHEET C5)
- INLET PROTECTION (REFER TO DETAIL ON SHEET C5)

DOCUMENT PREPARED BY CORE STATES  
FOR THE PROJECT OF  
DEMOLITION & EROSION  
CONTROL PLAN  
SHEET  
C3



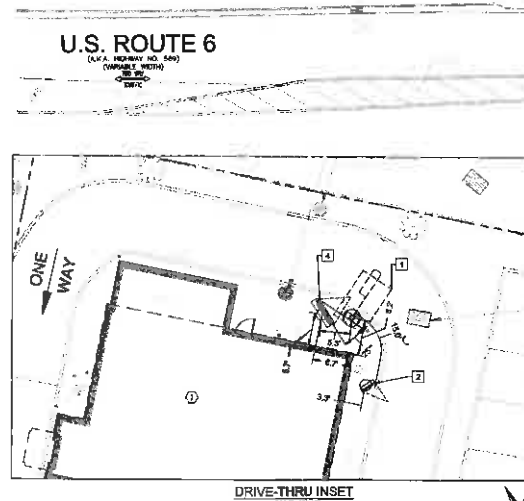
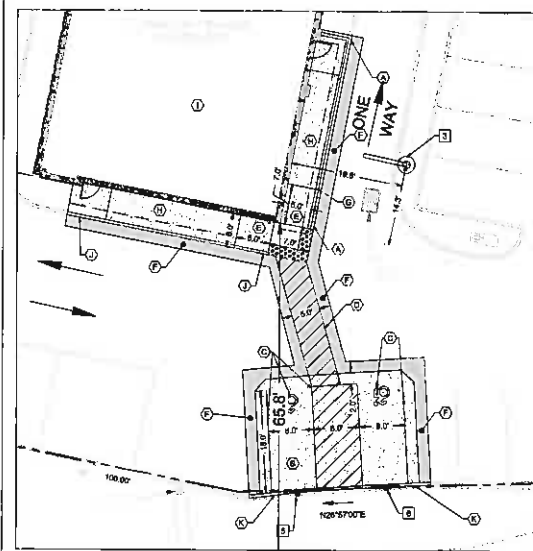
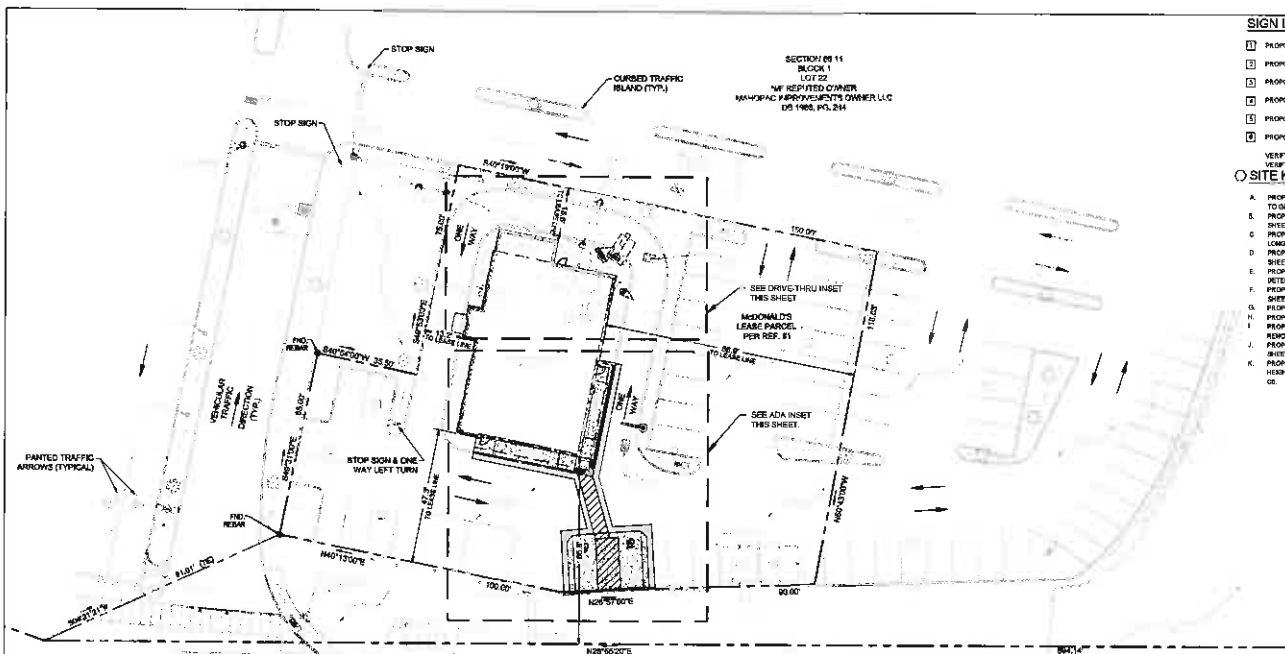
DATE	BY	DESCRIPTION
10/15/2024	JD	DEMOLITION & EROSION CONTROL PLAN

**CORE STATES**  
McDonald's USA, LLC  
10000 W. 10th Street, Suite 100  
Overland Park, KS 66211  
Tel: 913.241.1000  
Fax: 913.241.1001  
Email: corestates@corestates.com  
Website: www.corestates.com

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# **SIGN LEGEND:**

1. PROPOSED SPRINGBROOK CANOPY (NO COB)
2. PROPOSED DIGITAL PEB-BROWSE BOARD
3. PROPOSED WELCOME POINT GATEWAY
4. PROPOSED OUTDOOR DIGITAL MENU BOARD
5. PROPOSED ACCESSIBLE PARKING SIGN
6. PROPOSED VAN ACCESSIBLE PARKING SIGN

# **○ SITE KEY NOTES:**

- A. PROPOSED VARIABLE HEIGHT CONCRETE CURB. REFER TO DRAWING SHEET FOR DETAILS.
- B. PROPOSED CONCRETE PAD. REFER TO DETAIL ON SHEET D.
- C. PROPOSED ACCESSIBLE PARKING STOPPILLS MUST BE LONG LIFE EPDM. REFER TO DETAIL ON SHEET C.
- D. PROPOSED CRACKSEAL STOPPING. REFER TO DETAIL ON SHEET C.
- E. PROPOSED ACCESSIBLE CURB RAMP WITH 2 DEEP RETRACTABLE WARNING. REFER TO DETAIL ON SHEET C.
- F. PROPOSED ADHESIVE PAVEMENT. REFER TO DETAIL ON SHEET C.
- G. PROPOSED HANDRAIL. REFER TO DETAIL ON SHEET D.
- H. PROPOSED CONCRETE SIDEWALK.
- I. PROPOSED WHEELCHAIR AND EXTENSIVE BUILDING RENOVATION. REFER TO BUILDING PLAN SET FOR DETAILS.
- J. PROPOSED 4\"/>

# **GENERAL NOTES:**

- THIS DRAWING REFERENCE:
- OWNER:
- SITE ADDRESS:
- ZONING DATA:
- MIN. LOT AREA:
- MIN. LOT FRONTAGE:
- MIN. LOT DEPTH:
- MIN. FRONT YARD:
- MIN. SIDE YARD:
- MIN. REAR YARD:
- MAX. BUILDING COVERAGE:
- MAX. HEIGHT:
- PARKING REQUIREMENTS:
- EXISTING PARKING COUNT IS FROM SPOTS FULLY INSIDE THE LEASE LINE.
- ONE TO SPACE PER 250 S.F. OF GROSS FLOOR AREA.
- 30% OF ALL SPACES (7) - 100 SPACES REQUIRED - 100 SPACES.
- EXISTING MCDONALD'S AREA PARKING: 25 SPACES (INCLUDING 2 ACCESSIBLE SPACES).
- PROPOSED MCDONALD'S AREA PARKING: 25 SPACES (INCLUDING 2 ACCESSIBLE SPACES).
- PARKING STALL DIMENSIONS:
- EXISTING: 8' x 18'
- REQUIRED: 8' x 18' WITH 2' OVERHANG
- PROPOSED: 8' x 18' ACCESSIBLE SPOTS
- ALL EXISTING FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS SHALL BE LONG LIFE EPDM.
- PRICED TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND TENDERSHOP REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL HOLD RESPONSIBILITY FOR ANY DIMENSIONAL DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR SUCH VARIATIONS TO BE RESOLVED DUE TO DIMENSIONS OR GRAPHS SHOWN IMPROPERLY ON THESE PLANS IF SUCH DISCREPANCY HAS NOT BEEN NOTED.
- SOLID WASTE TO BE DEPOSITED BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXCAVATED UNDESIRABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SIGNING & ROAD TO BEING RELOCATED AND SHALL BE RESPONSIBLE IN ACCORDANCE WITH CURRENT OR A STATEMENTS AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS WELL AS CONDITION DRAINAGE.

# **GENERAL DEVELOPMENT NOTES:**

1. PROPOSED UTILITIES ARE ONLY SHOWN IN SCHEMATIC LAYOUT. SPACE LOCATIONS SHALL BE DETERMINED PRIOR TO CONSTRUCTION. SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL HALT WORK AND NOTIFY THE ENGINEER OF RECORD.
2. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELEVATION AND PLUMBING DRAWINGS FOR UTILITY SERVICE EXCHANGE LOCATIONS, SIZES, AND CONNECTIONS.
3. FINISH GRADE AND CURB ELEVATIONS SHALL BE 4\"/>

# **SITE LEGEND**

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING ROAD CENTERLINE
- PROPOSED ROAD CENTERLINE
- PROPOSED RTH CENTERLINE
- PROPOSED LIMITS OF IMP. / DETENTION
- PROPOSED SANITARY LINE
- UNITS OF DISTANCE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED MAINTAINABLE CURB
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING SANITARY STRUCTURES
- EXISTING WATER STRUCTURES
- PROPOSED PARKING COUNT

DOCUMENTS PREPARED BY CORE STATES ARCHITECTURE AND ENGINEERING P.C. INCLUDING THE SHOWN ARE TO BE USED ONLY FOR THE PROJECT AND NOT FOR ANY OTHER PROJECTS. ANY INFORMATION OR DATA TO ANY OTHER PROJECTS OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CORE STATES ARCHITECTURE AND ENGINEERING P.C. SHALL BE CONSIDERED VOID. CORE STATES ARCHITECTURE AND ENGINEERING P.C. DOES NOT ASSUME ANY LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR ANY OTHER PROJECTS. CORE STATES ARCHITECTURE AND ENGINEERING P.C. IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR ANY OTHER PROJECTS.

Know what's below. Call before you dig.

811

Call before you dig.

**CORE STATES**

**McDonald's USA, LLC**

**SITE IMPROVEMENTS**

**SITE PLAN**

**C4**

**DATE:** 03/11/2014

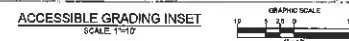
**PROJECT NO.:** MCD-2328

**CLIENT:** McDonald's USA, LLC

**LOCATION:** 154 ROUTE 6, AMARITAC, NY 10841

**SCALE:** 1\"/>



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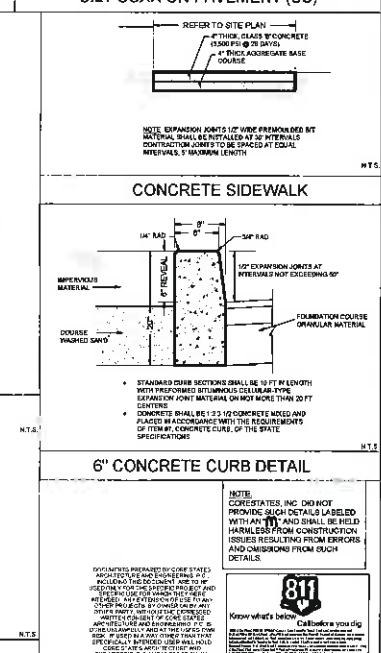
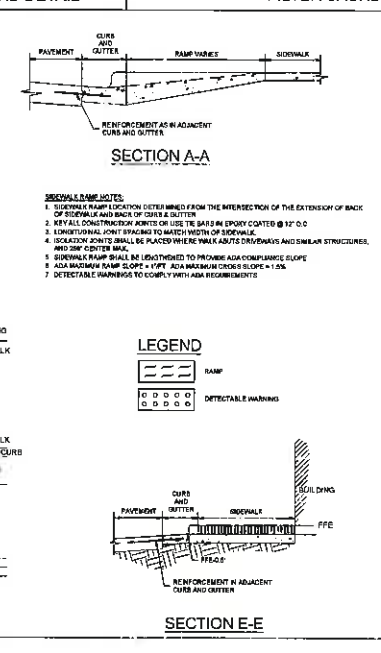
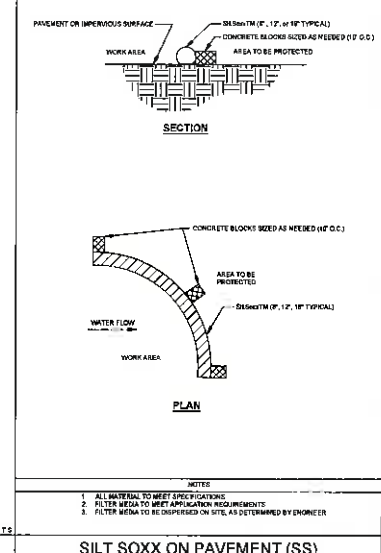
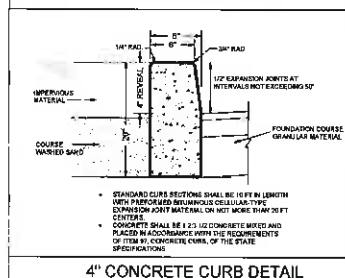
1 REFER TO SHEET C-2 FOR GENERAL PAVING AND GRADING NOTES

EXISTING PROPERTY SURROUND LINE  
EXISTING ADJOINING PROPERTY LINE  
EXISTING ROAD CENTERLINE  
PROPOSED DITCH CENTERLINE  
PROPOSED LIMITS OF MAP / RETENTION  
EXISTING 4" INTERNAL CONTOUR LINE  
EXISTING 8" INTERNAL CONTOUR LINE  
PROPOSED 4" INTERNAL CONTOUR LINE  
PROPOSED 8" INTERNAL CONTOUR LINE  
PROPOSED SPOT SHEETS

EXISTING CURB  
PROPOSED CURB  
PROPOSED SIDEWALK  
PROPOSED BUILDING  
PROPOSED CONCRETE  
PROPOSED WALKER STRUCTURES  
PROPOSED STORM STRUCTURES  
PROPOSED SANITARY STRUCTURES  
EXISTING SANITARY STRUCTURES  
EXISTING WATER STRUCTURES  
EXISTING GAS MAIN  
EXISTING WATER MAIN  
EXISTING UNDERGROUND ELECTRIC  
EXISTING TELEPHONE  
EXISTING OVERHEAD WIRES  
EXISTING SANITARY  
EXISTING STORM  
PROPOSED STORM PIPE  
PROPOSED WATER  
PROPOSED SANITARY  
PROPOSED SANITARY FORCE MAIN

[illegible][illegible]







[illegible]





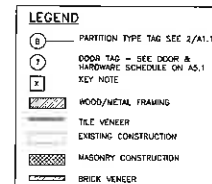




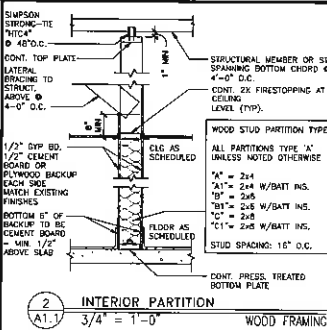




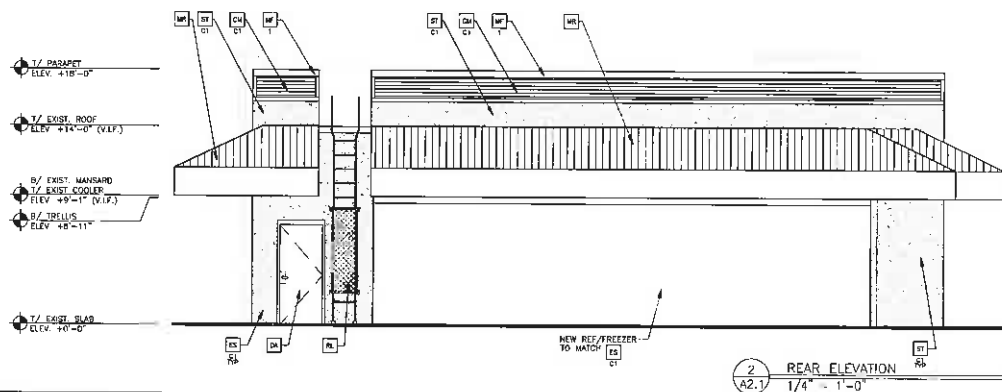




58	RELOCATED SELF SERVE BEVERAGE BAR. REFER TO PLUMBING DRAWINGS
57	STOREFRONT SYSTEM TO MATCH EXISTING; SEE A2 SERIES & A5.1 FOR WINDOW TYPES.
56	NEW METAL LOUVER SUNSCREEN PANEL
55	ALUMINUM TRELLIS SYSTEM ABOVE - SEE ROOF PLAN
54	ALUMINUM TIC-BACK ABOVE - SEE ROOF PLAN
53	ALUMINUM TRELLIS 2X6 WALL FASCIA ABOVE - SEE ROOF PLAN
52	WALL CONSTRUCTION - CONCRETE MASONRY UNIT
51	WALL CONSTRUCTION - 4" BRICK VENTIL
50	WALL CONSTRUCTION - 2X WOOD FRAMING







RL - RIGHT TO LEFT  
LR - LEFT TO RIGHT







Google Maps Route 6 @ Mahopac Village Center



Imagery ©2018 Google, Map data ©2018 Google 200 ft



# 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, revised April 2, 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/Minor Subdivision

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

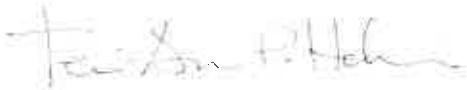
Proposed Plat

Due to the fact that there are no new lots being created- three existing lots are being adjusted, we request that the project be determined to be a Minor Subdivision.

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



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

Subdivision

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 Route 6</u>			
Town of Carmel Tax Map Designation: <u>*See below</u>		Zoning Designation of Site: <u>Varies - see below</u>	
Property Deed Recorded in County Clerk's Office Date <u>10/27/11</u> Liber <u>1878</u> Page <u>476</u>		Liens, Mortgages or other Encumbrances Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <u>Unknown</u>	
Existing Easements Relating to the Site No <input type="checkbox"/> Yes <input checked="" 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? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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>MA</u> Zip: <u>01509</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 <del>SES</del> Plan: <u>Bergendorff-Gillis Professional Land Surveyors</u>		Phone #: <u>845 279 4261</u> Email:	
Address: No. <u>52</u> Street: <u>Star Ridge Road</u> Town: <u>Brewster</u> State: <u>MA</u> Zip: <u>01509</u>		Fax#:	
Other Representatives: <u>LADA, P.C. Land Planners</u>		Phone #: <u>845 279 7424</u> Email: <u>ladapc@shel.net</u>	
Owners Address: No. <u>104</u> Street: <u>West Street</u> Town: <u>Simsbury</u> State: <u>CT</u> Zip: <u>06070</u>		Fax#:	
PROJECT DESCRIPTION			
Describe the project, proposed use and operation thereof:  <u>Lot line adjustment to reconfigure 3 existing lots</u> <u>(Zone limits to remain the same)</u>  <u>* Lot Areas larger than allowed for Lot Line Adjustment -</u> <u>should be considered a Minor Subdivision</u>			

Tax Map #3      55.10-1-1      39-41 Seminary Hill Road (Comm/Bus)      1 of 3  
                          55.6-1-53      1801 Rt 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

Added  
4/2/2018



# 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 checked="" type="checkbox"/> <i>Adjustment</i>	
Number of proposed lots: <b>remains same - 3</b>		Size of proposed lots: <b>See Lot Line Adjustment Plan/Plat</b>	
Conventional Subdivision <input type="checkbox"/>		Cluster Subdivision <input type="checkbox"/> <b>Lot Line Adjust</b> <input checked="" type="checkbox"/>	
Will a 10% open space set aside be provided? Yes: <input type="checkbox"/> No: <input type="checkbox"/> <b>N/A</b>		If no, will a payment in-lieu be provided? Yes: <input type="checkbox"/> No: <input type="checkbox"/> <b>N/A</b>	
Will all new lots have frontage on a mapped street? Yes: <input type="checkbox"/> No: <input type="checkbox"/> <b>No new lots</b>		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</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ Is this an in-district connection? _____ Out-of district connection? _____</li> <li>▶ What is the total sewer capacity at time of application? _____</li> <li>▶ What is your anticipated average and maximum daily flow _____</li> </ul> <p><i>For Town of Carmel Town Engineer</i></p> <ul style="list-style-type: none"> <li>▶ What is the sewer capacity _____</li> </ul> </div> <div> <p>Water Supply</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ What is the total water capacity at time of application? _____</li> <li>▶ What is your anticipated average and maximum daily demand _____</li> </ul> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> <p>Storm Sewer</p> <p>Electric Service</p> <p>Gas Service</p> <p>Telephone/Cable Lines</p> </div> <div> <p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> </div> <div> <p><i>Lot line adjustment only</i></p> <p><i>N/A No new lots or construction</i></p> <p><i>Lot line adjustment only</i></p> <p><i>N/A</i></p> <p><i>No new lots or construction</i></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"/> <b>N/A</b>			
Is a homeowners association proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <b>N/A</b>			
What is the predominant soil type(s) on the site? <b>Paxton's Urban Land</b>		What is the approximate depth to water table? <b>6' +</b>	
Site slope categories: 0-15% - <b>93%</b>   15-25% <b>7%</b>   25-35% _____ %   >35% _____ %			
Estimated quantity of excavation: Cut (C.Y.) <b>N/A</b>   Fill (C.Y.) <b>N/A</b>			
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unknown: <input type="checkbox"/> <b>N/A</b>			
Is the site located on 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? Left <b>Existing</b> Right _____	
Is the site located within 500' of:			
<div style="display: flex; justify-content: space-between;"> <div> <p>The boundary of an adjoining city, town or village</p> <p>The boundary of a state or county park, recreation area or road right-of-way</p> <p>A county drainage channel line</p> </div> <div> <p>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></p> <p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></p> </div> </div>			



# 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: ☐ *Lot line adjustment only - no disturbance*

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

**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.

Applicants Name: *Harold L. Laplan* *For Hinchley Holdings LLC* Applicants Signature: *Harold L. Laplan* *For Hinchley Holdings LLC*

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

Notary Public: *[Signature]*

Notary Public  
State of New York  
County of [blank]  
Commission Expires [blank]

*5/7/19*

3 of 3

*Modified for Minor Subdivision*

*Update Notary signature*

*Applicant*

*Date*





## 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
<b>General Requirements</b>			
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"/>
<b>Sketch Plan Requirements</b>			
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"/> <i>N/A</i>	<input type="checkbox"/>

*46 new lots*





TOWN OF CARMEL  
**SUBDIVISION COMPLETENESS  
CERTIFICATION FORM**



Requirement Data		To Be Completed by the Applicant	Waived by the Town
<b>Preliminary Plat Requirements</b>			
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, <del>with proposed first floor elevations of the buildings.</del> <b>N/A</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Names of existing streets <del>and proposed names of new streets.</del> <b>N/A</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Preliminary profiles of all proposed roads. <b>N/A</b>	<b>N/A</b> <input type="checkbox"/>	<input type="checkbox"/>
6	Location, type and size of curbs, sidewalks and bikeways.	<b>N/A</b> <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"/> <b>N/A</b>	<input type="checkbox"/>
8	Plans of proposed utility layouts and all facilities, unsized.	<b>N/A</b> <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"/> <b>N/A</b>	<input type="checkbox"/>
10	Existing or proposed covenants or deed restrictions applying to the site <del>and a preliminary draft of homeowners' association documents, if applicable.</del> <b>N/A</b>	<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"/> <b>N/A</b>	<input type="checkbox"/>
<b>Final Plat Requirements</b>			
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	<del>All proposed public easements or rights-of-way and the purposes thereof and proposed streets, identifying right-of-way width and names.</del>	<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

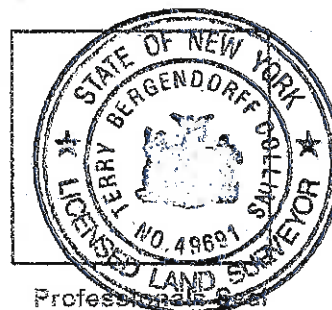
## SUBDIVISION COMPLETENESS CERTIFICATION FORM



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 Segler  
Signature - Owner

3/19/18  
Date

For Hinekley Holding LLC



# 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <i>Minor Subdividing 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 (considered a subdividing application as per Town of Carmel Regulations) No construction or disturbance as part of this application</i>			
Name of Applicant or Sponsor: <i>Hinckley Holdings LLC</i>		Telephone: <i>645 279 9565</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>49.897<sup>5</sup></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 the adjustment</i> If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" 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		

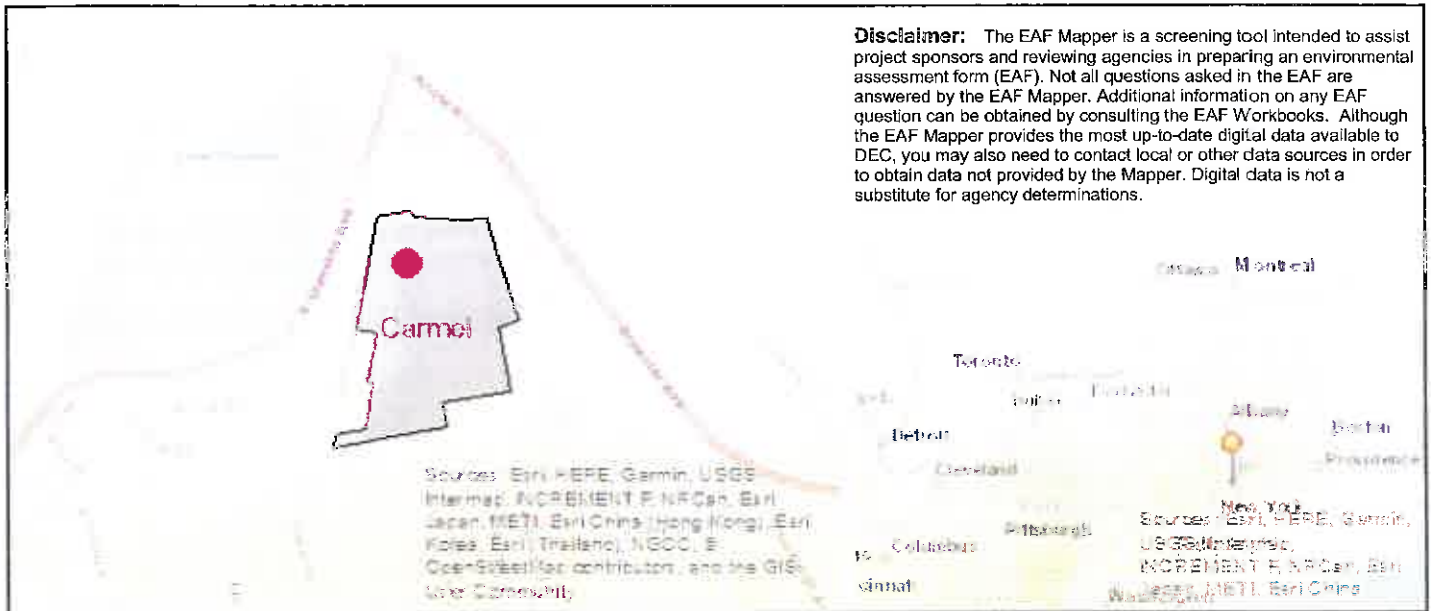


18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the 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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: _____ Date: <u>3/9/18</u> Signature: <u>[Signature]</u> <u>For Hinckley Holdings LLC</u>		

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

Update as per town requirements 4/2/2018 by LAGA, P.C.





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







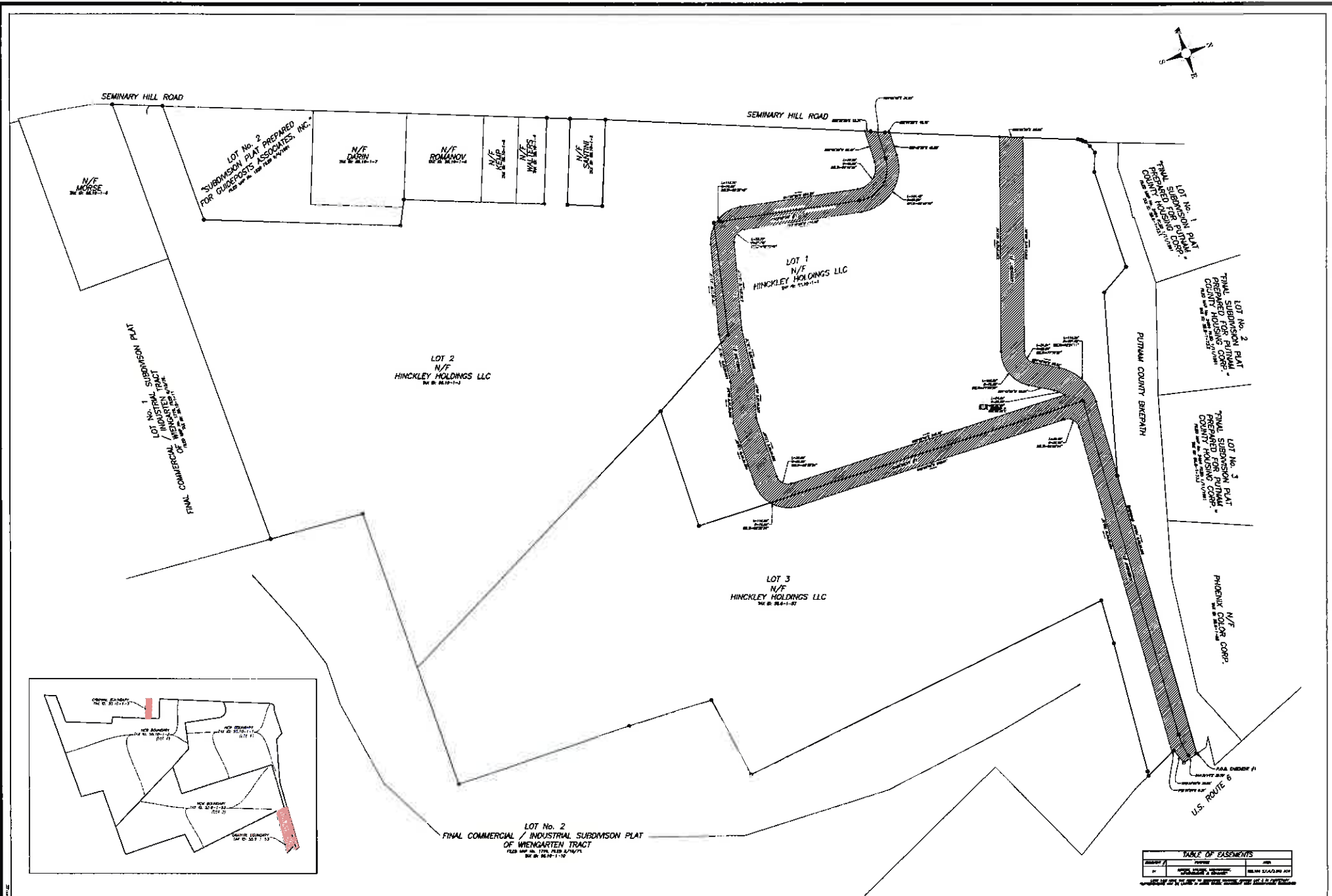


TABLE OF EASEMENTS		
SECTION 7	PURPOSE	AREA
1*	SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE, AND OTHER	SEE PLAN 27-A-2-20

NOTE: SEE ALSO THE PLAN TO THE SUBDIVISION MAPS, PART 2, IN PART 2.

[illegible]

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MINOR SUPERVISION PLAT  
PREPARED FOR  
HINCKLEY HOLDINGS, LLC

TOWN OF CARMEL PUTNAM CO., N.Y.  
SCALE: 1" = 60' MARCH 8, 2018  
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