

**HAROLD GARY**  
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**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**  
**JUNE 13, 2018 – 7:00 P.M.**

**MEETING ROOM #2**

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

**PUBLIC HEARING**

1.   Hinckley Holdings LLC – 39-65 Seminary Hill Rd	55.10-1-1,3 & 55.6-1-53	6/13/18	3/08/18	Public Hearing/Resolution
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**RESOLUTION**

2.   Angelo Senno Trust – 19 Fowler Ave, Carmel	44.13-2-2		4/27/18	Residential Site Plan
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**SITE PLAN**

3.   31 Tamarack Road, LLC – 31 Tamarack Rd	78.5-2-14		4/20/18	Site Plan
4.   Alexandrion Distillery – 39 Seminary Hill Road	55.10-1-1		6/8/18	Amended Site Plan
5.   D & L Ford Inc (Kidz Country) – 854 Route 6	65.13-1-52		5/11/18	Amended Site Plan
6.   The Retreat at Carmel H.O.A. Inc - Carmel Centre Senior Housing – Lot 4	55.14-1-11.2		12/19/17	Amended Site Plan

**SUBDIVISION**

7.   Old Forge Estates – Baldwin Place Road	75.15-1-19		4/12/18	Cluster Subdivision (14)
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**MISCELLANEOUS**

8.   Minutes – 04/11/18 & 04/25/18				
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# **ROY A. FREDRIKSEN, PE**

**DESIGN    PLANNING    CONSTRUCTION**

**266 SHEAR HILL ROAD  
MAHOPAC, NEW YORK 10541  
845-621-4000  
[RAYEXDESIGN@GMAIL.COM](mailto:RAYEXDESIGN@GMAIL.COM)**

May 24, 2018

Re: Site Plan 31 Tamarack Road, LLC. T.M. # 78.5-2-14

Planning Board Town of Carmel.

Submitted is a revised site plan reflecting the granting of all variances needed for this project and ECB approval. High water mark, flood plain, no utilization of water and sewer at boat and construction sequence added to site plan. Please note, from now on, that we are the engineers of record for this project.

If I could be of any further assistance, please do not hesitate to contact me.

Roy A. Fredriksen, PE





# 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.

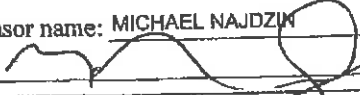
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
31 TAMARACK ROAD, LLC			
Name of Action or Project: TAMARACK ROAD ECB			
Project Location (describe, and attach a location map): 31 TAMARACK ROAD, MAHOPAC, NY 10541 T.M. #76.22-1-4			
Brief Description of Proposed Action: REPAIR AND ENLARGE EXISTING BOAT HOUSE, REPAIR STORM DAMAGED SEAWALL AT EXISTING HOUSE LOCATED AT ADDRESS ABOVE.			
Name of Applicant or Sponsor: MICHAEL NAJDZIN		Telephone: 201-725-5811 E-Mail: MICHAELNAJDZIN@AOL.COM	
Address: 31 TAMARACK ROAD			
City/PO: MAHOPAC		State: NY	Zip Code: 10541
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.3916 acres	
b. Total acreage to be physically disturbed?		.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.3916 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 type="checkbox"/> Industrial <input 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			



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

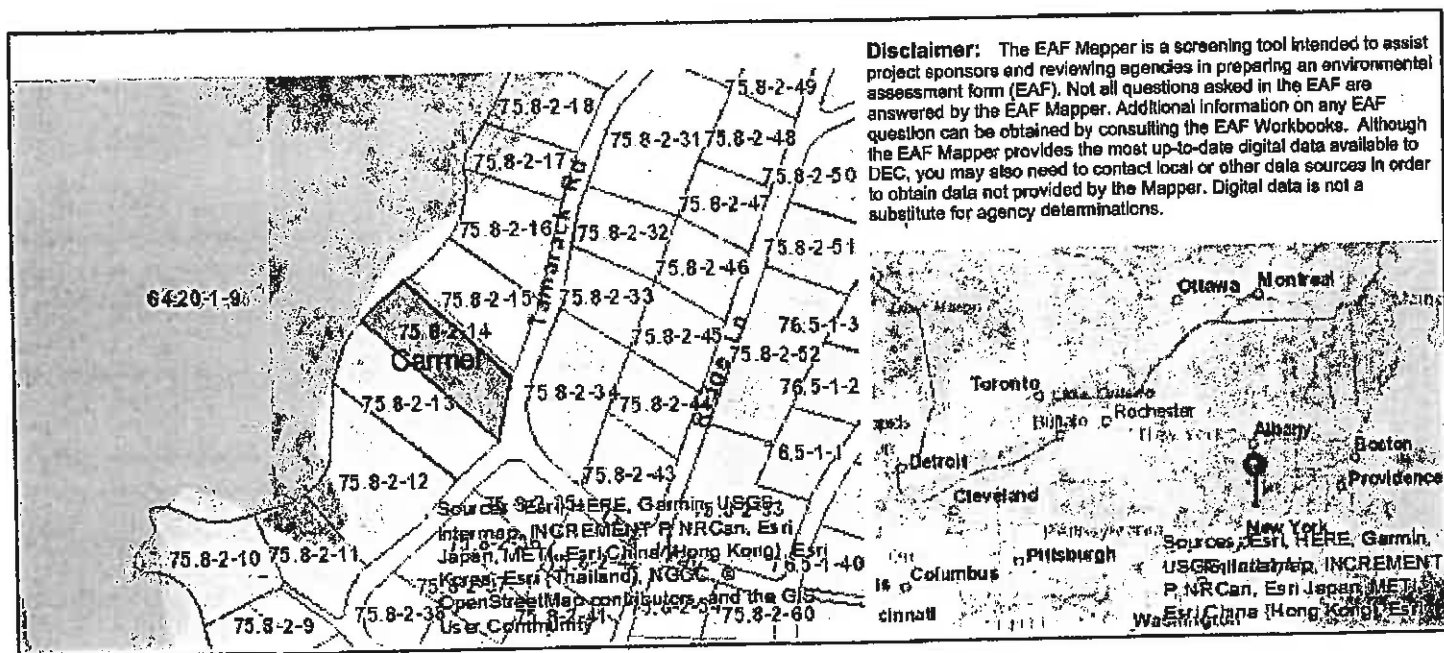


18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO  <input checked="checked" type="checkbox"/>	YES  <input type="checkbox"/>
19. Has the 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  <input checked="checked" type="checkbox"/>	YES  <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 EXCAVATION WILL BE NEEDED	NO  <input type="checkbox"/>	YES  <input checked="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>MICHAEL NAJDZIN</u>		Date: <u>4-4-2018</u>
Signature: 		



## EAF Mapper Summary Report

Thursday, April 05, 2018 9:20 AM



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]	Yes
Part 1 / Question 20 [Remediation Site]	Yes



# National Flood Hazard Layer FIRMeTte



41°22'44.48"N 73°44'31.08"W



## Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR TEAM PANEL LAYOUT

### SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)  
Zone A, V, AE9  
With BFE or Depth  
Regulatory Floodway Zone AE, AQ, AV, VE, AN

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee, See Notes, Zone X

### OTHER AREAS OF FLOOD HAZARD

Area with Flood Risk due to Levee Zone D

### OTHER AREAS

Area of Minimal Flood Hazard Zone X  
Effective LOMRs  
Area of Undetermined Flood Hazard Zone D

### GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer  
Levee, Dike, or Floodwall

### OTHER FEATURES

Coastal Transect Baseline  
Profile Baseline  
Hydrographic Feature

### MAP PANELS

☐ Digital Data Available  
☒ No Digital Data Available  
☒ Unmapped

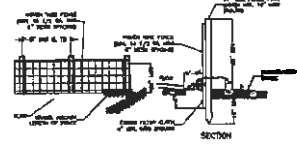
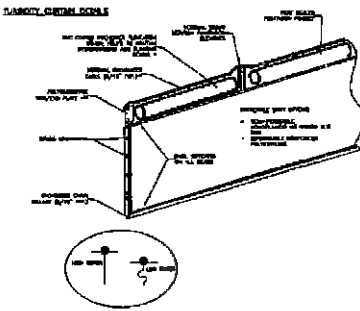
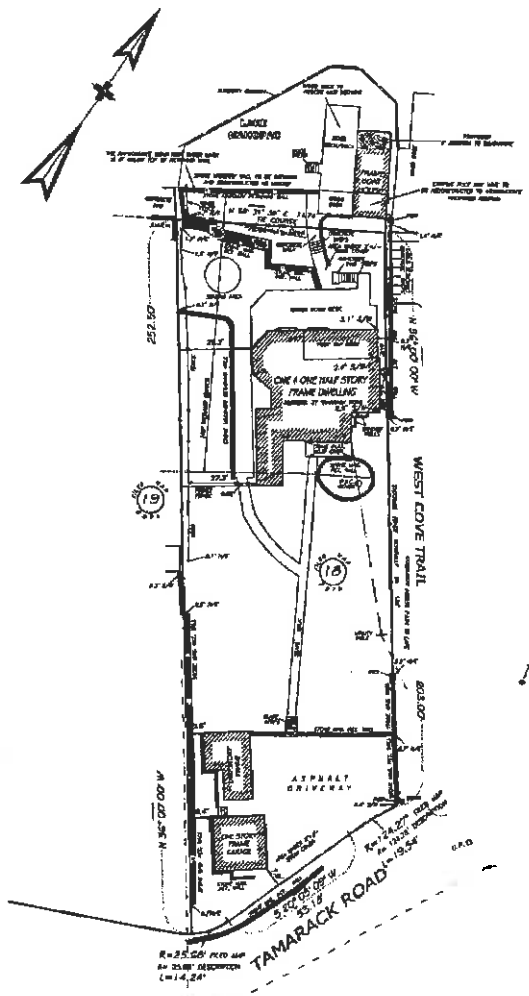


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/23/2018 at 5:14:01 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear base map imagery, flood zone labels, legend, scale bar, map creation data, community identifiers, FIRMeTte panel number, and FIRMeTte effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



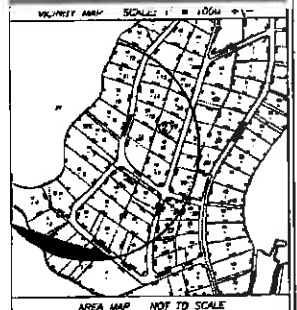
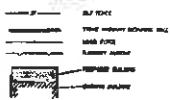


- CONSTRUCTION NOTES:
1. ALL WORK SHALL BE DONE MANUALLY.
  2. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO STARTING WORK.
  3. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
  4. EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.

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  4. EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.

- GENERAL NOTES:
1. NO HEAVY EQUIPMENT WILL BE USED FOR THE CONSTRUCTION OF THIS PROJECT.
  2. ALL WORK SHALL BE DONE MANUALLY.
  3. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO STARTING WORK.
  4. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
  5. EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
  6. THE PROPERTY LIES IN ZONE AE WITH A BASE ELEV. OF 88.0 FT. AS PER FEMA FLOOD MAP 3007000200E WITH AN EFFECTIVE DATE OF 3-4-2012.
  7. SURVEYOR'S NAME AND FIRM: [Name Redacted]

- CONSTRUCTION DETAILS:
1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO STARTING WORK.
  2. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
  3. EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
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1. [Redacted]	21. [Redacted]	41. [Redacted]
2. [Redacted]	22. [Redacted]	42. [Redacted]
3. [Redacted]	23. [Redacted]	43. [Redacted]
4. [Redacted]	24. [Redacted]	44. [Redacted]
5. [Redacted]	25. [Redacted]	45. [Redacted]
6. [Redacted]	26. [Redacted]	46. [Redacted]
7. [Redacted]	27. [Redacted]	47. [Redacted]
8. [Redacted]	28. [Redacted]	48. [Redacted]
9. [Redacted]	29. [Redacted]	49. [Redacted]
10. [Redacted]	30. [Redacted]	50. [Redacted]
11. [Redacted]	31. [Redacted]	51. [Redacted]
12. [Redacted]	32. [Redacted]	52. [Redacted]
13. [Redacted]	33. [Redacted]	53. [Redacted]
14. [Redacted]	34. [Redacted]	54. [Redacted]
15. [Redacted]	35. [Redacted]	55. [Redacted]
16. [Redacted]	36. [Redacted]	56. [Redacted]
17. [Redacted]	37. [Redacted]	57. [Redacted]
18. [Redacted]	38. [Redacted]	58. [Redacted]
19. [Redacted]	39. [Redacted]	59. [Redacted]
20. [Redacted]	40. [Redacted]	60. [Redacted]

SURVEY PREPARED BY LAND SURVEYORS, P.C., 01/27/2011

**ROY A. FREDRIKSEN, PE**  
CONSULTING ENGINEER  
545-621-4000  
258 SHEAR HILL ROAD, MAHOPAC, NY 10641

CORNER: [Redacted]  
DATE: [Redacted]  
BY: [Redacted]

PROJECT: [Redacted]  
DATE: [Redacted]  
BY: [Redacted]

SHEET: [Redacted]  
DATE: [Redacted]  
BY: [Redacted]

DATE: 4-12-18

PLANNING BOARD APPROVAL  
APPROVED BY THE PLANNING BOARD OF THE TOWN OF  
CANAN, PUTNAM COUNTY, NY, BY RESOLUTION  
DATED [Redacted] DAY OF [Redacted], 2018

ANY CHANGES, ENDORSEMENT MODIFICATION OR REVISION  
TO THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL

SIGNED THIS [Redacted] DAY OF [Redacted], 2018

CHAIRMAN

SITE DATA:  
OWNER: 31 TAMARACK ROAD, LLC  
ADDRESS: 31 TAMARACK ROAD  
PHONE: 201-752-5811  
TAX: 75-6-2-14  
ZONE: R  
PROPOSAL: ADDITION TO EXISTING BOAT HOUSE  
USE: RECREATIONAL



EPSTEIN

June 8, 2018

Planning Board c/o Rose Trombetta  
Town of Carmel  
60 McAlpin Avenue  
Mahopac, New York 10541

RE: Alexandrion Distillery  
39 Seminary Hill Road  
Town of Carmel, NY

**Amended Site Plan Application for Alexandrion Group/Hinkley Holdings, LLC  
Tm#55.10-1-1, 3, and 55.6-1-53**

Architecture  
Interiors  
Engineering  
Construction

Ms. Trombetta:

Enclosed are five (5) hard copies, one (1) electronic copy of revised site plan application plans, water and sewer calculations, and a responses to comments from the Town of Carmel, dated May 9, 2018. This information is to be used in accordance with Epstein's previous site plan application submittal. This site plan material is regarding Hinkley Holdings, LLC on behalf of Alexandrion Holdings LTD and their desire to pursue renovation of the existing Paladin Center for a conversion into a distillery at the address mentioned above. The revised plans and supplemental information is being provided per the request of the city for the planning board meeting occurring on May 9<sup>th</sup>, 2018.

600 West Fulton Street  
Chicago, Illinois  
60661-1259

T (312) 454-9100  
F (312) 559-1717

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

If you have any questions, or need further information, please do not hesitate to contact Randy Tharp by phone at (312) 429-8409 or by e-mail at [rtharp@epsteinglobal.com](mailto:rtharp@epsteinglobal.com) or you can also contact me at (312) 429-8395 or by e-mail at [dhilty@epsteinglobal.com](mailto:dhilty@epsteinglobal.com).

Sincerely,



David A. Hilty, PE  
Civil Project Manager  
Epstein



# EPSTEIN

**Comments From: Michael G. Carnazza, Director of Code Enforcement**

**DATE: May 9, 2018**

The applicant proposes to renovate and add to the former Guideposts property on Seminary Hill Rd. in Carmel. The property is in the C-BP Zone and the C-Commercial Zone. The use will be a distillery, visitor center, and banquet area which is permitted per the schedule of district regulations.

## **Information**

The C-BP Zone allows: 1. Light manufacturing, converting, processing, altering, assembling, finishing, printing, or other handling of materials or products. 7. Commercial Establishments.

## **Information**

In addition to the building additions, the applicant is adding a clarifier tank, raw water storage a pre-treatment facility, a cooling system, and a tank farm.

## **Information**

I would like to meet with the design professional to discuss the Sit Plan Requirements (Zoning Table, Parking Calculation (actual calculations), aisle widths, parking space size, loading spaces, loading space calculation, and other required details).

**Epstein Response: A table will be added to the drawings to indicate the required details.**

The parking spaces to the east do not appear to have the necessary 24' aisle width required to be on the property by code.

**Epstein Response: Where the aisle width is deficient, an access easement will be created with the adjacent lot in order to achieve the required 24-foot wide aisle width.**

Several of the parking spaces do not meet the minimum requirements.

**Epstein Response: The parking spaces will be verified to meet the requirement to be 10 feet wide by 20 feet long with a 24-foot wide aisle.**

The Carmel Fire Department needs to be included in the process as they need to have the ability to fight a fire at this site and the knowledge of the operation(s).

**Epstein Response: Epstein will coordinate with fire department to verify adequate access to the site and building.**

There is currently an application to re-align the three lots which must occur PRIOR to the approval of the site plan (the lots currently do not exist in this configuration).

**Epstein Response: The plan for the proposed re-alignment of the lot lines is included for information. It is understood that approval of this plan needs to occur prior to approval of the Alexandrion site plan.**

There is a garage structure near the house that must either be removed or obtain a variance. It is in the setbacks and it is an accessory use that is not permitted to remain without a principal use on the site.

**Epstein Response: The garage is now shown to be removed.**

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

**Date: May 2, 2018**

## **Documents Reviewed:**

- Overall Site Plan Sheet C-100 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to March 29, 2018.



## EPSTEIN

- Building Use Plan Sheets A01 to A05 prepared for the Alexandrion Group developed by Epstein Architecture, Revised to March 29, 2018
- Project Narrative dated March 29, 2018

The application involves the conversion of the existing Paladin Center (formerly Guidepost Offices and Production Facility) to a banquet center and production facility for distillery. The project is located on Lot 1 which is 13.003 acres. The applicant has previously met with the Town to discuss the project and understands that additional details are required for the Amended Site Plan approval. Based upon our review of this submittal, the Engineering Department offers the following preliminary comments:

1. The facility is currently served by Carmel Water District# 2 and Carmel Sewer District# 2. A water and wastewater use report should be submitted for review/approval. The applicant is aware that pre-treatment of the wastewater from the proposed facility is required and is currently developing the necessary details to meet this requirement.

**Epstein Response: Refer to attached Water & WWT clarification document/appendix A.**

The proposed Alexandrion distillery operation will be designed and engineered with the utmost attention to the conservation of water and high quality pre-treatment of waste water. This will be done in order to minimize the impacts on the Town of Carmel water supply system as well as the waste water treatment system and to be in full compliance with discharge limits.

The production plan for the operation of the facility will be phased with an initial annual known production of 6 MLA (million liters annually). Production would not be at this level at the start of operations of the distillery, but would be on a "ramp-up" basis. It is planned that production usage of water would not begin until the fourth quarter of 2019 with a steady increase thereafter in water consumption, only reaching the production volume of 6 MLA and corresponding water usage of 76,082 gal/day during the 3rd or 4th quarter of 2020. Waste water discharge volume would correspondingly follow this "ramp-up" path, ultimately falling in the range of 44,000 to 73,000 gallons a day.

Currently, Alexandrion is examining the prospect of doubling the annual production volume of the distillery to 12 MLA in the future. The possibility of this occurring is not certain, and would be based on a review of product demand and sales over a 2-3 year period to determine if such increase is warranted. Any such decision to increase production beyond the initial 6 MLA is not expected to occur until late 2021 or 2022 at the earliest, and would be reviewed with the Town of Carmel.

Alexandrion's planned design and engineering of the distillery process systems will incorporate the latest technologies in order to minimize municipal water usage through the implementation of water conservation and recycling within the production operation. These technologies are described in more detail within the attached Technical Plan, and include the use of equipment that will reduce water use in the production process with water recovery, as well as waste water pre-treatment technology that will treat and recycle process waste water so it can be re-used within the production process for cooling water, boiler water, tank wash, etc., thereby minimizing the volume of water that would have otherwise been consumed by nearly 50%.

Additionally, Alexandrion is exploring the potential to establish water wells on the site so that some production water can be obtained from ground sources, rather than depending entirely on the municipal water supply system.

The facility is also being designed with two large-capacity water supply surge tanks. Water can be drawn from these tanks for short periods of high demand when there might be limited supply available within the municipal system.

All of these measures are being taken by Alexandrion to be a positive contributor to the community, conserve resources, and minimize impacts on infrastructure.

2. The following referrals would appear to be warranted:
  - a. Carmel Fire Department

**Epstein Response: Epstein will coordinate with the fire department to verify site and building access.**



## EPSTEIN

b. Town of Carmel Highway Department

**Epstein Response:** Epstein will coordinate with the highway department for driveway access and lines of site. A traffic analysis prepared for this site by Frederick P. Clark and Associates, dated March 5, 2009. This report, that will be provided, evaluated existing traffic conditions, site access, and general overview of traffic operations on nearby roads. The proposed traffic for this development is less than what was considered in the report.

3. The following regulatory permits will be required for the application:

a. New York State Department of Conservation Stormwater Permit

**Epstein Response:** The disturbed area will be disturbing more than 5,000 square feet and is in the East Hudson Watershed. A Stormwater Pollution Prevention Plan (SWPPP) has been created and more than 5 days prior to construction a Notice of Intent (NOI) will be filed with the New York State Department of Environmental Conservation (NYDEC).

b. Town of Carmel Water Connection Permit

**Epstein Response:** A water connection permit will be obtained prior to the start of construction.

c. Town of Carmel Sewer Connection Permit

**Epstein Response:** A sewer connection permit will be obtained prior to the start of construction.

d. Town of Carmel pre-treatment permit

**Epstein Response:** A wastewater pre-treatment permit will be obtained prior to the start of construction.

4. If necessary the applicant will be required to supply a stormwater maintenance agreement and maintenance guarantee per Town Code (§ 156-85 and § 156-87 B respectively) to assure long-term maintenance of all stormwater management practices (SWMP) proposed for the site.

**Epstein Response:** Since no new stormwater management facilities are proposed, a stormwater maintenance agreement and maintenance guarantee with the Town of Carmel will not be required.

5. All re-grading required to accomplish the intended development should be provided as the overall disturbance for the project has not been provided, the applicant should note the threshold criteria of disturbance for New York State Department of Environmental Conservation (NYSDEC) stormwater regulations is as follows:

- a. If the project disturbs over 5,000 sq ft and below 1 acre the project requires coverage under the NYSEC SP DES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002) and the development of Stormwater Pollution Prevention Plan (SWPPP) that includes only erosion and sediment control and not permanent stormwater controls.

**Epstein Response:** The project will disturb less than 1 acre.

- b. If the project disturbs over 1 acre the project requires coverage under the NYSEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002) and the development of Stormwater Pollution Prevention Plan (SWPPP) that includes the post stormwater controls.

**Epstein Response:** The project will disturb less than 1 acre.

6. A traffic analysis plan should be provided.

**Epstein Response:** This project is a redevelopment project of an existing site which previously was occupied and operated by Guideposts as their headquarters and printing/publishing facility. Under this use, it is understood that the facility employed in excess of 300 employees entering and leaving the site on a daily basis. The proposed use of the site by Alexandrion will produce a significantly lower number of vehicles accessing the site each day (number noted on the documents) than that generated by the prior use and for which the current access and roadways accommodated. A traffic analysis was prepared for this site by Frederick P. Clark and Associates, dated March 5, 2009. This report, that will be provided, evaluated existing traffic conditions, site access, and general overview of traffic operations on nearby roads.



## EPSTEIN

7. Should any public improvements be deemed necessary as part of the development of the tract, a Performance Bond and associated Engineering Fee must eventually be established for the work.

**Epstein Response:** Alexandrion will provide a performance bond for public improvements based on the applicable site work such as grading and erosion control, etc.

8. The stormwater design must consider the existing regulatory approved stormwater infrastructure.

**Epstein Response:** The existing regulatory stormwater infrastructure will be considered in this proposed project. There are no plans to detrimentally impact this system.

9. The applicant should meet with the Town Engineer to discuss the water system shutdown and the need for a water system work plan.

**Epstein Response:** Once a contractor is selected, a meeting with the Town Engineer will be scheduled to determine the timing of required water shutdowns.

10. A landscaping plan should be provided to show the location and extent of all plantings.

**Epstein Response:** No new landscaping is proposed at this time. If required for site plan approval, Alexandrion will prepare a landscape plan.

11. All plantings shall be installed per §142 of the Town of Carmel Town Code.

**Epstein Response:** No new landscaping is proposed at this time. If required for site plan approval, Alexandrion will prepare a landscape plan.

12. The applicant will need to provide a water and wastewater use report.

**Epstein Response:** Refer to attached Water & WWT clarification document/appendix.

13. Graphic representation of vehicle movements through the site should be provided to illustrate that sufficient space exists to maneuver all types of vehicles anticipated at the site.

**Epstein Response:** A vehicular maneuvering plan will be provided.

14. All turning radii for the site should be graphically provided.

**Epstein Response:** All turning radii will be depicted and labelled on the plan.

15. Available sight distances at each driveway location should be specified on plan. Any clearing along the edge of the roadway R.O.W. that may be necessary to assure appropriate sight distances are provided, should be identified.

**Epstein Response:** The required sight distances will be shown on the site plan and calculations are provided.

16. All sewers must meet the Town of Carmel Town Code§ 120-29.

**Epstein Response:** All sewers will meet the requirements of the Town Code.

17. Sidewalks, manholes and guiderails should be installed per§ 128 of the Town of Carmel Town Code

**Epstein Response:** All site improvements will meet the requirements of the Town Code.

18. All water service connections must be K-copper.

**Epstein Response:** For water services greater than 3", ductile iron or PVC pipe will be provided.

19. Gate valves shall be AWWA non-rising stem type, as manufactured by Mueller Company, Model A-2360-23, or approved equal, conforming to the latest AWWA Standard for Gate Valves - 3" through 48" - for Water and Other Liquids, AWWA Designation C-509.

**Epstein Response:** This information will be provided as a note on the drawings. For final construction documents, this information will also be included in the project specifications document.



## EPSTEIN

20. Sizes up to and including 12" shall be 250 psi working pressure. The valve body and bonnet shall be ductile iron. All interior and exterior metal surfaces shall be coated with a two-part thermosetting epoxy complying with AWWA C550.

**Epstein Response: This information will be provided as a note on the drawings. For final construction documents, this information will also be included in the project specifications document.**

21. Valves shall have dual "O" ring seals, inside screw, resilient wedge seats in accordance with AWWA Designation C-550 and shall be constructed so as to provide unobstructed full port clearance when fully open and immediate complete closure when closed. The ends of the valves shall be mechanical joint.

**Epstein Response: This information will be provided as a note on the drawings. For final construction documents, this information will also be included in the project specifications document.**

22. All valves shall be arranged to open in counter clockwise direction unless otherwise specifically indicated and operating nuts shall be 2" square.

**Epstein Response: This information will be provided as a note on the drawings. For final construction documents, this information will also be included in the project specifications document.**

23. Valves shall be tested to a pressure of not less than two times the working pressure.

**Epstein Response: This information will be provided as a note on the drawings. For final construction documents, this information will also be included in the project specifications document.**

24. All hydrants shall be six inches in size with six-inch mechanical joint inlet connection and shall be equal to the Mueller Centurion A-421 , with one (1) 4 ½" pumper nozzle and two (2) 2 ½" hose nozzles.

**Epstein Response: This information will be provided as a note on the drawings. For final construction documents, this information will also be included in the project specifications document.**

25. Water Service Saddles shall be equal to those manufactured by Mueller, Model 7 ½" x 1" SS Series Stainless Steel Saddle, Double Stud.

**Epstein Response: This information will be provided as a note on the drawings. For final construction documents, this information will also be included in the project specifications document.**

26. Corporation stops shall be equal to those as manufactured by Mueller Company, Model B-2500Series, NRS and of the size required. Such corporation stops shall meet the requirements of

**Epstein Response: This information will be provided as a note on the drawings. For final construction documents, this information will also be included in the project specifications document.**

27. Curb valves (stops) shall be equal to those as manufactured by Mueller Company, Model H-15214 and shall conform to AWWA Specification No. C800.

**Epstein Response: This information will be provided as a note on the drawings. For final construction documents, this information will also be included in the project specifications document.**

28. Curb boxes shall be equal to those as manufactured by Mueller Company and similar to Mueller extension type with arch pattern base model H-10314 all extension rods shall be stainless steel.

**Epstein Response: This information will be provided as a note on the drawings. For final construction documents, this information will also be included in the project specifications document.**



## EPSTEIN

29. All fire hydrants shall be the approved AWWA type fire hydrants in conformance with the American Water Works Association Standard for Fire Hydrants for Ordinary Water Works Service, AWWA Designation C502, and shall have a 5-1/4" valve opening, a 6" mechanical joint inlet complete with an auxiliary gate valve (close coupled), a 6" mechanical joint shoe, and all appurtenances.

**Epstein Response:** This information will be provided as a note on the drawings. For final construction documents, this information will also be included in the project specifications document.

30. Fire hydrants shall be rated for a working pressure of 250 Psi. Fire hydrants shall be sized for a 4'-6" bury.

**Epstein Response:** This information will be provided as a note on the drawings. For final construction documents, this information will also be included in the project specifications document.

31. All asphalt for roads (not being dedicated to Town)/parking/driveways should have a top layer of pavement at 2 inches, the binder course at 3 inches and the subgrade at 8 inches.

**Epstein Response:** This information will be provided as a note on the drawings. For final construction documents, this information will also be included in the project specifications document.

**Comments From:** Patrick Cleary, AICP, CEP, PP, LEED AP

**Date:** May 9th, 2018

The following memorandum addresses the Amended Site Plan application submitted by Alexandrion Holdings, Ltd., for property located at 39 Seminary Hill Road, Carmel. The material reviewed consisted of a Project Description, Site Plan application form, Site Plan Completeness Certification, Short Environmental Assessment Form, and the following plans prepared by Epstein Architecture, dated March 29, 2018, last revised May 2, 2018:

- C-001 Site Location Map
- C-002 Easement Exhibit
- C-100 Overall Site Plan
- C-200 Erosion & Sediment Control Plan
- C-201 Erosion & Sediment Control Details
- A01 Level 1 Building Use Plan
- A02 Level 2 Building Use Plan
- A03 Level 3 Building Use Plan
- A04 Building Elevations
- A05 Renderings
- AS01 Monument Sign Details

### **PROPOSED PROJECT:**

This application involves the renovation of the former Guideposts office and production facility, most recently occupied by the Paladin Center, to accommodate a distillery, visitors center/banquet area and associated improvements.

The existing building will be modified to accommodate the facilities required to produce premium spirits including gin, vodka, whiskeys, single malt whisky, cognacs, brandy and potentially others. Areas for mashing, fermentation, pot stills, casking and staging, as well as office space, a kitchen area and staff support space will be created within the existing building. Additionally, a new 12,700 square foot, second floor addition to the existing single level structure is proposed that will be used as a visitor's center/banquet area. A small expansion to the front of the existing 3-story building is also proposed accommodating the pot stills, which will be enclosed behind a glass façade. The roof of the existing building will also be raised in several areas to accommodate the height of process equipment. All new



## EPSTEIN

lighting, plumbing and mechanical systems are also proposed. Additionally, 4 new storage silos, a draft holding vessel, a large ground mounted water storage tank, a pre-treatment building with clarifier tank, a water cooling building and 30 alcohol storage tanks are also proposed outside of the existing building. The existing site access roadway connecting to Seminary Hill Road will be widened and improved to afford access to the adjacent parcel to the south and to provide better maintenance and fire department access.

### 1. Proposed Use:

The site is located within the C/BP Commercial/Business Park zoning district. A "Light manufacturing, converting, processing, altering, assembling, finishing, printing or other handling of materials or products" use is permitted in this zoning district. Additionally, "Retail sales and service establishments" are also permitted. The use classification of the banquet area is unclear, and requires an interpretation by the Director of Code Enforcement. The emergency access "leg" of the parcel lies within the C – Commercial zoning district. While a distillery would be prohibited within this zone, no aspect of the distillery operation, buildings or use are located within this zone. As a result, no use issue exists.

### Information

### 2. Zoning Dimensional Compliance:

The site is the subject of a subdivision (lot line modification) application that is currently before the Planning Board. Lot 1, which will support the distillery operation, will be 13 acres in area upon approval and filing of the subdivision.

The following C/ BP district dimensional regulations would apply to the site:

ZONING PROVISION	REQUIRED	PROVIDED
Lot Area	3 acres	13 acres
Minimum Lot Width	200'	-820
Minimum Lot Depth	200'	-700
Front Yard	50'	115'
Side Yard	40'	45'
Rear Yard	40'	49'
Maximum Building Coverage	40%	-16.6%
Minimum Floor Area	5,000 sqft	>5,000 sqft
Maximum Building Height	40'	T.B.D. <sup>(1)</sup>

(1) - Clarification of the proposed roof modifications is required to determine if they comply with the 40' height regulation.

**Epstein Response:** The code allows for a building height of 40' as measured from the average grade elevation at the front of the building to the roof line of the building. If we take that front as Seminary Road façade then the grade for that façade would go from the northwest corner of the old Drew Seminary building foundation wall to the grade of the warehouse addition at the south west corner of the building. This grade difference is roughly 20' per the site plan topo (579 to 597). The average grade elevation would then be 587 which is roughly the elevation of the concrete pad at the entry/exit door at the main facade where the copper pot stills will be located. We know that the building height from here to the roof is approx. 35.5' and that therefore we can have an additional 4.5' feet of building height at this front façade. For the rear of the site as allowed by the zoning ordinance we are allowed up to an additional 10' due to any grade change. At the rear of the site the exterior pavement is 4' from the 1st floor elevation and is roughly 6' below the 587 datum then the maximum roof elevation at the rear of the building should be the same as the maximum height at the front. The zoning allows for mechanical elements to project up to 15' higher than the adjacent roof elevation.

### 3. Light Industry Use Provisions:



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The proposed facility is regulated pursuant to the Light Industry provisions established in § 156-33. The following comments address the projects compliance with these provisions:

*A. Such industrial uses or the occasional byproducts of such uses shall not create a hazard to the health or safety of the residents of Carmel and others on adjoining property, nor shall there be any negative impact on the physical, social or aesthetic environment.*

Clarification regarding the by-products of the proposed distilling operations are required to verify compliance with this provision. This information is also required in order for the Planning Board to complete the SEQRA environmental review.

**Epstein Response: Process byproduct flows are included in the water balance diagrams found in the Water & WWT clarification document/appendix. Specific byproducts and associated removal methods include:**

- **Carbon Dioxide (produced naturally as part of the fermentation process) – processed via CO2 scrubber and exhausted to atmosphere.**
- **Draff (Grain solids separated out prior to fermentation) – stored on-site and provided to regional agriculture entities for livestock feed applications.**
- **Syrup (similar to Draff in liquid form, remains following fermentation filtered and concentrated) - stored on-site and provided to regional agriculture entities for livestock feed applications.**
- **Water Vapor – Evaporated via plant cooling systems.**

*B. No ongoing nuisance conditions, such as noise, objectionable odors, glare or visual pollutants, will accompany the activity or occur at a frequency that will constitute a nuisance. (See § 156-44, Industrial performance standards, for particular standards.)*

The applicant must clarify if the distillery operation will result in any objectionable nuisance conditions. The promulgated Industrial Performance Standards set forth in §156-44 establish thresholds concerning the following impacts:

- ✖ **Noise** The distillery process and proposed operations of the facility will not generate any noise other than that from fans on the proposed cooling towers and various low horsepower electric motors that will be located outside the building for the grain elevator. The remainder of the operations will be enclosed within the existing buildings and structures and will therefore have appropriate reduction of any noise generated by the building enclosure. For the external items (cooling tower fans and low horsepower electric motors) any noise that they generate which might potentially exceed the specified limits will be either screened and/or shielded with appropriate enclosures and/or noise barriers.
- ✖ **Vibration** The distillery process and operations of the facility will not produce any vibrations.
- ✖ **Dust & Particulates** The distillery process itself does not emit any dust or particulates. However, in the receipt of grain from trucks to silos, and in the internal transfer of grains from the silos to the milling equipment dust and particulates are produced. These processes though will be fully enclosed and contained operations. When the truck will unload grain to the receiving pit the truck will only discharge when a dust hood has been affixed and connected between the truck chute and the grain pit opening. Similarly within the grain transfer piping that system will be connected to a dust collection system that will be located within the facility to capture and filter out any dust particulates within the enclosed system.
- ✖ **Smoke** The distillery process and facility operations will not produce any smoke. There will be combustion exhaust from natural gas fired boilers and domestic heating systems but no smoke per se will be generated.
- ✖ **Odor** A natural grain odor similar to a brewery or bakery will be generated. Numerical quantification of the odor produced was not available from the process equipment manufacturer.



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- Toxic Matter **The distillery process and facility operations do not produce any toxic matter. All of the waste and finished product elements are natural products derived from grains, water and yeast enzymes.**
- Detonable Materials. **The distillery process and facility operations will not contain, utilize or produce any detonable materials.**

The applicant must document compliance with these performance standards.

*C. All applications submitted in connection with this chapter shall conform to the requirements of the State Environmental Quality Review Act (SEQRA Part 617), adopted January 24, 1978, which Act relates to the need for environmental reviews and the state and local wetlands regulations, where applicable. If necessary, an environmental reviews and the state and local wetlands regulations, where applicable. If necessary, an environmental impact statement shall be prepared relative to a proposed use or action.*

### **Information**

See SEQRA Review comments below.

*D. All self-storage warehouses shall be for dead-storage activities only. Retail activities, storefronts and office activities shall be prohibited within the self-storage center, except that one office for the operation of the center and limited retail sales of products and supplies incidental to the principal use shall be permitted within the office area. The following are also prohibited: auctions, garage sales, flea markets, hobby shops, servicing and repair of motor vehicles, boats, etc.; the operation of power tools, spray-painting equipment, kilns or other similar equipment. All storage, including cars, shall be inside a building; outside storage shall be prohibited. Vehicle parking shall be for customers and employees only while they are on the site. Motor vehicles shall not be parked or otherwise stored outside within the center. Operating hours shall be limited from 7:00 a. m. to 11:00 p. m.*

**Epstein Response: This item is not applicable.**

None of the prohibited operations or uses are proposed.

*E. Where the lot is adjacent to a residential area, screening shall be provided as in the CI BP District.*

Significant existing wooded vegetation exists around the site's perimeter.

### **Information**

*F. Any lighting shall be shielded to direct light onto the established uses and away from adjacent property, but it may be of sufficient intensity to discourage vandalism and theft. However, access and lighting shall not be permitted on a side facing a residential area unless a sufficiently high landscaped berm can be provided to completely shield the building and lighting from residences.*

The site plans do not indicate the provision of any new or additional exterior site lighting. See comment #8 below.

### **Information**

*G. Off-street parking shall be provided, and there shall be one parking space per 10,000 square feet of storage area. In addition, the owner shall submit a plan which establishes that in the event of a change of use of the site from self-storage to a permitted use, provision can be made for parking at a ratio of one space for every 1,000 square feet of building which parking shall be shown on both the areas the owner intends to pave as well as on areas not paved. See comment #4 below.*

**Epstein Response: A table will be provided to indicate the provided parking as required for the intended use.**



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## 4. Off-Street Parking:

Currently, the Guideposts/Paladin site contains 311 off-street parking spaces. The proposal involves reducing that number to 199. Of these spaces, 97 would remain on the newly configured Lot 1 (the distillery parcel) and 102 spaces are located on Lot 3. The applicant has indicated that this amount of parking adequately supports the 60 employees and the visitor /banquet center use. The applicant must submit a parking tabulation demonstrating compliance with §156-42.

**Epstein Response:** A table will be provided to indicate the provided parking as required for the intended use.

An agreement for the use of parking on Lot 3 is required to accommodate his shared use.

**Epstein Response:** Alexandrion will enter into an agreement to establish the ability to use Lot 3 for additional parking.

## 5. Off-Street Loading:

In accordance with §156-42 C., it appears that 5 off-street loading spaces are required for this use. Verification of the calculation is required.

**Epstein Response:** The number of loading spaces will be verified and shown on the site plan.

3 loading docks are indicated on the site plan adjacent to the Cask and staging area. However, it appears that a "Proposed Daff Tank" is located within one of the loading spaces, apparently making it unusable. Clarification is required.

**Epstein Response:** The proposed use of each loading space will be clarified.

## 6. Site Operational Characteristics:

The proposed facility will operate 24 hours/ day, 5 days per week. A total of 60 employees will work at this facility, between distillery production operations, office and administrative functions and the visitor center.

The visitor's center will be open 7 days per week. The facility will generate approximately 6 - 8 inbound and outbound truck trips per day.

The Planning Board should determine if any restrictions are required regarding these operational characteristics to mitigate impacts.

**Information**

## 7. Site Utilities:

The facility will result in an increase in water usage. The application notes that a new water service connection is required. Details of the distilleries water demand, and the necessary water connection are required.

**Epstein Response:** Summary of water demand information is provided in the attached Water & WWT clarification document/appendix. Based on the process information provided a 4" process connection is estimated. For the new water service, a meter vault will be provided near the property line. The existing water service will remain.

Clarification is also required regarding sanitary discharges and process water discharges. It is noted that a pre-treatment building is proposed to treat unconsumed water before discharge to the Town's water treatment facility. Information regarding discharge volumes and water quality are necessary to assure that no impact to the Town's water system will result from the proposed facility.

**Epstein Response:** A wastewater information will be provided to include information on discharge volumes and water quality.

## 8. Site Lighting



## EPSTEIN

Clarification is requested regarding exterior site lighting. Because the site will support a banquet operation where evening hours would likely occur, it is assumed that new exterior site lighting will be installed.

**Epstein Response:** Since the limits of parking are not changing, the existing lighting will be utilized and no new exterior lighting is proposed at this time.

Clarification is requested regarding the proposed lighting of the monument sign. It is recommended that the monument sign be externally illuminated with fixtures shining onto the sign, rather than internally illuminated.

**Epstein Response:** The proposed monument sign will be externally illuminated as requested.

### 9. Distiller Licensing:

As this is the first distillery operation in the Town of Carmel, the degree of State licensing and control is unknown,

Is this facility regulated as a "Farm Distillery"? Is it regulated under the Agriculture and Markets Law?

**Epstein Response:** The facility does not fall under the farm distillery regulations.

Do any state mandated rules or regulations governing the distillery conflict with local laws or regulations?

**Epstein Response:** Alexandrion is currently seeking the required state permitting and approvals for the production and sales of liquor.

### SEQR:

In accordance with NYCRR Section 8 Part 61 7, the proposed project is classified as an Unlisted Action. Prior to any action by the Board, a SEQR Determination of Significance must be adopted.

**Information**

The preparation of an Environmental Impact Statement would not be anticipated given that this application involves the re-occupation and renovation of an existing building, assuming compliance with the industrial performance standards outlined above.

**Information**



## Preface to Water & Wastewater Clarifications

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The proposed Alexandrian distillery operation will be designed and engineered with the utmost attention to the conservation of water and high quality pre-treatment of waste water. This will be done in order to minimize the impacts on the Town of Carmel water supply system as well as the waste water treatment system and to be in full compliance with discharge limits.

The production plan for the operation of the facility will be phased with an initial annual known production of 6 MLA (million liters annually). Production would not be at this level at the start of operations of the distillery, but would be on a "ramp-up" basis. It is planned that production usage of water would not begin until the fourth quarter of 2019 with a steady increase thereafter in water consumption, only reaching the production volume of 6 MLA and corresponding water usage of 76,082 gal/day during the 3<sup>rd</sup> or 4<sup>th</sup> quarter of 2020. Waste water discharge volume would correspondingly follow this "ramp-up" path, ultimately falling in the range of 44,000 to 73,000 gallons a day.

Currently, Alexandrian is examining the prospect of doubling the annual production volume of the distillery to 12 MLA in the future. The possibility of this occurring is not certain, and would be based on a review of product demand and sales over a 2-3 year period to determine if such increase is warranted. Any such decision to increase production beyond the initial 6 MLA is not expected to occur until late 2021 or 2022 at the earliest, and would be reviewed with the Town of Carmel.

Alexandrian's planned design and engineering of the distillery process systems will incorporate the latest technologies in order to minimize municipal water usage through the implementation of water conservation and recycling within the production operation. These technologies are described in more detail within the attached Technical Plan, and include the use of equipment that will reduce water use in the production process with water recovery, as well as waste water pre-treatment technology that will treat and recycle process waste water so it can be re-used within the production process for cooling water, boiler water, tank wash, etc., thereby minimizing the volume of water that would have otherwise been consumed by nearly 50%.

Additionally, Alexandrian is exploring the potential to establish water wells on the site so that some production water can be obtained from ground sources, rather than depending entirely on the municipal water supply system.

The facility is also being designed with two large-capacity water supply surge tanks. Water can be drawn from these tanks for short periods of high demand when there might be limited supply available within the municipal system.

All of these measures are being taken by Alexandrian to be a positive contributor to the community, conserve resources, and minimize impacts on infrastructure.



## Preface to Water & Wastewater Clarifications

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The following documents are provided for clarification of the process water and wastewater needs of the planned distillery:

1. Water Balance Diagram – Initial 6 MLA Production Volume
2. Water Balance Diagram – **Possible** Future 12 MLA Production Volume
3. Wastewater Treatment Plan Technical Report

Volumes of interest are summarized below. Please note that these documents have been produced by the primary process vendor based in Italy, and that the documents have been included as-is in order to avoid unintentionally altering technical content in any way.

### 6 MLA PRODUCTION VOLUME

- Municipal Water Supply =  $12.0 \text{ m}^3/\text{hr} = 76,082 \text{ gal/day}$
- Total Water to Sewer (Post-treatment where applicable) = Range Between:
  - $4.7 + 2.2 = 6.9 \text{ m}^3/\text{hr} = 43,747 \text{ gal/day}$
  - $4.7 + 6.7 = 11.4 \text{ m}^3/\text{hr} = 72,278 \text{ gal/day}$

### POSSIBLE FUTURE 12 MLA PRODUCTION VOLUME

- Municipal Water Supply =  $23.5 \text{ m}^3/\text{hr} = 148,993 \text{ gal/day}$
- Total Water to Sewer (Post-treatment where applicable) = Range Between:
  - $9.3 + 4.3 = 13.6 \text{ m}^3/\text{hr} = 86,226 \text{ gal/day}$
  - $9.3 + 13.5 = 22.8 \text{ m}^3/\text{hr} = 144,555 \text{ gal/day}$



EPSTEIN

Alexandria Distillery

EPN #17328

APPENDIX A



**FRILLI Srl, Distillation Equipment****Technical Process Report of Future Alexandria Waste Water Treatment Plant  
Carmel, NY****1) Type of company and purpose of the project**

This is a company specializing in the production of Multiple Spirit, describing the activity and the production process and how to generate the condensates and waters to be purified

The aim of the project is to construct a water purification plant produced, with the aim of recovering a part of it for the services and uses of the company and to unload the remaining part in the receiving water body

**2) Characteristics of the wastewater to be purified:**

The pollution contained in the water is exclusively organic and composed of completely biodegradable soluble substances (mainly organic acids) and almost free of nitrogen and phosphorus. Since it is condensation of evaporation, the content in saline substance will be very reduced.

The values of quality and quantity of water are summarized in the following table:

- Total treatment capacity = 433 mc / g
- Average hourly flow rate (QMED) = 18 mc / h
- COD maximum = 2600 mg / l equal to 1125 kg / g
- Average BOD5 = 65% of the COD equal to 730 kg / g
- Total nitrogen <20 mg / l equal to 8.7 kg / g
- Total phosphorus <5 mg / l equal to 2.2 kg / g

**3) Characteristics of purified water:**

A biological plant with activated sludge was provided, with MBR (Membrane BioReactor) technology as first purification and a second RO (reverse osmosis) plant, from which the water destined for industrial services will be produced.

About 75% of the water is expected to be recovered and the remaining 25% will be discharged into the sewer.

The quality of the water recovered as RO permeate will be the following:

- Average flow rate = 446 mc / g
- COD <10 mg / l
- BOD5 <5 mg / l

The quality of wastewater as a concentrate RO or permeated by MBR will be as follows:

- Average flow rate 212 mc / g
- Maximum flow rate 322 mc / g
- Minimum flow 103 mc / g
- COD <150 mg / l
- BOD5 <50 mg / l
- Total nitrogen <10 mg / l
- Total phosphorus <10 mg / l



#### 4) Sizing of the plant

##### 4.1 choice of the purification process

Since it is exclusively to purify highly degradable organic matter, a biological plant with activated sludge has been provided, with MBR technology + a finishing plant with RO - the biological process with activated sludge consists in creating within one or more defined oxidation tanks, an adequate aerobic type bacterial activity, which will be able to destroy with its own metabolism the organic polluting substance transforming it into anhydride carbon (which will be released into the air), and an easily separable organic sludge through decantation or filtration (biological sludge)

- The MBR system consists in separating the biological sludge by filtration with UF membranes (ultrafiltration) which are immersed in the purification liquid. This process will allow to have very clear water and very low organic and bacterial pollution as well as ensuring stability of the process and guaranteeing the quality of the discharge.

- the reverse osmosis system consists in treating the purified and outgoing waste from the MBR system through a second RO (Reverse osmosis) filtration process that will be able to separate the salt content, but also bacteria and viruses that could escape biological purification. The waste water will be of very high quality and suitable for recovery in the industrial process, washes, cooling towers and water for steam boilers

- to guarantee the sterility of water, a UV sterilization plant (ultraviolet) is also planned, as well as the dosage of sanitizing substances when needed.

##### 4.2 sizing of the biological oxidation compartment:

The active sludge biological sector is sized with an organic substance removal efficiency of more than 99.99% according to the Eckenfelder studies, but also by Krampe and Krauth (Publishing Water Science & Technology Vol 47 n.11 year 2003). For this we define the following process parameters:

- $F_c$  (organic load factor) =  $0.12 \text{ kgBOD}_5 / \text{kg SSMA (dry sludge active substance)} \cdot \text{day}$
- $C_{aoxi}$  (quantity of activated sludge in oxidation) =  $10 \text{ kg / mc}$
- Sludge breathing coefficient =  $0.1 \text{ kg O}_2 / \text{kg SSMA / day}$
- Request for oxygen for organic purification =  $0.5 \text{ kg O}_2 / \text{kg BOD}_5$
- Nitrogen demand for bacterial reproduction =  $5 \text{ kgN} / 100 \text{ kg BOD}_5$
- Request for phosphorus for bacterial reproduction =  $1 \text{ kgP} / 100 \text{ kg BOD}_5$

###### a) Balancing and accumulation of pre-purification wastewater:

Considering that the condensates are produced in a constant and continuous way both as quality and as quantity, it is not necessary to provide a storage and balancing tank. For any process emergencies, the company tanks will be used.

###### b) oxidation volume:

The oxidation volume is calculated on the basis of the maximum organic polluting load of the project, the load factor  $F_c$  and the concentration of the permissible sludge  $C_{aoxi}$ :



$$V_{\text{oxid}} = \text{BOD5} / (F_c * C_{\text{aoyi}}) = 730 \text{ kg / g} / (0.13 * 10) = 608 \text{ m}^3$$

It was decided to build 2 oxidation tanks (one primary and one secondary) from the volume of 500 cubic meters, for a total of 1000 cubic meters used at variable volumes with a minimum of 700 cubic meters and a maximum of 1000 cubic meters each. the tanks will have a cylindrical shape with a diameter of 9 meters and a height of 9 meters

c) oxygen demand:

it is calculated on the basis of the amount of oxidation sludge calculated for the maximum value of 14 kg / mc and 730 kg / g of BOD5.

$$\begin{aligned} \text{AOR req.} &= V_{\text{oxy}} * 15 \text{ kg / mc (Ca)} * 0.1 + \text{BOD5} * 0.5 \\ &= 700 * 14 * 0.1 + 730 * 0.5 = 1277 \text{ kg / g} \end{aligned}$$

d) oxygenation system:

It was decided to use as oxygenation the distribution of air on the bottom of the tank by means of porous diffusers in micro-perforated rubber with a circular diameter of 12 "as follows:

- minimum liquid depth of the oxygenation tank = 6 mt
- oxygenation efficiency under standard conditions = 45%
- maximum temperature of the aerated mixture = 40 ° C
- real oxygen transfer coefficient compared to standard conditions = 33%
- oxygen demand in standard conditions = 110 kg / h
- request for air at standard conditions = 1430 Smc / h
- number of compressors = 2
- Air flow rate cad = 715 S mc / h
  
- required prevalence = 900 mbar
- compressed air supply air temperature = 130 ° C
- calculated power consumption = 25 kw each
- calculated flow rate 12 "circular diffuser = 5 Smc / h
- maximum acceptable flow = 8 Smc / h
- number of speakers adopted = 286
- air temperature at the diffusers = 60 ° C
- required cooling = 40 kw / h

e) dosing chemicals

the dosage of phosphorus is envisaged as a 30% phosphoric acid solution and urea necessary to provide the nutrients necessary for the growth of biological sludge.

- phosphorus = 1 kg / 100kg BOD5 = 1 \* 730/100 = 7.3 kg / g
- phosphorus contained in the water = 2.2 kg / day
- phosphoric acid to be added (30%) = 15 kg / day

- Nitrogen = 5 kg / 100kg BOD5 = 5 \* 730/100 = 36 kg / g nitrogen contained in the water
- = 8.7 kg / day urea to be supplemented (48% N) = 58 kg / day

#### 4.3 sizing of the MBR membrane compartment:

The membrane compartment is sized for the average hydraulic flow rate of 12 l / mqh and a sludge concentration in the membrane department of 15 kg / mc, so we will have:

a) Required area:

For the average permeate flow rate equal to 18 m<sup>3</sup> / h, the following filtration area is calculated:

$$\text{Surface req.} = 18 \text{ mc / h} * 1000/12 \text{ l / mq} * \text{h} = 1500 \text{ sqm}$$



Surface adopted = 2064 square meters for train type of module adopted Zeewed 500  
 LEAP surface of 34.4 square meters each number of modules for train = 30  
 Number of trains = 2  
 Maximum capacity per module = 20 l / mqh (1032 sqm)

b) Verification of the permeation flow under maintenance conditions of 1 membrane train  
 Maximum capacity per train =  $1032 \text{mq} \times 20 \text{ l / mqh} = 20 \text{ mc / h} > 18 \text{ mc / h (Qmed)}$

c) Verification of the membrane recirculation flow rate  
 Average permeation flow rate (Qmed) = 18 mc / h  
 Ca of the sludge in oxidation = 10 kg / mc  
 Ca of the mud in the membranes department = 15 kg / mc  
 $Q \text{ rec (recirculation flow rate)} = Q_{\text{med}} / ((C_{\text{ambr}} - C_{\text{aoxy}}) / C_{\text{ambr}}) = 54 \text{ mc / h}$

d) Age of the mud  
 The age of the sludge is calculated on the basis of the estimated production of 0.35 kg  
 SSMA \* kg BOD5  
 $\text{age mud} = V_{\text{oxy}} \times C_{\text{aoxy}} / \text{BOD5} \times 0.35$   
 $= 700 \text{ m}^3 \times 10 \text{ kg} / (730 \text{ m}^3 \times 0.35 \text{ kg/mc}) = 27 \text{ day}$   
 The age of the mud is compatible with the MBR system

## 5) Functional description:

The wastewater from the distillery will be started at constant flow directly into the oxidation tank, which is provided in 2 circular tanks with a diameter of 9 meters, with a height of 9 meters, of which 6-8 used by the liquid and the remaining part as safety. The volume of the oxidations will be of variable type, with an average oscillation of 2 meters each tank (which corresponds to about 250 cubic meters and for this they will be able to absorb moderate flow peaks such as the wash water).

The oxidation tanks will be built in series and connected to each other at a height of about 4 meters for their volume to be the same. The sludge oxidation will be foreseen with the diffusion of compressed air on the bottom using submersible micro-perforated rubber diffusers and rotary lobe blowers. Considering then the high-water head, in order to protect and avoid damaging the perforated membrane, the hot air produced by the compressors will be cooled with a suitable exchanger.

Although the oxidation tanks are much higher than the membrane tank, it is envisaged to generate the recirculation current by means of 2 series of centrifugal pumps, a power supply which serves to transfer the liquor mixer from the second oxidation to the distributor located on top of the tank and a recirculation to the first oxidation by the weir baths membranes. This solution will allow both to filter the recirculating wastewater to the membranes and to avoid high inertia flows in the event of a power failure

The MBR system will be implemented in 2 membrane trains, in order to facilitate maintenance operations without completely stopping the process. Each train is calculated for the average flow rate of 12 liters / sqm \* h with the possibility of reaching 20 in emergency conditions.

The permeated and purified water will be collected in a tank with a volume of 25-50 cubic meters that will serve both to manage the flow of washes (back-washing, maintenance washing and recovery washing) and to ensure adequate lung to the system of osmosis  
 All the washing steps of the MBR plant will be managed automatically, with the exception of the occasional recovery wash that will have to be controlled manually by the operator.



For chemical reagents (citric acid and sodium hypochlorite + possible hydrochloric acid) it is expected to be stored in the tanks used for about 10-15 days in order to avoid the deterioration of the reagent. Warehouse storage must therefore be organized by the customer in transportable tanks with a volume of 1000 liters.

The osmosis plant is designed in 1 or 2 stages (depends on the salinity of the wastewater) and is expected to have a recovery factor of up to 75%. Higher values can only be achieved if the waters have low salt content.

The concentrated osmosis waters will be sent to the drain.  
The regeneration and chemical washing of the osmosis modules are foreseen manually.



1. ALL PARCEL INFORMATION WITHIN 500 FEET OF THE SITE CAN BE FOUND IN TABLE PARCEL INFORMATION TABLE PROVIDED BELOW. THIS INFORMATION WAS PROVIDED BY TERRY BERGENDOHFF COLLINS.

ZONING DISTRICT:  
COMMERCIAL / BUSINESS PARK

LOT 1 AREA:  
13.003 AC.

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LICENSE NO. 077088  
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85	7/1/2018	REMOVED FOR SITE PLANNING
87	7/1/2018	REMOVED FOR SITE PLANNING
81	7/1/2018	REMOVED FOR SITE PLANNING
90	DATE	REVISION/REPLACES

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PROJECT NUMBER	1732
PROJECT MANAGER:	JO
ARCHENG:	CL
SCALE:	1"=10'
DRAWN BY:	CL
CHECKED BY:	DR

### SITE LOCATION MAP

C-001

Civil Engineer

EXPERTISE  
 800 Young Fulton  
 Chicago, IL 60611  
 312-464-8400

**Design Architect**

1952  
 1953  
 1954  
 1955

OWNER

HINDLEY  
 225 Clark St.  
 Brooklyn, NY  
 04/17/2000

**Applicant**

THE JOURNAL OF  
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VOLUME 100, NUMBER 1  
JANUARY 2000



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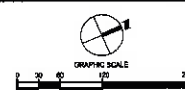








PULPWOOD PLANTING OPERATIONS SCHEDULE					
OFFICE	LOCATION	ESTIMATE	UNPAID FOR CAMP	SHORT RECEIVING FOR MANAGEMENT	PAYMENTS
WATER	WATER (17.1)	17	101	101	1
WATER	WATER (17.1)	17			
PLANT	PLANT (17.1)	17			
OFFICE	OFFICE (17.1)	17	271	271	1
OFFICE	OFFICE (17.1)	17			
OFFICE	OFFICE (17.1)	17	207	207	1

LOADING AREA SCHEDULE	
LOADING AREA	QTY.
STONEWARE DOORS	2
UNIFORMS/WORKING HOPIES	2
THANKS FAVOR	2
VISITOR CENTER	2
WATER PUMP TREATMENT	2
FRASH DRY	2
TOTAL	8
MINIMUM ONE MONTHS BY EXCH	8

[illegible]

LEGEND:

 PROPOSED LOADING SPACE

 PROPOSED STRUCTURE AND/OR STRUCTURE MODIFICATION

1. ALL SITE LIGHTING WILL REMAIN AS IS UNLESS OTHERWISE APPROVED BY THE ADDITIONAL CITY ENGINEER.
2. EXISTING EXTERIOR LIGHTING WILL BE BLINDING MOUNTED.
3. OFF-SITE PARKING WILL REMAIN AS EXISTING. LOT OPERATIONS OF THE BUILDINGS.
4. A FORMER PESTICIDE POLLUTION SOURCE, LOT OPERATIONS WILL BE CONDUCTED WITH THE REQUIREMENTS OF CHAPTER 16, THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATORY PROGRAM (TITLE 61, PART 370.1).
5. THE CARGILL TOWN CITY OF CARGILL MANUFACTURING CO. CITY DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REPORTS WILL BE PREPARED AND ANNOTATED TO SITE PLAN APPROVAL.
6. ALL PROPOSED AREAS REFLECT THAT OF LOWEST LEVEL OF PROTECTION FOR ALL OTHER FLOOR AREAS.
7. SEWERAGE, MANHOLES, AND OVERHEADS SHOULD BE INTERFERED WITH THE CITY OF CARGILL TOWN CITY.
8. ALL PAYMENT SETTING FOR PARKING SPACES SHALL BE SPACES WITH 10' MINIMUM WALKWAY AND 10' MINIMUM WALKWAY TO CARGILL REQUIREMENTS.
9. ALL AREA PRACER SHALL BE IN COMPLIANCE WITH NEW YORK STATE AND CITY CODES & USE PARKING AND PASSENGER.

ZONING DISTRICT:  
COMMERCIAL / BUSINESS PARK

LOT 1 AREA:  
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LICENSE NO. 677099  
EXP. 09/30/2019

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\_\_\_\_\_

\_\_\_\_\_

PROTEIN

Architectural  
Engineers  
Engineering

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PROJECT NUMBER: 1732  
PROJECT NUMBER: 1732

PROJECT MANAGER:	J
ARCHITECT:	C

SCALE: 1-20

DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

OVERALL SITE PLAN

Civil Engineer

**EDITORIAL**  
 Volume 7, Issue 1  
 January 2005

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**CEO And Founder**  
**Orange, IL, 61851**  
**312-463-8000**

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Applicant

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C-100

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# REDEVELOPMENT OF AN EXISTING SITE

REMARKS	REMARKS	REMARKS	REMARKS	REMARKS	REMARKS
EXISTING 10' WIDE DRIVEWAY TO BE REMOVED AND REPLACED WITH 12' WIDE DRIVEWAY	12	EXISTING 10' WIDE DRIVEWAY TO BE REMOVED AND REPLACED WITH 12' WIDE DRIVEWAY	12	EXISTING 10' WIDE DRIVEWAY TO BE REMOVED AND REPLACED WITH 12' WIDE DRIVEWAY	12
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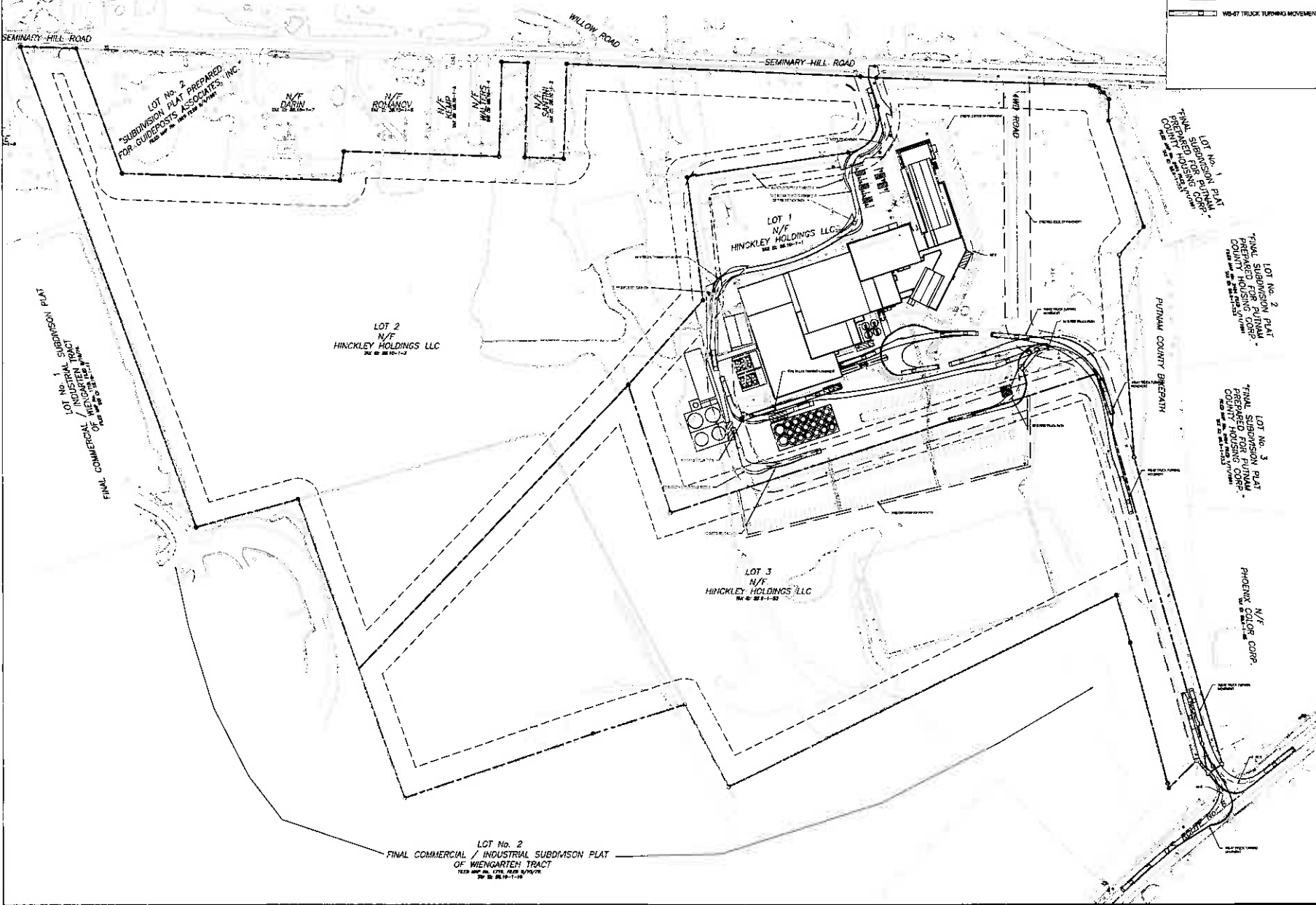
**NOTES:**

- STOPPING SIGHT DISTANCE CALCULATIONS ARE PER AASHTO HIGHWAY DESIGN MANUAL. STANDARDS APPROPRIATE TO THE PROJECT SHALL BE REMOVED.
- ALL PAVEMENT MARKINGS SHALL MEET TOWNSHIP OF CARROLL, PENNSYLVANIA PAVING AND SPECIFICATIONS.
- ALL TURNING RADIUS RECOMMENDATIONS SHALL BE A MINIMUM OF 20'.
- ALL TRUCK TRAFFIC WILL EXIT AND ENTER THROUGH THE EAST OF THE SITE DOWN AND AHEAD PASSAGEWAY. ACCESS TO THE NORTHWEST OF THE SITE DOWN AND AHEAD PASSAGEWAY TRUCK ACCESS TO ALL THREE ACCESS ROADS.

**LEGEND:**

- PROPOSED PAVEMENT EDGE
- TRUCK TURNING MOVEMENT
- WB-47 TRUCK TURNING MOVEMENT

**GRAPHIC SCALE:** 0 30 60 90 120



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LICENSE NO. 07798  
EXP. 06/30/2018

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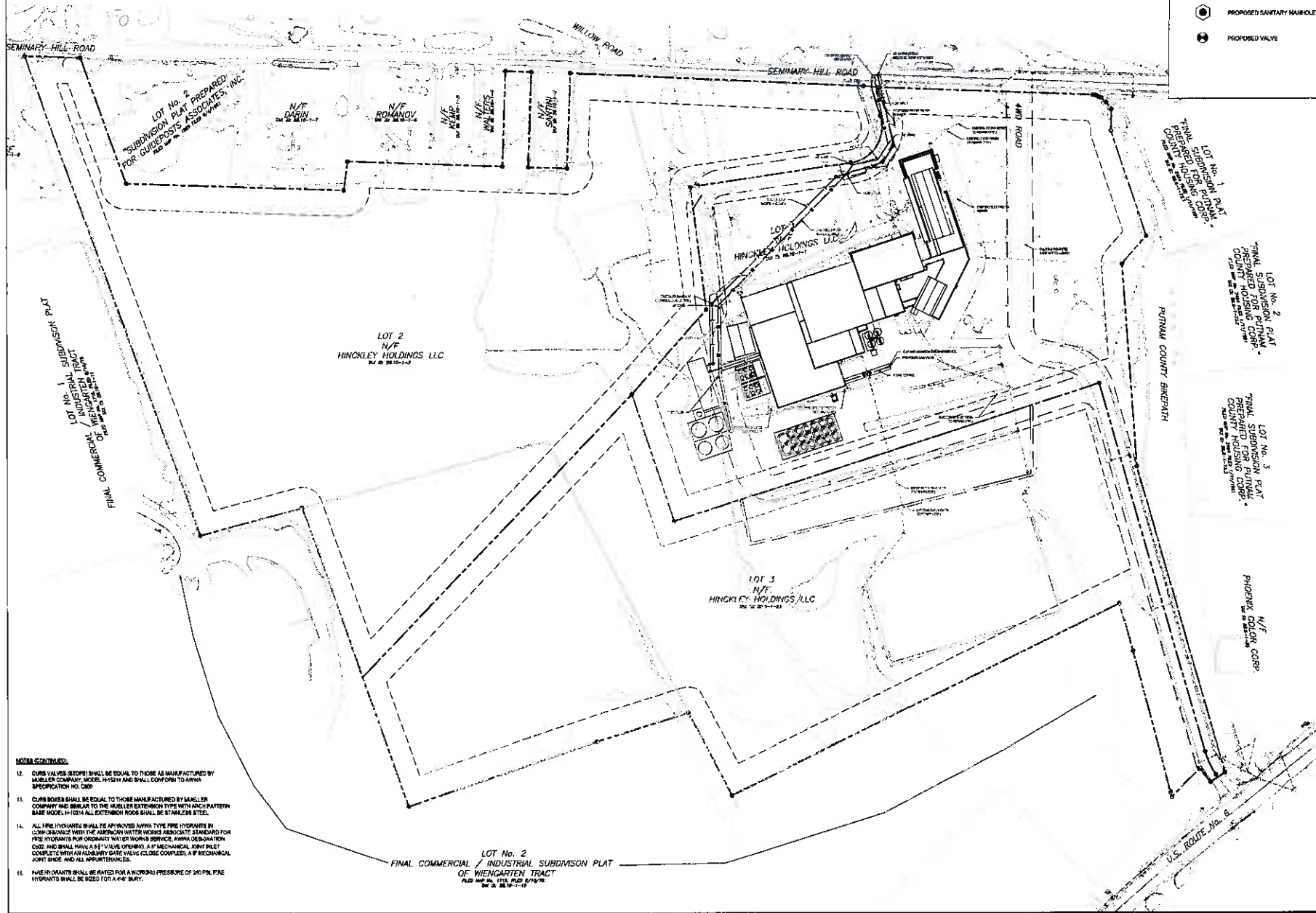
**EPSTEIN**

PROJECT NUMBER: 17228  
PROJECT MANAGER: JC  
ARCHITECT: CL  
SCALE: 1/4" = 1'-0"  
DRAWN BY: CL  
CHECKED BY: DH

**OVERALL TRUCK MANEUVERING PLAN**



# REDEVELOPMENT OF AN EXISTING SITE



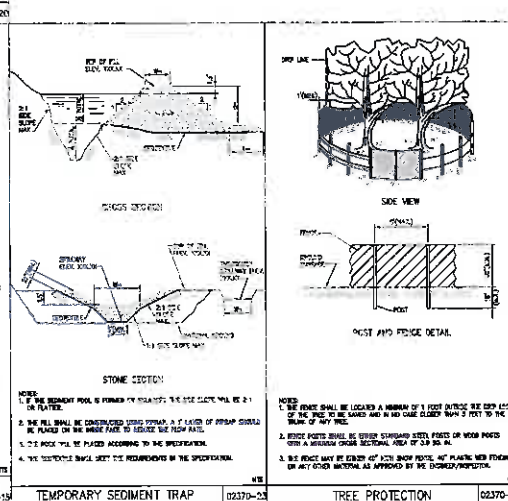
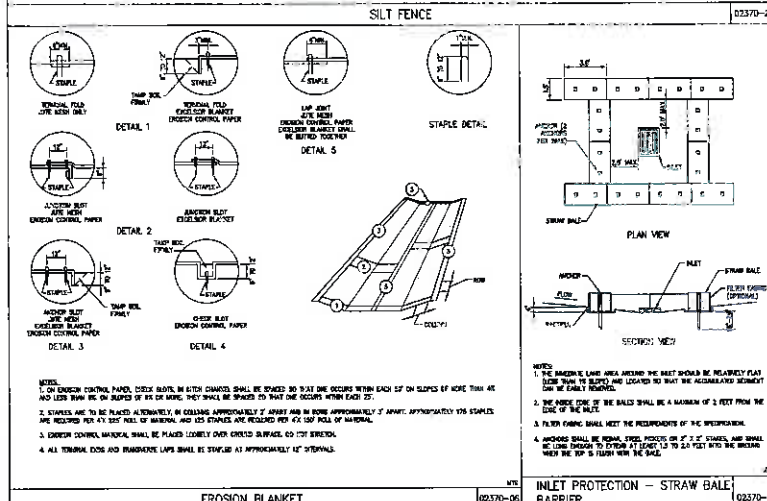
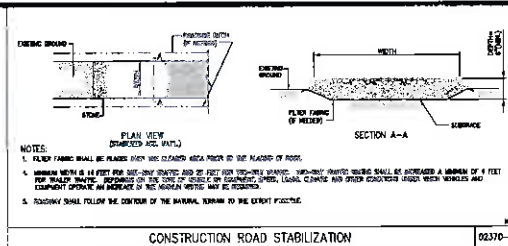
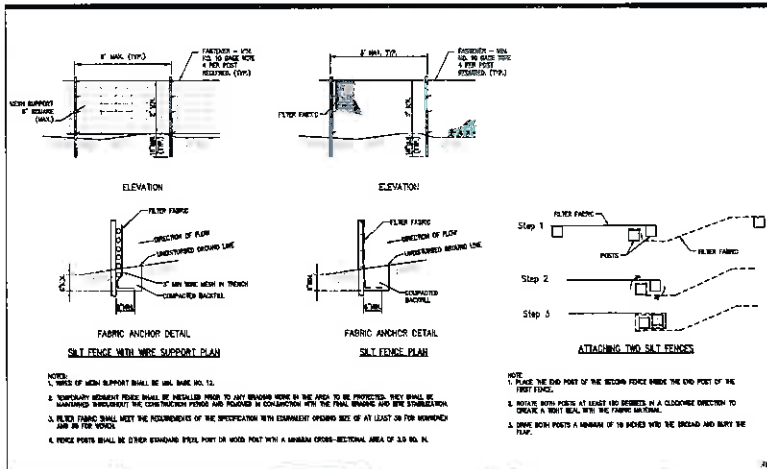
**NOTES:**

- ALL SERVICES MUST MEET TOWN OF CHAMBERLAIN §12-26.
- SIDEWALKS, HANDRAILS, AND CURBSIDES MUST BE INSTALLED PER § 12.3 OF THE TOWN OF CHAMBERLAIN CODE.
- ALL WATER SERVICE CONNECTIONS MUST BE TYPE K COPPER FOR WATER SERVICES GREATER THAN 4" DUCTILE IRON PIPE SHALL BE USED.
- GATE VALVES SHALL BE ANNUA NON-RETURNING STEEL TYPE, AS MANUFACTURED BY MUELLER COMPANY, MODEL 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-12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**NOTES:**

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEW YORK. LICENSE NUMBER: 07000. EXPIRATION DATE: 06/30/2018.

IT IS A VIOLATION FOR ANY PERSON TO ALTER THIS DOCUMENT OTHER THAN THE LICENSED PROFESSIONAL ENGINEER WHO PREPARED IT. IN CASE THE PERSON IS ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER.

**DAVID A. NELTY**  
LICENSE NO. 07000  
EXP. 06/30/2018

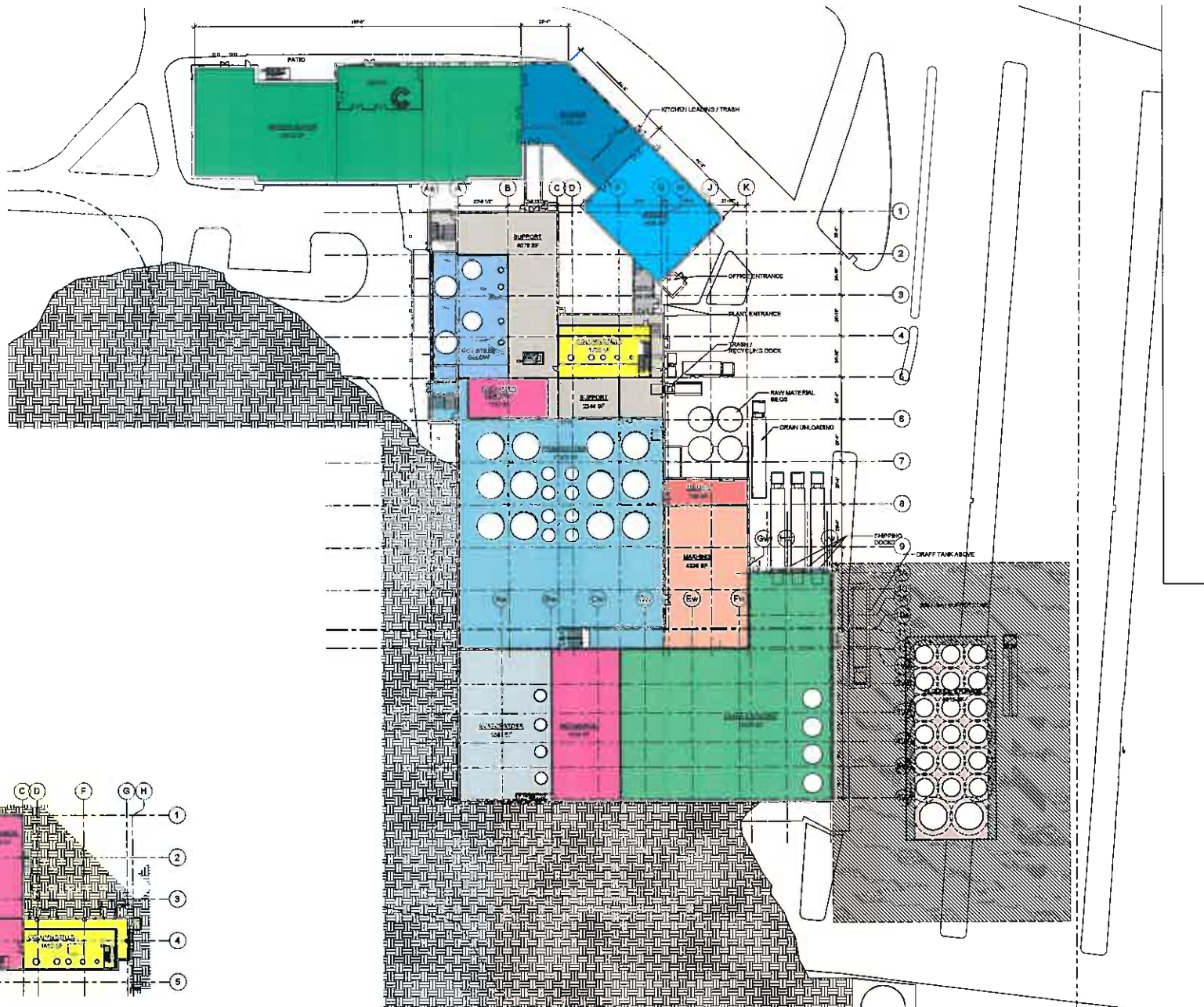
**EPSTEIN**

**PROJECT NUMBER:** 17528  
**PROJECT MANAGER:** JC  
**ARCHITECT:** CL  
**SCALE:** 1/8\"/>









**BASEMENT PLAN**

**LEVEL 1 PLAN**

**SITE PLAN APPROVAL**  
 10/10/2014  
 APPROVED: [Signature]  
 DATE: 10/10/2014

**EPSTEIN**

Architect: [Signature]  
 Engineer: [Signature]  
 Designer: [Signature]

PROJECT NUMBER: 1123  
 PROJECT MANAGER: JC  
 DESIGNER: CM  
 DATE: 11/1/2014  
 DRAWN BY: CM  
 CHECKED BY: CM

**LEVEL 1 BUILDING USE PLAN**

**Civil Engineer**  
 DESIGN: [Signature]  
 CHECK: [Signature]  
 SCALE: 1/8" = 1'-0"

**Design Architect**  
 DESIGN: [Signature]  
 CHECK: [Signature]  
 SCALE: 1/8" = 1'-0"

**Owner**  
 DESIGN: [Signature]  
 CHECK: [Signature]  
 SCALE: 1/8" = 1'-0"

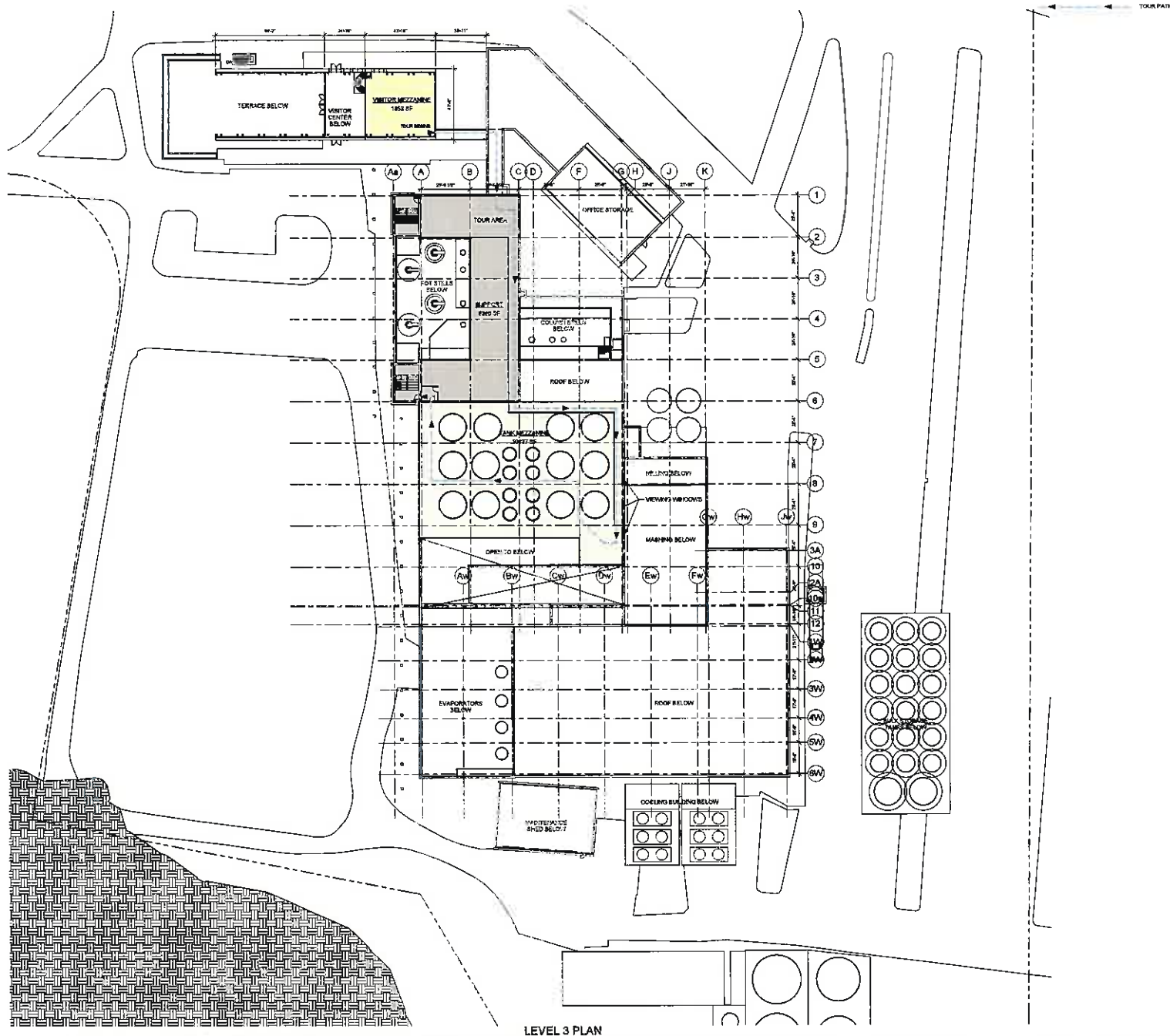
**Applicant**  
 DESIGN: [Signature]  
 CHECK: [Signature]  
 SCALE: 1/8" = 1'-0"

**ALLKAMBRION GROUP**  
 10000 10th Avenue, Suite 100  
 Minneapolis, MN 55426  
 Tel: 612.339.1100  
 Fax: 612.339.1101  
 www.allkambrian.com









LEVEL 3 PLAN

Civil Engineer

EPSTEIN  
100 Madison  
New York, NY 10017  
(212) 455-1234

Design Architect

EPSTEIN  
100 Madison  
New York, NY 10017  
(212) 455-1234

Owner

EPSTEIN HOLDINGS LLC  
300 Madison Avenue  
New York, NY 10017  
(212) 455-1234

Applicant

THE JACOBI & JACOBI GROUP, L.P.  
100 Madison Avenue  
New York, NY 10017  
(212) 455-1234

Scale

1" = 20'-0"

ALEXANDRION GROUP

100 Madison Avenue  
New York, NY 10017  
(212) 455-1234

NO.	DATE	REVISIONS
1		
2		
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EPSTEIN

Architect  
Engineer  
Interior Designer  
Landscape Architect

100 Madison Avenue  
New York, NY 10017  
(212) 455-1234  
www.epstein.com

PROJECT NUMBER: 1234  
PROJECT MANAGER: JC  
ARCHITECT: CM  
SCALE: 1" = 20'-0"  
DRAWN BY: CM  
CHECKED BY: CM

LEVEL 3 BUILDING USE PLAN









FRONT VIEW AT POT STILL



VIEW FROM WEST FROM TERRACE

DATE PLAN APPROVAL  
2018-05-11

EPSTEIN

**Architects:  
Engineers:  
Engineering  
Construction:**

500 W. Fulton Street  
Chicago, IL 60661-1299  
T 312.464.9100  
[www.earthquake.com](http://www.earthquake.com)

PROJECT NUMBER: 1735

PROJECT NUMBER.	17-239
PROJECT MANAGER.	JC

CHENG. \_\_\_\_\_ CM  
D.F. \_\_\_\_\_

AWN BY: \_\_\_\_\_ CM

RECEIVED BY: \_\_\_\_\_ CM

100

## ARTIST RENDERINGS

Civil Engineer

800.541.1234  
 800.541.1234  
 800.541.1234  
 800.541.1234

Design Architect

**EMSTING**  
600 West Fulton  
Chicago, IL 60607  
312-464-1100

Owner

WILSON HOLDINGS LLC  
532 State Street, Corporate  
Building, NY 10008  
NY 10008

### Applicability

TTY: 800-451-5060  
 180 Lardine  
 Compact 300  
 e-1 87-532



**ALEXANDRIEN GROUP**





# Kidz Country

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 Yonkel 6/6/18  
Planning Board Secretary; Date

[Signature] 6/6/18  
Town Engineer; Date





# TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: D & L Ford, Inc.	Application # 18-0008	Date Submitted: 5/30/18
Site Address: No. 854      Street: Route 6      Hamlet: Mahopac, NY 10541		
Property Location: (Identify landmarks, distance from intersections, etc.)  Across from Mud Pond		
Town of Carmel Tax Map Designation: Section 65.13    Block 1    Lot(s) 52		Zoning Designation of Site:  C
Property Deed Recorded in County Clerk's Office Date 9/11/2002 Liber 1597 Page 313		Liens, Mortgages or other Encumbrances Yes      No
Existing Easements Relating to the Site No <input checked="" type="checkbox"/> Yes      Describe and attach copies:		Are Easements Proposed? No <input checked="" type="checkbox"/> Yes      Describe and attach copies:
Have Property Owners within a 500' Radius of the Site Been Identified? Yes <input checked="" type="checkbox"/> No      Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: D & L Ford, Inc. C/o Kidy Country Day Care		Phone #: 845-656-5887 Fax#:
Owners Address: No. 854    Street: Route 6    Town: Mahopac    State: NY Zip: 10541		Email:
Applicant (If different than owner):		Phone #: Fax#:
Applicant Address (If different than owner): No.    Street:    Town:    State:    Zip:		Email:
Individual/ Firm Responsible for Preparing Site Plan: Architectural Visions, PLLC		Phone #: 845-628-6613 Fax#: 845-628-2708
Address: No. 2    Street: Muscoot Rd N.    Town: Mahopac    State: NY Zip: 10541		Email: joel.greenberg@arch-visions.com
Other Representatives:		Phone #: Fax#:
Owners Address: No.    Street:    Town:    State:    Zip:		Email:
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof:  CONVERT PART OF 2ND FLOOR FROM OFFICE TO DAYCARE		



# TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
<b>Lot size:</b> Acres: 1.086      Square Feet: 47,316		<b>Square footage of all existing structures (by floor):</b>	
<b># of existing parking spaces:</b> 42		<b># of proposed parking spaces:</b> 42	
<b># of existing dwelling units:</b> 0		<b># of proposed dwelling units:</b> 0	
<b>Is the site served by the following public utility infrastructure:</b>			
<div style="display: flex; justify-content: space-between;"> <div>           Is project in sewer district or will private septic system(s) be installed? <u>Exist Sewer</u>            If yes to Sanitary Sewer answer the following:         </div> <div style="width: 70%;">           ▶ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>            ▶ Is this an in-district connection? <u>YES</u> Out-of district connection? _____            ▶ What is the total sewer capacity at time of application? _____            ▶ What is your anticipated average and maximum daily flow _____         </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> <b>For Town of Carmel Town Engineer</b>            ▶ What is the sewer capacity _____         </div> <div>           EXIST OFFICE 26x15 G/P = 375 GPD            PROP. DAYCARE 15x20 G/P = 300 GPD         </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div>           Water Supply      Yes: <input type="checkbox"/> No: <input type="checkbox"/>             If Yes:      ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> NONE                             ▶ What is the total water capacity at time of application? _____                             ▶ What is your anticipated average and maximum daily demand _____         </div> </div>			
Storm Sewer      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Electric Service      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Gas Service      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Telephone/Cable Lines      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
<b>For Town of Carmel Town Engineer</b>			
Water Flows <u>N/A</u> Sewer Flows <u>[Signature]</u> <u>6/6/13</u>			
<b>Town Engineer; Date</b>			
What is the predominant soil type(s) on the site? <u>N/A</u>		What is the approximate depth to water table? <u>N/A</u>	
<b>Site slope categories:</b> 15-25% <u>100</u> %      25-35%      %      >35%      %			
<b>Estimated quantity of excavation:</b> Cut (C.Y.) <u>0</u> Fill (C.Y.) <u>0</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>Exist</u> Right <u>Exist</u>			
<b>Is the site located within 500' of:</b>			
<div style="display: flex; justify-content: space-between;"> <div>           • The boundary of an adjoining city, town or village         </div> <div>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div> </div>			
<div style="display: flex; justify-content: space-between;"> <div>           • The boundary of a state or county park, recreation area or road right-of-way         </div> <div>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div> </div>			
<div style="display: flex; justify-content: space-between;"> <div>           • A county drainage channel line,         </div> <div>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div> </div>			
<div style="display: flex; justify-content: space-between;"> <div>           • The boundary of state or county owned land on which a building is located         </div> <div>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div> </div>			

In CSO  
 Estimate  
 of PM?  
 Farm  
 NY1080  
 2014  
 documented


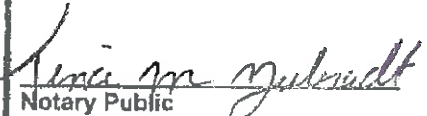


## TOWN OF CARMEL SITE PLAN APPLICATION

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 <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div>			
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? No Site work - All work Interior			
<b>ZONING COMPLIANCE INFORMATION</b>			
Zoning Provision	Required	Existing	Proposed
Lot Area	40,000	47,316	47,316
Lot Coverage	40 ft	14.8 %	14.8%
Lot Width	200ft	238.5ft	238.5ft
Lot Depth	200 ft	199.4 ft	199.4 ft
Front Yard	40 ft	57.6 ft	57.6 ft
Side Yard	25 ft	14.8 ft	<b>3 ft.</b>
Rear Yard	30 ft	15 ft	15 ft
Minimum Required Floor Area	5,000 sf	11,200 sf	11,200 sf
Floor Area Ratio	N/A		
Height	35 ft	35 ft	35 ft
Off-Street Parking	42 ps	42 ps	42 ps
Off-Street Loading	1	1	1



# TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		If yes, identify variances: Day Care on second floor	
PROPOSED BUILDING MATERIALS			
Foundation	N/A		
Structural System	N/A		
Roof	N/A		
Exterior Walls	N/A		
APPLICANTS AFFIRMATION			
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.			
LAURIE FORD			
Applicants Name		Applicants Signature	
Sworn before me this 4th		day of June 2018	
 Notary Public		<b>TINA M. ZUBRADT</b> Notary Public, State of New York No. 01ZU6103694 Qualified in Dutchess County 20 Commission Expires January 5, 2023	

Notary ?





TOWN OF CARMEL  
SITE PLAN COMPLETENESS  
CERTIFICATION FORM



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

This form shall be included with the site plan submission

Requirement Data		To Be Completed by the Applicant	Waived by the Town
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	None <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"/> EXIST.	<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"/>





# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



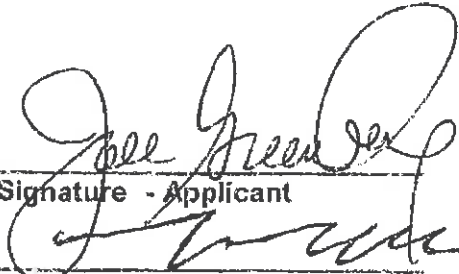
Requirement Data		To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input type="checkbox"/> N/A	<input type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	<input checked="" 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

I Joel Greenberg 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:



**Professionals Seal**

  
Signature - Applicant

4/30/2018

Date

  
Signature - Owner

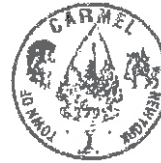
4/4/18  
Date

*owner?*





TOWN OF CARMEL  
SITE PLAN COMPLETENESS  
CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Rose Grubel

Signature - Planning Board Secretary

6/6/18

Date

[Signature]

Signature - Town Engineer

6/6/18

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: Kidy Country Day Care							
Project Location (describe, and attach a location map): 854 Route 6							
Brief Description of Proposed Action: Add Day Care to vacant portion of 2nd floor							
Name of Applicant or Sponsor: Laurie Ford		Telephone: 845-656-5867					
		E-Mail:					
Address: 854 Route 6							
City/PO: Mahopac		State: NY	Zip Code: 10541				
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: <div style="text-align: center;">Carmel ZBA &amp; Building Dept.</div>			<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?		1.086 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.086 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 type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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?	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: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" 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?	<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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input 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? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES  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	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	



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: <u>D &amp; J Ford Inc.</u> Date: <u>4/30/2018</u> Signature: <u><i>John H. Ford</i></u> PROJECT ARCHITECT		

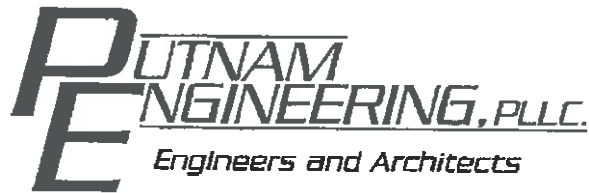












May 29, 2018

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

Re: The Retreat at Carmel Home Owner  
Association, Inc.  
Proposal to Construct a Park – Lot 4  
TM 55.14-1-11.2

Dear Chairman Gary and Members of the Board:

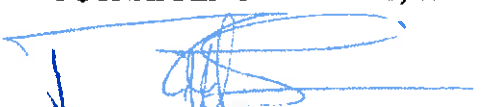
The Retreat at Carmel Home Owners Association, Inc. are seeking to replace the pitch-n-putt with a park area including flower beds, gazebo, exercise stations, walking trail and open lawn. The H.O.A. held a community wide vote on replacing the pitch-n-putt amenity with this park. The vote passed and a copy of the minutes have been provided to you.

It is the intention of The Retreat at Carmel Home Owners Association, Inc. to remove the erected structures located in the Pitch-n-Putt area and let nature reclaim the landscape. The total recreational space has been recalculated based on the change and will still meet the Town Mandate of providing 300 s.f./dwelling unit.

I look forward to presenting the project to the Board.

Sincerely,

PUTNAM ENGINEERING, PLLC



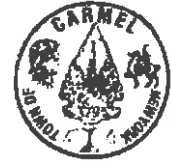
Paul M. Lynch, P.E.  
PML/jsp

(L1831)





## 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.

*Joan Gronlitter 6/5/18*  
Planning Board Secretary; Date

*Bn 6/5/18*  
Town Engineer; Date





# TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
<b>Application Name:</b> CARMEL COUNTRY SENIOR HOUSING LOT 4 PARK	<b>Application #</b> 18-0007	<b>Date Submitted:</b> 5/21/18
<b>Site Address:</b> No. _____ Street: BLAIR HEIGHTS Hamlet: CARMEL		
<b>Property Location:</b> (Identify landmarks, distance from intersections, etc.)		
<b>Town of Carmel Tax Map Designation:</b> Section 55.14 Block 1 Lot(s) 11.2	<b>Zoning Designation of Site:</b> C/BP	
<b>Property Deed Recorded in County Clerk's Office</b> Date 10/23/2008 Liber 1814 Page 232	<b>Liens, Mortgages or other Encumbrances</b> Yes _____ No <input checked="" type="checkbox"/>	
<b>Existing Easements Relating to the Site</b> No _____ Yes _____ Describe and attach copies:	<b>Are Easements Proposed?</b> No <input checked="" type="checkbox"/> Yes _____ Describe and attach copies:	
<b>Have Property Owners within a 500' Radius of the Site Been Identified?</b> Yes <input checked="" type="checkbox"/> No _____ Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
<b>Property Owner:</b> THE RETREAT AT CARMEL HOME OWNERS ASSOCIATION, INC	<b>Phone #:</b> 845 628 2750 <b>Fax#:</b>	<b>Email:</b> gryffcondolevergreen.net
<b>Owners Address:</b> ASSOCIATION, INC No. 17 Street: DICKINSON DRIVE Town: CARMEL State: NY Zip: 10512		
<b>Applicant (if different than owner):</b> THE RETREAT AT CARMEL HOA, INC	<b>Phone #:</b> 845 628 2750 <b>Fax#:</b>	<b>Email:</b> gryffcondolevergreen.net
<b>Applicant Address (if different than owner):</b> No. 17 Street: DICKINSON DRIVE Town: CARMEL State: NY Zip: 10512		
<b>Individual/ Firm Responsible for Preparing Site Plan:</b> PUTNAM ENGINEERING PLLC	<b>Phone #:</b> 845 279 6789 <b>Fax#:</b> 845 279 6769	<b>Email:</b> plymche.putnam-eng.com
<b>Address:</b> No. 4 Street: OLD ROUTE 6 Town: BREWSTER State: NY Zip: 10509		
<b>Other Representatives:</b>	<b>Phone #:</b> <b>Fax#:</b>	<b>Email:</b>
<b>Owners Address:</b> No. _____ Street: _____ Town: _____ State: _____ Zip: _____		
PROJECT DESCRIPTION		
<b>Describe the project, proposed use and operation thereof:</b> CREATE AN ON-SITE PARK WITH WALKING TRAIL, EXERCISE STATIONS, GAZEBO, FLOWER BEDS AND NEW SHADE TREE PLANTINGS.		



## TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
<b>Lot size:</b> Acres: <u>52.637</u> Square Feet: <u>2,292,867</u>		<b>Square footage of all existing structures (by floor):</b>	
<b># of existing parking spaces:</b> <u>NA</u>		<b># of proposed parking spaces:</b> <u>12</u>	
<b># of existing dwelling units:</b> <u>NA</u>		<b># of proposed dwelling units:</b> <u>NA</u>	
<b>Is the site served by the following public utility infrastructure:</b>			
<ul style="list-style-type: none"> <li>▪ Is project in sewer district or will private septic system(s) be installed? <u>SEWER DISTRICT</u></li> <li>▪ If yes to Sanitary Sewer answer the following:               <div style="margin-left: 40px;">                 ▶ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>                  ▶ Is this an In-district connection? <input checked="" type="checkbox"/> Out-of district connection? <input type="checkbox"/>                  ▶ What is the total sewer capacity at time of application? <u>NA</u>                  ▶ What is your anticipated average and maximum daily flow <u>NA</u> </div> </li> </ul>			
<b>For Town of Carmel Town Engineer</b> ▶ What is the sewer capacity _____			
<ul style="list-style-type: none"> <li>▪ <b>Water Supply</b>      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> </ul>			
If Yes:		<ul style="list-style-type: none"> <li>▶ Does approval exist to connect to water main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ What is the total water capacity at time of application? <u>NA</u></li> <li>▶ What is your anticipated average and maximum daily demand <u>NA</u></li> </ul>	
<ul style="list-style-type: none"> <li>▪ <b>Storm Sewer</b>      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> </ul>			
<ul style="list-style-type: none"> <li>▪ <b>Electric Service</b>      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> </ul>			
<ul style="list-style-type: none"> <li>▪ <b>Gas Service</b>      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> </ul>			
<ul style="list-style-type: none"> <li>• <b>Telephone/Cable Lines</b>      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> </ul>			
<b>For Town of Carmel Town Engineer</b>			
Water Flows <u>NA</u> Sewer Flows <u>NA</u> <div style="text-align: center; font-size: 1.5em; margin-top: 10px;"> <u>6/5/18</u> </div>			
<b>Town Engineer, Date</b>			
What is the predominant soil type(s) on the site? <u>SILT LOAM</u>		What is the approximate depth to water table? <u>7' +</u>	
Site slope categories:		15-25% <u>10</u> %      25-35% <u>0</u> %      >35% <u>0</u> %	
Estimated quantity of excavation:		Cut (C.Y.) <u>125</u> Fill (C.Y.) <u>60</u>	
Is Blasting Proposed      Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
Is the site located in a designated Critical Environmental Area?      Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does a curb cut exist on the site?      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		Are new curb cuts proposed?      Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the sight distance?      Left <u>575</u> Right <u>450</u>			
<b>Is the site located within 500' of:</b>			
<ul style="list-style-type: none"> <li>• The boundary of an adjoining city, town or village</li> </ul>		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• The boundary of a state or county park, recreation area or road right-of-way</li> </ul>		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• A county drainage channel line.</li> </ul>		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• The boundary of state or county owned land on which a building is located</li> </ul>		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	


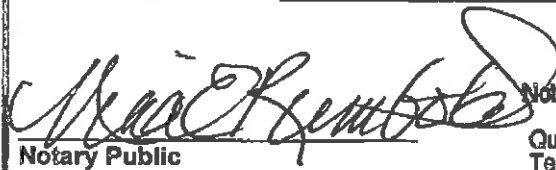


## TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations <div style="text-align: center;">COVERAGE CURRENTLY EXISTS</div> Yes: <input type="checkbox"/> No: <input type="checkbox"/>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations <div style="text-align: center;">COVERAGE CURRENTLY EXISTS</div> Yes: <input type="checkbox"/> No: <input type="checkbox"/>			
Does the site disturb more than 5,000 sq ft		Yes: <input checked="" type="checkbox"/> No: <input 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 checked="" type="checkbox"/> No: <input 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 type="checkbox"/> N/A			
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? <div style="text-align: center;">3 MONTHS</div>			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area			
Lot Coverage			
Lot Width			
Lot Depth			
Front Yard			
Side Yard			
Rear Yard			
Minimum Required Floor Area			
Floor Area Ratio			
Height			
Off-Street Parking			
Off-Street Loading			



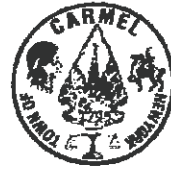
## TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	If yes, Identify variances:
<b>PROPOSED BUILDING MATERIALS</b>	
Foundation	CONC FORMING FOR GAZEBO
Structural System	WOOD
Roof	SHINGLES - ASPHALT
Exterior Walls	RAILING - WOOD & COLUMNS
<b>APPLICANTS ACKNOWLEDGEMENT</b>	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<u>FRANK A. BRESS</u> Applicants Name	 Applicants Signature
Sworn before me this <u>8th</u> day of <u>MAY</u> 20 <u>18</u>	
 Notary Public	Nina E. Rumbold Notary Public - State of New York No. 02UR4948766 Qualified in Westchester County Term Expires March 20, 20 <u>19</u>





# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

This form shall be included with the site plan submission

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
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	<input checked="" 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"/> ✓ (GAZEBOS)	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input type="checkbox"/> N/A ✓	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<input type="checkbox"/> N/A ✓	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	<input type="checkbox"/> N/A	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	<input type="checkbox"/> NONE PROPOSED	<input type="checkbox"/>
14	Proposed signage	N/A <input type="checkbox"/>	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input type="checkbox"/> N/A	<input type="checkbox"/>





# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



	Requirement Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input type="checkbox"/> 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 checked="" type="checkbox"/>	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input type="checkbox"/> N/A	<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	<input type="checkbox"/>	<input type="checkbox"/>

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

I Paul M. Lynch 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:



*Paul M. Lynch*  
Signature - Applicant *owner*

5/8/2018  
Date

Professionals Seal

\_\_\_\_\_  
Signature - Owner Applicant

\_\_\_\_\_  
Date





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



**Town Certification (to be completed by the Town)**

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

Rose Yonkelis

Signature - Planning Board Secretary

6/5/18

Date

Red O'Dell

Signature - Town Engineer

6/5/18

Date



617.20  
Appendix B  
Short Environmental Assessment Form

**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>			
THE RETREAT AT CARMEL HOMEOWNERS ASSOCIATION, INC.			
Name of Action or Project: CARMEL CENTRE SENIOR HOUSING LOT 4 PARK			
Project Location (describe, and attach a location map): BLAIR HEIGHTS			
Brief Description of Proposed Action: TO CONSTRUCT A WALKING TRAIL, FLOWER BEDS, EXERCISE STATIONS AND A GAZEBO ALONG WITH PARK BENCHES.			
Name of Applicant or Sponsor: THE RETREAT AT CARMEL H.O.A., INC		Telephone: 845 628 2750 E-Mail: gryffcondo1@verizon.net	
Address: 17 DICKINSON DRIVE			
City/PO: CARMEL		State: N.Y	Zip Code: 10512
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO X YES
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:			NO X YES
3.a. Total acreage of the site of the proposed action?		52.637 acres	
b. Total acreage to be physically disturbed?		0.41 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		93.91 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
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: _____	NO	YES	
	X		
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>MAY USE ON SITE WATER SPRINKLE SYSTEM TO WATER GARDENS ETC.</u>	NO	YES	
			X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>N/A.</u>	NO	YES	
	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?			
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	YES	
	X		
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: _____	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
			X
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>ON SITE STORMWATER DETENTION</u> <input type="checkbox"/> NO <input checked="" 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
	X	
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
	X	
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
	X	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>THE RETREAT AT CARMEL H.O.A., INC</u> Date: <u>5/8/2018</u> Signature: <u>[Signature]</u> <u>PRESIDENT</u>		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		



	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)



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## SCHEDULE A

- EXHIBIT A Legal Description  
EXHIBIT B By-Laws of Condominium



## **The Retreat at Carmel Home Owners Association Meeting**

**October 23, 2017**

The Retreat at Carmel Home Owners Association Board called a meeting of all Homeowners to discuss and vote on the disposition of the Community's Pitch and Putt amenity. Notice of the meeting was sent to all Homeowners both via e-mail and U.S. Mail.

The Meeting was called to order at 6:50pm.

1. The Pledge of Allegiance was recited by all.
2. Gerry Ryff, Resident Board Manager representing Condo I, welcomed the group to the meeting, thanking them for their attendance.
3. Mr. Ryff described the issue at hand: that the Community has an amenity, the Pitch and Putt, located at Upper Blair Heights, which is not being utilized, and which is expensive to maintain, estimated at approximately \$1500 per month. He went on to describe the Board's proposal to replace this amenity with a more user friendly passive park. A concept drawing of such a park was available for review. The purpose of this meeting was to solicit and gain approval to move ahead with this concept which would include more detailed engineering work, and developing the proposal for review and approval by the Town Board, and State authorities as required. In order to move ahead, the Board requires a 2/3's unit owner favorable vote.
4. The floor was opened for questions and comments. Questions were raised as to detailed costs and who was going to pay for the construction. Mr. Ryff responded to these questions stating it was premature at this point to have these details, we first needed to have the community's approval to move ahead with the concept in order to present it to the Town Board. In addition, comments were made as to whether this action may compromise our transition efforts. Mr. Bress responded by stating that Pulte was in support of this effort, in fact, has voted their proxies in favor of the change.
5. Mr. Jack Adesso commented that this was the first phase of an effort to eliminate an expensive amenity that has little use to the community with one we can all enjoy in the future. He stated that if we do nothing, we will be left with spending money on something no one uses.
6. A motion was made to have the official vote. The ballots were distributed, signed, collected and counted together with the proxies that were received.
7. In order to pass, a "yes" vote from 144 units was necessary. The "yes" vote came in at 163. Therefore, the motion was approved.

The Meeting was adjourned at 7:30pm

Respectfully submitted,

Genevieve Porti

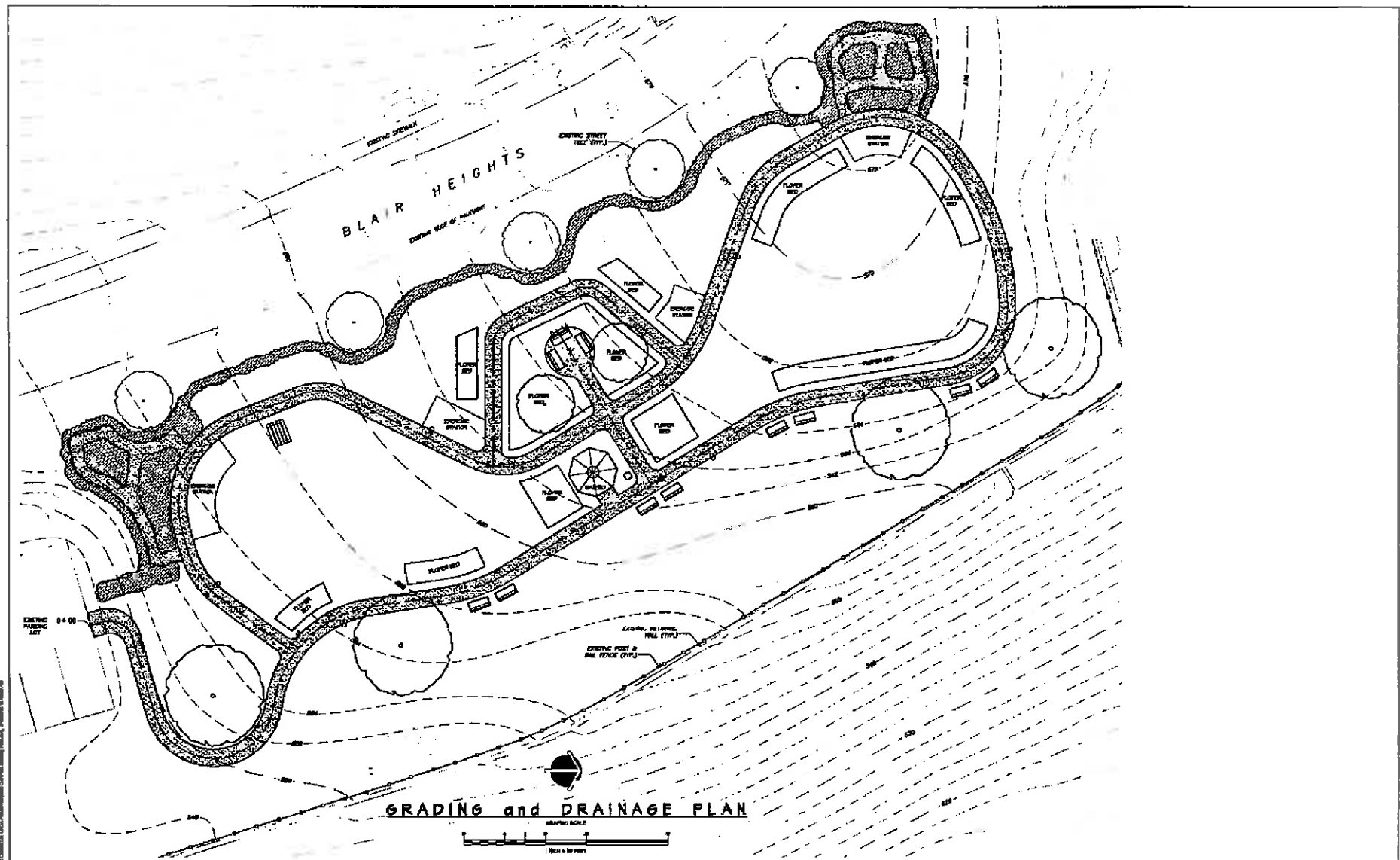












**GRADING and DRAINAGE PLAN**



4 OLD ROUTE 9, BREWSTER, NEW YORK 13609  
 (845) 274-6181 FAX (845) 274-6184  
 E-MAIL: putnam@putnam-engineering.com

PERMIT TO NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) IS REQUIRED FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

REVISIONS	NO.	DATE	DESCRIPTION

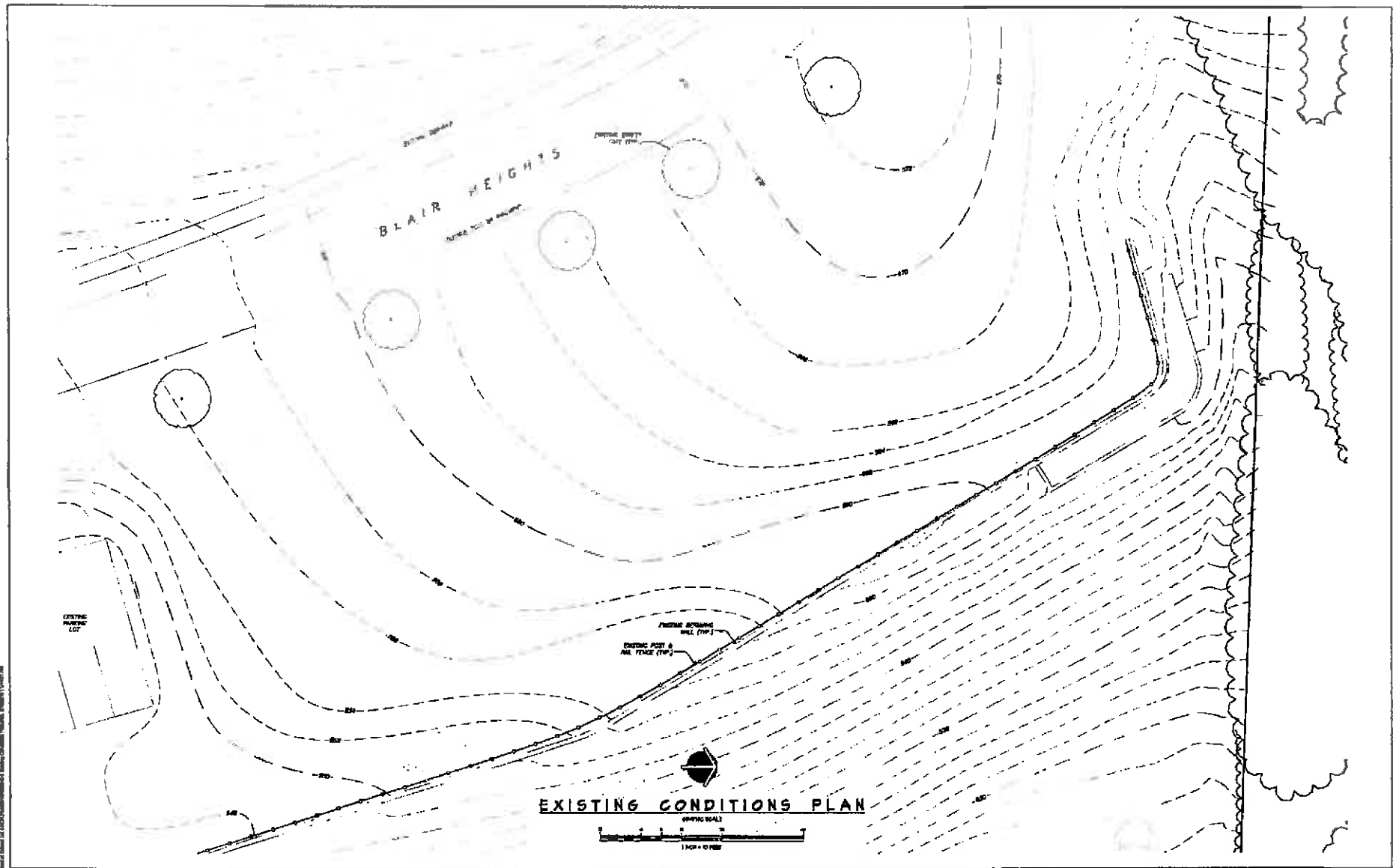
THE RETREAT at CARMEL H.O.A., INC.  
 CARMEL CENTRE SENIOR HOUSING LOT No. 4  
 BLAIR HEIGHTS  
 TOWN OF CARMEL  
 SUTHERLAND COUNTY, NEW YORK  
 TAX MAP 100A, BLOCK 1, LOT 1.3

DATE: 11/15/11  
 PROJECT NUMBER: 11111  
 DRAWN BY: JLM  
 CHECKED BY: JLM  
 SCALE: AS SHOWN

**PROPOSED PARK  
 GRADING and DRAINAGE  
 PLAN**

PROJECT NUMBER: 11111  
 DRAWING NUMBER: **C-2**  
 SHEET: 8 OF 12





<p><b>FUTNAM ENGINEERING, INC.</b> ENGINEERS - ARCHITECTS</p> <p>4 OLD ROUTE 6, BREWSTER, NEW YORK 13820 (518) 279-8781 FAX (518) 279-8781 © 1998 FUTURE ENGINEERING, INC.</p>	<p>PERMIT TO NEW YORK STATE CONSTRUCTION LAW ARTICLE 16, SECTION 200, SUBSECTION 2, TO PL A. SCALE OF 1" = 40' AND 1" = 80'.</p> <p>UNLESS THE SEALING AND THE SIGNATURE OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT ARE PLACED ON THIS PLAN, IT IS NOT VALID FOR ANY PURPOSE.</p> <p>THESE PLANS SHALL BE USED TO CONSTRUCT THE PROJECT AND SHALL BE THE PROPERTY OF THE CLIENT. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF FUTURE ENGINEERING, INC. IS PROHIBITED.</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION																						<p>PROPOSED PARK PLAN PREPARED FOR:</p> <p><b>THE RETREAT at CARMEL H.O.A., INC.</b> <b>CARMEL CENTRE SENIOR HOUSING LOT No. 4</b></p> <p>BLAIR HEIGHTS TOWN OF CARMEL FUTNAM COUNTY, NEW YORK TOWN OF CARMEL, BLOCK 1, LOT 42</p>	<p>DATE: 10/1/98</p> <p>PLANNED BY: P.E.</p> <p>DESIGNED BY: P.E.</p> <p>CHECKED BY: P.E.</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT NUMBER: 9801</p> <p>DATE: 10/1/98</p> <p>PROJECT: <b>PROPOSED PARK EXISTING CONDITIONS PLAN</b></p> <p><b>C-3</b></p>
		NO.	DATE	DESCRIPTION																									
<p>PROJECT: 9801</p> <p>DATE: 10/1/98</p>																													

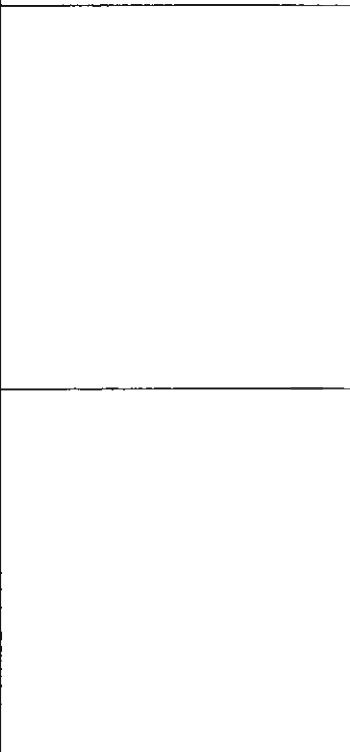
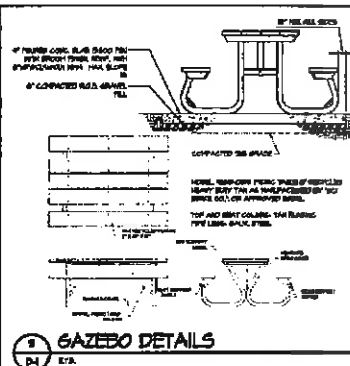




















April 16, 2018

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

Re: Old Forge Estates  
Baldwin Place Road  
T.M. 75.15-1-19

Dear Chairman Gary and Members of the Board:

The property received Planning Board approval on May 11, 2011 for a conventional ten (10) lot subdivision. We last appeared before the Board in June 2015, when we received our first extension of final subdivision re-approval. The project approval had been extended for approximately 4 years. The access to the property comes off Baldwin Place Road sited in between two local wetlands that run along Baldwin Place Road. The N.Y.C.D.E.P. determined that the wetlands were connected and as a result used up the one paved crossing that the D.E.P. allows. The development road crossed a second wetland/watercourse located farther back on property. The second crossing had to remain unpaved and was to be a gravel surface.

The inability to pave the road over the second wetland crossing resulted in a condition where the road would not be accepted for dedication by the Town of Carmel. This made marketing the property an issue. So after long deliberation the owner decided to pursue a clustered subdivision, which in turn eliminates the need to cross the second wetland area.

The clustered subdivision application that is being presented to the Board provides for environmental benefits that the conventional subdivision did not. I look forward to presenting the project to the Board.

Sincerely,

PUTNAM ENGINEERING, PLLC

A handwritten signature in dark ink, appearing to be 'PML', written over a horizontal line.

Paul M. Lynch, P.E.

PML/jsp

(L1819)





April 23, 2018

Chief of Mahopac Fire Department  
P.O. Box 267  
Mahopac, NY 10541

Re: Old Forge Estates  
Baldwin Place Road

Dear Chief:

In accordance with the Town of Carmel Planning Board request, we are forwarding you plans for a proposed 14 lot clustered subdivision to be located on Baldwin Place Road opposite the Mahopac High School and Middle School.

Should you have any questions or comments, please direct them to Mr. Richard Franzetti, Town Engineer.

Sincerely,

PUTNAM ENGINEERING, PLLC

A handwritten signature in black ink, appearing to read 'Paul M. Lynch', is written over a horizontal line. Below the line, the text 'Paul M. Lynch, P.E.' is printed.

Paul M. Lynch, P.E.

PML/jsp

Enclosure

(L1821)





# 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.

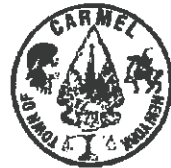
*Rose G. Lombardo* 4/24/18  
Planning Board Secretary; Date

*Paul J. M. M.* 4/24/18  
Town Engineer; Date





# TOWN OF CARMEL SUBDIVISION APPLICATION



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

SITE IDENTIFICATION INFORMATION			
Application Name: <b>OLD FORGE ESTATES</b>		Application # <b>18-0005</b>	Date Submitted: <b>4/25/18</b>
Site Address: No. _____ Street: <b>BALDWIN PL. RD Hamlet: MAHOKAC</b>			
Property Location: (Identify landmarks, distance from intersections, etc.) <b>0.3 MILES SOUTH OF THE BALDWIN PLACE ROAD INTERSECTION W/ NYS ROUTE 6N</b>			
Town of Carmel Tax Map Designation: Section <b>75.15</b> Block <b>1</b> Lot(s) <b>19</b>		Zoning Designation of Site: <b>R</b>	
Property Deed Recorded in County Clerk's Office Date <b>5/20/16</b> Liber <b>2011</b> Page <b>275</b>		Liens, Mortgages, or other Encumbrances Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Existing Easements Relating to the Site No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Describe and attach copies:		Are Easements Proposed? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Describe and attach copies: <b>FOR DRAINAGE AND WATER</b>	
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: <b>ANGELC MASTRANTONI</b>		Phone #: <b>914 232 5566</b> Email: <b>mastrantoni.brothers@gmail.com</b>	
Owners Address: No. <b>23</b> Street: <b>FRANCIS DRIVE</b>		Town: <b>KATONAH</b> State: <b>NY</b> Zip: <b>10536</b>	
Applicant (if different than owner):		Phone #: _____ Email: _____	
Applicant Address (if different than owner): No. _____ Street: _____ Town: _____ State: _____ Zip: _____			
Individual/ Firm Responsible for Preparing Site Plan: <b>PUTNAM ENGINEERING PLLC</b>		Phone #: <b>845 279 6769</b> Email: <b>plynch@putnameng.com</b>	
Address: No. <b>4</b> Street: <b>OLD ROUTE 6</b> Town: <b>BREWSTER</b> State: <b>NY</b> Zip: <b>10509</b>			
Other Representatives: <b>LOUIS ROSTEN</b>		Phone #: <b>914 962 4550</b> Email: <b>lrosten7410@hotmail.com</b>	
Owners Address: No. <b>1929</b> Street: <b>COMMERCE ST</b> Town: <b>YORKTOWN</b> State: <b>NY</b> Zip: <b>10598</b>			
PROJECT DESCRIPTION			
Describe the project, proposed use and operation thereof: <b>THE PROPERTY OWNER IS PROVIDING TO CLUSTER FOURTEEN (14) RESIDENCES ON 45.36 ACRES. THERE WILL BE 10.62 ACRES OF DISTURBANCE AND THE PROPOSED LOTS WILL RANGE IN SIZE BETWEEN 0.36 AND 0.47 ACRES. THE SIZE OF HOUSES WILL RANGE BETWEEN 1800 S.F. AND 2,600 S.F. THE PROJECT WILL HAVE 37 ACRES OF OPEN SPACE AFTER ALL WORK IS COMPLETED.</b>			



## TOWN OF CARMEL SUBDIVISION APPLICATION

PROJECT INFORMATION			
<b>Size of existing parcel to be subdivided:</b> <div style="display: flex; justify-content: space-between;"> <span>Acres: <u>45.335</u></span> <span>Square Feet: <u>1,974,792.6</u></span> </div>			
Major Subdivision <input checked="" type="checkbox"/>		Minor Subdivision <input type="checkbox"/>	
Number of proposed lots: <u>14</u>	Size of proposed lots: <u>0.36 ACRES TO 0.47 ACRES</u>		
Conventional Subdivision <input type="checkbox"/>		Cluster Subdivision <input checked="" type="checkbox"/>	
Will a 10% open space set aside be provided? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		If no, will a payment in-lieu be provided? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Will all new lots have frontage on a mapped street? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		If not, how will this deficiency be addressed?	
<b>Is the site served by the following public utility infrastructure:</b>			
<div style="display: flex; justify-content: space-between;"> <div> <ul style="list-style-type: none"> <li>▪ Sanitary Sewer <span style="float: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span> <span style="float: right; color: blue;">✓</span></li> <li style="margin-left: 20px;">If Yes:                             <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? <u>      </u> Out-of district connection? <u>      </u></li> <li>▶ What is the total sewer capacity at time of application? <u>VNA</u></li> <li>▶ What is your anticipated average and maximum daily flow <u>3780 / 6160</u></li> </ul> </li> <li>▪ Water Supply <span style="float: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></span></li> <li style="margin-left: 20px;">If Yes:                             <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to water main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ What is the total water capacity at time of application? <u>NO</u></li> <li>▶ What is your anticipated average and maximum daily demand <u>3780 / 6160</u></li> </ul> </li> <li>▪ Storm Sewer <span style="float: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></span></li> <li>▪ Electric Service <span style="float: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></span></li> <li>▪ Gas Service <span style="float: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span></li> <li>▪ Telephone/Cable Lines <span style="float: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></span></li> </ul> </div> <div style="font-size: 2em; color: blue; text-align: right; margin-top: 20px;">             12/18           </div> </div>			
Will any common areas be created outside of individual lots (road rights-of-way, recreation areas, stormwater management areas, etc.)? <span style="float: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></span>			
Is a homeowners association proposed? <span style="float: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></span>			
What is the predominant soil type(s) on the site? <u>SOIL GROUP C</u>		What is the approximate depth to water table? <u>7' + IN BUILDING AREAS</u>	
Site slope categories:		15-25% <u>10.4%</u> 25-35% <u>0%</u> >35% <u>0%</u>	
Estimated quantity of excavation:		Cut (C.Y.) <u>27,500</u> Fill (C.Y.) <u>17,500</u>	
Is Blasting Proposed    Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
Is the site located in a designated Critical Environmental Area? <span style="float: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span>			
Does a curb cut exist on the site?		Are new curb cuts proposed? <span style="float: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></span>	
Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		What is the sight distance? <div style="display: flex; justify-content: space-around;"> <span>Left <u>500'</u></span> <span>Right <u>500'</u></span> </div>	
<b>Is the site located within 500' of:</b>			
▪ 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 checked="" type="checkbox"/> No: <input 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:  
 NYCDEC: ☐ 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?  
 24 MONTHS

### ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area	0.35 AC	0.36 AC	0.47 AC	0.36 AC	0.44 AC	0.40 AC	0.40 AC
Lot Coverage	15% MAX		10%	13%	10%	11.5%	11.5%
Lot Width	90 FEET		142'	121'	126'	100'	115'
Front Yard	20 FEET		35'	30'	28'	25'	30'
Side Yard (minimum of 1)	10 FEET		35'	30'	17'	17'	25'
Side Yard (total of both)	25 FEET		85'	65'	77'	67'	55'
Rear Yard	20 FEET		50'	60'	70'	85'	60'
Habitable Floor Area	1800 SF		2000 SF	2000 SF	2000 SF	2000 SF	2000 SF
Height	< 35 FEET		< 35'	< 35'	< 35'	< 35'	< 35'

(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.

ANGELO MASTRANTONI  
 Applicants Name

[Signature]  
 Applicants Signature

Sworn before me this 9th day of FEBRUARY 2019

[Signature]  
 Notary Public

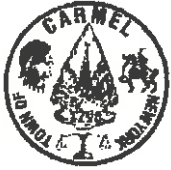
LOUIS ROSTEN  
 Notary Public, State of New York  
 No. 4834354  
 Qualified in Putnam County  
 Commission Expires 5/3/19



ZONING COMPLIANCE INFORMATION							
Zoning Provision	Proposed	Provided	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10
Lot Area	0.35 AC		0.44 <sub>ac</sub>	0.47 <sub>ac</sub>	0.39 <sub>ac</sub>	0.45 <sub>ac</sub>	0.45 <sub>ac</sub>
Lot Coverage	15% MAX		11%	10%	12%	10.5%	10.5%
Lot Width	90 FEET		115'	150'	102'	110'	110'
Front Yard	20 FEET		22.5'	35'	25'	35'	40'
Side Yard (minimum of 1)	10 FEET		12.5'	30'	18'	15'	20'
Side Yard (total of both)	25 FEET		47.5'	85'	45'	40'	50'
Rear Yard	20 FEET		25'	40'	85'	90'	80'
Habitable Floor Area	1,800 S.F.		2,000sf	2,000sf	2,000sf	2,000sf	2,000sf
Height	< 35 FEET		< 35'	< 35'	< 35'	< 35'	< 35'

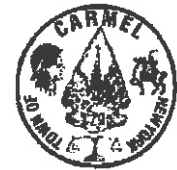
ZONING COMPLIANCE INFORMATION						
Zoning Provision	Proposed	Provided	Lot 11	Lot 12	Lot 13	Lot 14
Lot Area	0.35 AC		0.40 <sub>ac</sub>	0.40 <sub>ac</sub>	0.42 <sub>ac</sub>	0.42 <sub>ac</sub>
Lot Coverage	15% MAX		11.5%	11.5%	11%	11%
Lot Width	90 FEET		115'	165'	135'	120'
Front Yard	20 FEET		30'	25'	25'	30'
Side Yard (minimum of 1)	10 FEET		22.5'	20'	27.5'	35'
Side Yard (total of both)	25 FEET		45'	90'	77.5'	70'
Rear Yard	20 FEET		60'	35'	50'	65'
Habitable Floor Area	1,800 S.F.		2,000sf	2,000sf	2,000sf	2,000sf
Height	< 35 FEET		< 35'	< 35'	< 35'	< 35'





# 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>Specific 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 checked="" type="checkbox"/>	<input type="checkbox"/>





# 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, with proposed first-floor elevations of the buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Names of existing streets and proposed names of new streets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Preliminary profiles of all proposed roads.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Location, type and size of curbs, sidewalks and bikeways.	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
8	Plans of proposed utility layouts and all facilities, unsized.	<input checked="" 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 checked="" type="checkbox"/>	<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.	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Final Plat Requirements</b>			
1	All General, Sketch and Preliminary Plat Requirements.	<input type="checkbox"/>	<input type="checkbox"/>





**TOWN OF CARMEL**  
**SUBDIVISION COMPLETENESS**  
**CERTIFICATION FORM**



	<i>Requirement Data</i>	<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
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 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 type="checkbox"/>	<input type="checkbox"/>
4	Location of all existing and proposed monuments.	<input 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 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"/>	<input type="checkbox"/>
7	All parcels proposed for open space/recreation use, with a statement of the purpose of each.	<input type="checkbox"/>	<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"/>	<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.	<input type="checkbox"/>	<input type="checkbox"/>
10	Deeds for land to be dedicated for road widening, recreation or other purposes.	<input type="checkbox"/>	<input type="checkbox"/>
11	Erosion control standards.	<input checked="" type="checkbox"/>	<input checked="" 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

I PAUL M. LYNCH 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:

Paul M. Lynch  
Signature - Applicant

2/9/18  
Date

Paul M. Lynch  
Signature - Owner

2/9/18  
Date



Professionals Seal





**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 Yonahetta*  
Signature - Planning Board Secretary

4/26/18  
Date

*[Signature]*  
Signature - Town Engineer

4/27/18  
Date



**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part I. 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: <b>OLD FORGE ESTATES</b>			
Project Location (describe, and attach a location map): <b>BALDWIN PLACE ROAD OPPOSITE WAHOPAC SCHOOLS</b>			
Brief Description of Proposed Action: <b>TO SUBDIVIDE THE PARCEL CREATING A CLUSTERED SUBDIVISION LAYOUT PROPOSING 14 LOTS RANGING FROM 0.36 ACRES TO 0.47 ACRES IN SIZE.</b>			
Name of Applicant or Sponsor: <b>ANGELO MASTRANTONI</b>		Telephone: <b>914 232 5566</b>	
Address: <b>23 FRANCIS DRIVE</b>		E-Mail: <b>mr.mstrantoni.brothers@gmail.com</b>	
City/PO: <b>KATONAH</b>		State: <b>N.Y</b>	Zip Code: <b>10536</b>
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.		<b>X</b>	
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:		<b>X</b>	
3.a. Total acreage of the site of the proposed action?		<b>45.335</b> acres	
b. Total acreage to be physically disturbed?		<b>10.62</b> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<b>45.335</b> 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 type="checkbox"/> Industrial <input 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 checked="" type="checkbox"/> Parkland			



5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
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: _____	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>ON SITE SUBSURFACE TREATMENT SYSTEM</u>	NO	YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
b. Is the proposed action located in an archeological sensitive area?	X		
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	YES	
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: _____	X		
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 checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
16. Is the project site located in the 100 year flood plain?	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>ON SITE DETENTION THEN DISCHARGE TO STORMWATER CONVEYANCE IN BALDWIN PLACE ROAD.</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO	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: <u>SITE WILL CONTAIN 2 INFILTRATION BASINS AND 1 DRY DETENTION POND</u>	NO	YES
		X
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
	X	
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
	X	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>ANGELO MASMALTONI</u> Date: <u>2/9/18</u>		
Signature: <u><i>Angelo Masmaltoni</i></u>		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		









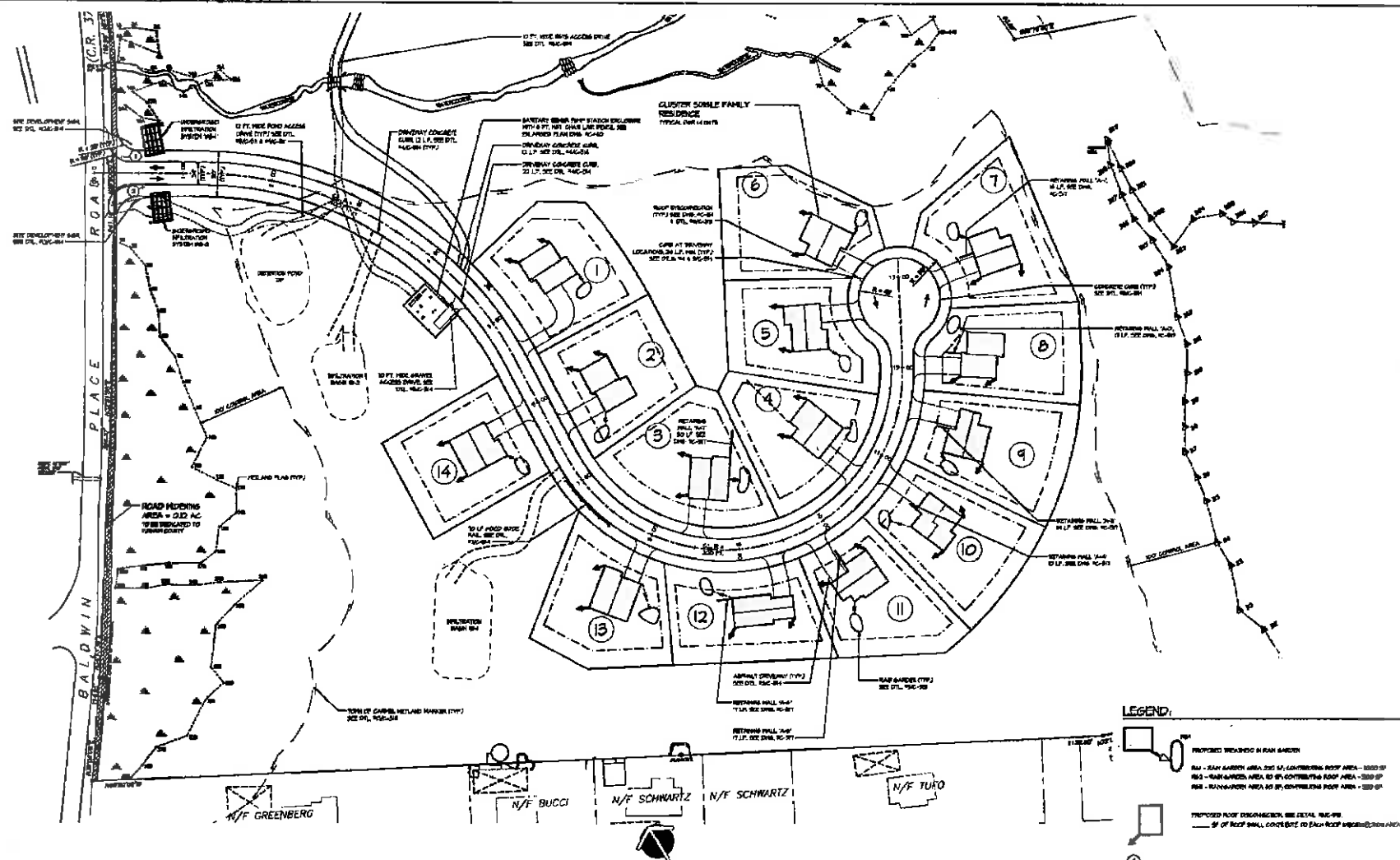




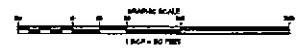








ENLARGED SITE LAYOUT PLAN

[illegible]





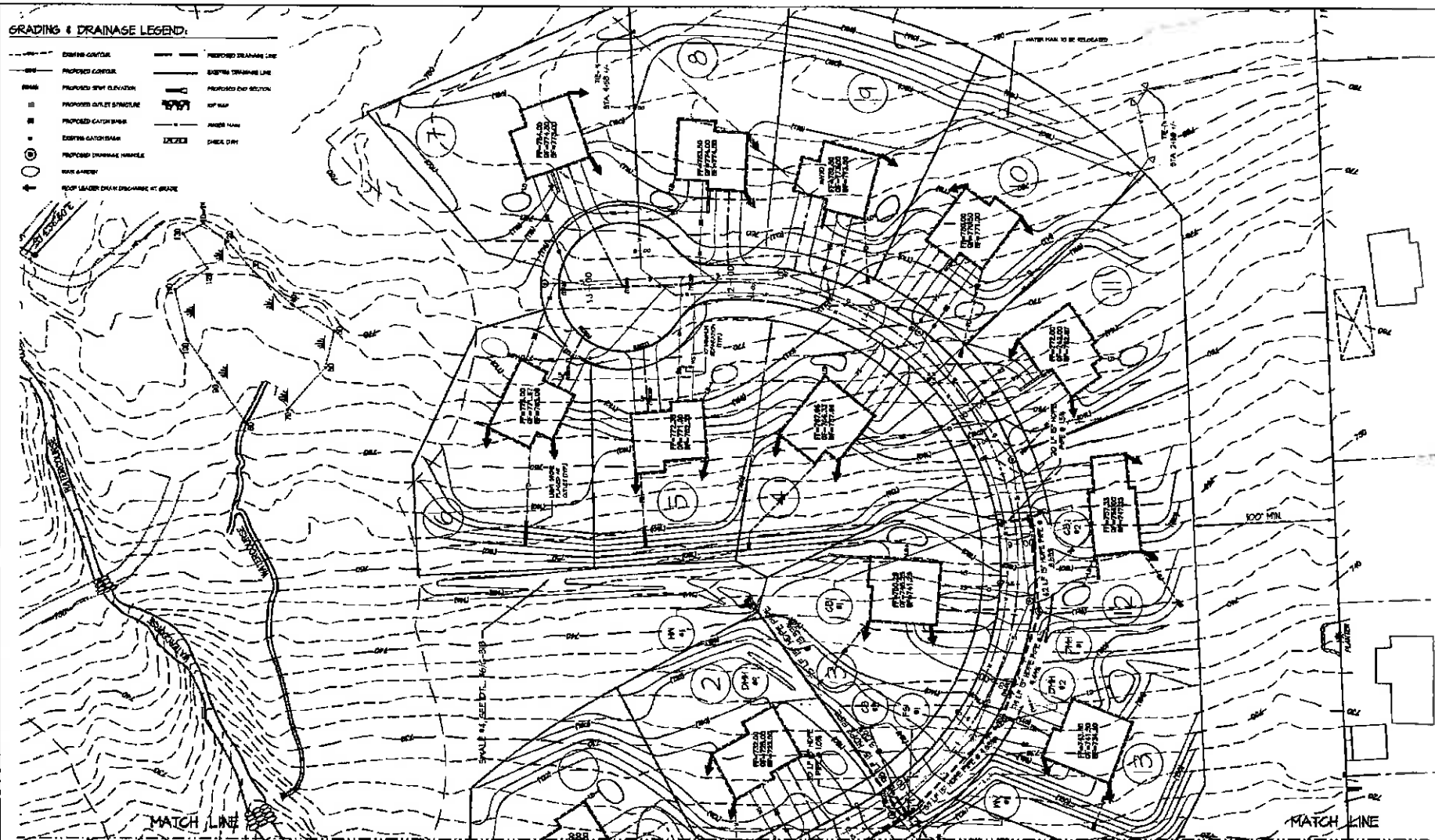




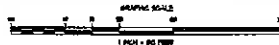


# GRADING & DRAINAGE LEGEND:

---	EXISTING CONTOUR	---	PROPOSED DRAINAGE LINE
---	PROPOSED CONTOUR	---	EXISTING DRAINAGE LINE
---	PROPOSED GROUND ELEVATION	---	PROPOSED CATCH BASIN
---	PROPOSED OUTLET STRUCTURE	---	PROPOSED CHECK DAM
---	PROPOSED CATCH BASIN	---	PROPOSED DRAINAGE MANHOLE
---	EXISTING CATCH BASIN	---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED DRAINAGE MANHOLE	---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED DRAINAGE MANHOLE	---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED DRAINAGE MANHOLE	---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED DRAINAGE MANHOLE	---	PROPOSED DRAINAGE MANHOLE



ENLARGED GRADING & DRAINAGE PLAN



4 OLD ROUTE 6, BIRMINGHAM, NEW YORK 12504  
(518) 274-6781 FAX (518) 274-6784  
BIRMINGHAM, NEW YORK 12504

FORWARDED TO NEW YORK STATE GOVERNMENT, INC. BY THE DESIGNER FOR REVIEW. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR THE COMPLETION OF THE PLAN. THE DESIGNER SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PLAN. THE DESIGNER SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PLAN.

REVISIONS	DATE	DESCRIPTION
1	10/1/88	1.000
2	10/1/88	1.000
3	10/1/88	1.000
4	10/1/88	1.000
5	10/1/88	1.000
6	10/1/88	1.000
7	10/1/88	1.000
8	10/1/88	1.000
9	10/1/88	1.000
10	10/1/88	1.000

PROPOSED DRAINAGE PLAN PREPARED FOR:  
OLD FORSE ESTATES  
BALDWIN PLACE ROAD  
TOWN OF CARVER  
PLYMOUTH COUNTY, NEW YORK  
DATE: 10/1/88

DATE	10/1/88
PROJECT NUMBER	10/1/88
DESIGNED BY	10/1/88
CHECKED BY	10/1/88
SCALE	AS NOTED

ENLARGED  
GRADING and STORMWATER  
PLAN

PROJECT NUMBER  
C-122

SHEET 8 OF 9









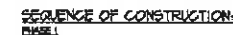












- EROSION CONTROL LEGEND**



SPACE #	BOTTOM WIDTH F.P.D.	DEPTH F.P.D.	POUR SLOPE F.P.D.	LENGTH F.P.D.	SLOPE F.P.D.
1	10	075	3:1	750	1:0
2	10	075	3:1	650	1:0
3	10	10	2:1	350	4:1
4	10	075	3:1	80	2:1
5	10	125	3:1	100	2:1

LEVEL SPREADER	0.5 SPIN	0.75 SPIN	1.0 SPIN	1.5 SPIN
1	0.51	0.5	0.5	0.5
2	0.51	0.5	0.5	0.5



**DYNAM**  
ENGINEERING LTD.  
ENGINEERS - ARCHITECTS

PURSUANT TO NEW YORK STATE EDUCATION LAW  
ARTICLE 148, SECTION 7208 SUBSECTION 2, 7  
A VIOLATION OF THE LAW FOR ANY PERSON  
WHILE HE IS ACTING UNDER THE SUPERVISION OF  
LICENSED PROFESSIONAL ENGINEER, TO ALTER A  
PLAN IN ANY MANNER, IF AN ITEM BEARING THE SIGN  
OF AN ENGINEER IS ALREADY ON THE PLANS, THE ALTHOUGH  
ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL, AND  
THE VIOLATION "ALTERED BY" FORWARDED BY AND  
SIGNATURE AND THE SIGN OF SUCH VIOLATION  
AND A SPECIFIC DESCRIPTION OF THE  
VIOLATION.

[illegible]

PROPOSED SUBDIVISION PLAN PREPARED FOR  
**OLD FORGE ESTATES**  
BALDWIN PLACE ROAD  
TOWN OF CARBON  
PUTNAM COUNTY, NEW YORK  
DATE MAP 7-13-84

DATE	12 APR 88
PROJECT MANAGER	PHL
DRAWN BY	ALC
CHECKED BY	PHL
SCALE	

EROSION and SEDIMENT  
CONTROL PLAN  
PHASE I

PROJECT NUMBER  
0000  
DRAWING NUMBER  
C-150









1. CONCRETE SLAB TO  
CONSTRUCTING AREA- 21 AC  
REQUIRED VOLUME- 3600 CF PER PAGE N 21 ACROSS FTING OF  
PROVIDED- TYPE OF  
STRENGTH REMOVAL ELEVATION- 401.81

SHALE #	BOTTOM HIPS (FT)	DEPTH (FT)	SLAT ELONG (FT/IN)	LOWEN (FT)	SLATE (IN)
1	1.0	0.75	3.1	700	2.0
2	1.0	0.75	3.1	600	2.0
3	1.0	1.0	2.1	500	2.0
4	1.0	0.75	2.1	400	2.0
5	1.0	1.0	2.1	300	2.0
6	2.0	1.0	2.1	250	4.0
7	1.0	1.0	2.1	200	4.0
8	2.0	1.0	2.1	150	4.0
9	1.0	1.0	2.1	100	4.0

## TABLE 2

CONTRACT AREA: JHE 40.

- [illegible]

EROSION CONTROL LEGEND:

- |  |                                  |
|--|----------------------------------|
|  | EXISTING DRAINAGE PIPE           |
|  | EXISTING CONTOUR                 |
|  | PROPOSED ROADWAY                 |
|  | STABILIZED INFILTRATION ENTRANCE |
|  | TEMPORARY STREAM AREA            |
|  | LEVEL OF INTERFERENCE            |
|  | EARTH LINE                       |
|  | TEMPORARY SOIL STOCKPILE         |
|  | SILT PROTECTION                  |
|  | SALT PILE                        |
|  | EROSION CONTROL BLANKET          |
|  | CONSTRUCTION FENCE               |
|  | DRAINAGE SAFETY FENCE            |
|  | GRADE POINT                      |
|  | LEVEL PERIMETER                  |
|  | TEMPORARY STABLE                 |
|  | PROPOSED HOME                    |



4 OLD ROUTE 9, BROMSTER, NEW YORK 10504  
(914) 274-6734 FAX (914) 274-6734  
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PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 700 SUBSECTION 2, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, INCLUDING ME, TO ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS INVOLVED. THE SIGNATURE OF ENGINEER SESSL, ALTERED BY HIS FINGER, VIOLATES THE NOTATION ALTERED BY HIS FINGER BY HIS SIGNATURE, AND THE USE OF BLOOD ALTERNATION, AND A SPECIFIC DESCRIPTION OF THE VIOLATION."

[illegible]

PROPOSED SUBDIVISION PLAN PROPOSED PACE  
**OLD FORGE ESTATES**  
 BALDWIN PLACE ROAD  
 TOWN OF GARFIELD  
 TITUS COUNTY, NEW YORK  
 TAX MAP 78-10-11

DATE	23 APR 88
PROPOSED ORIGINATOR	FPL
DESIGNED BY	MLK
ENGINEERED BY	FPL
SCALE	AS SHOWN

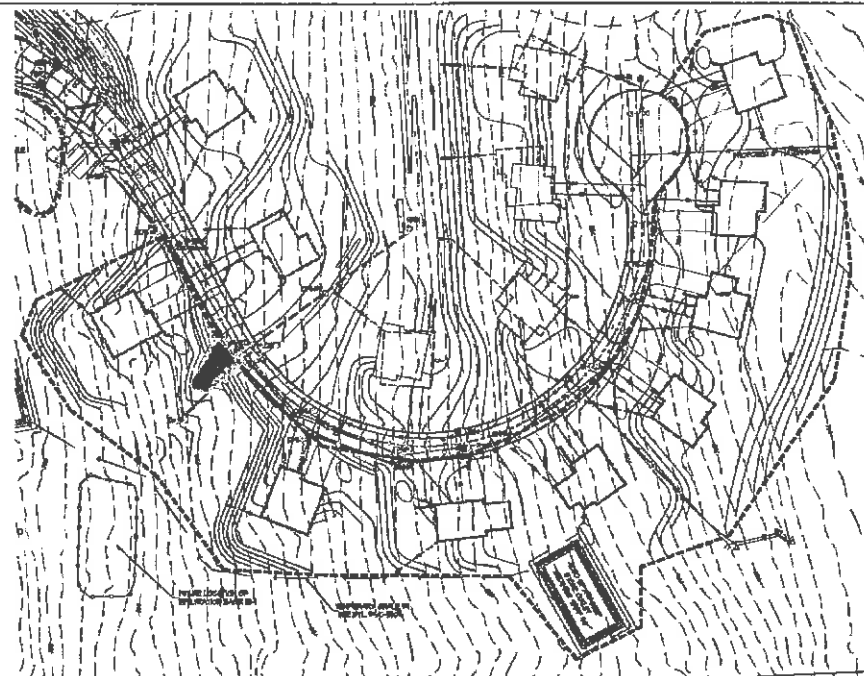
EROSION and SEDIMENT  
CONTROL PLAN  
PHASE 3

PROJECT NUMBER	2004
DRAWING NUMBER	C-152









MTI 5 12 2









0 10 20 30 40 50  
 FEET  
 1 INCH = 50 FEET

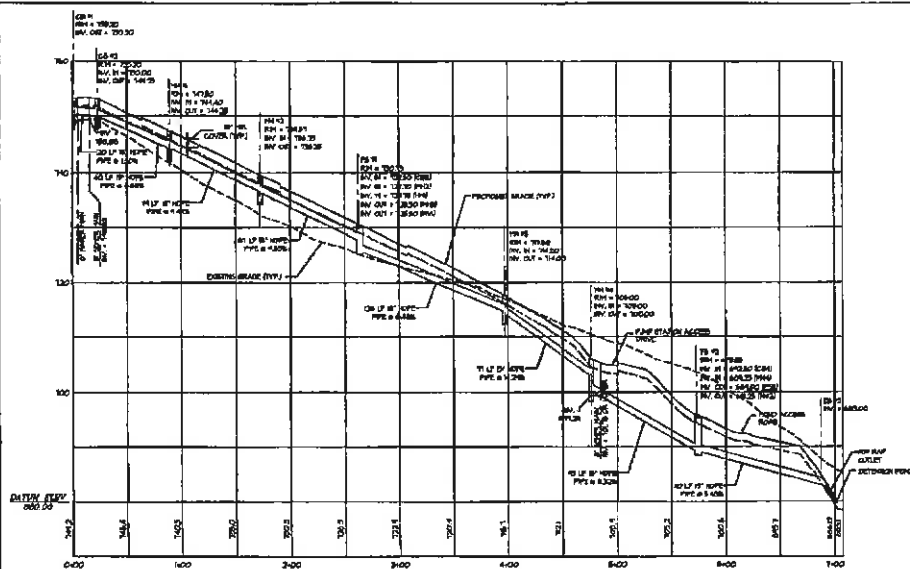
6-80 AYB

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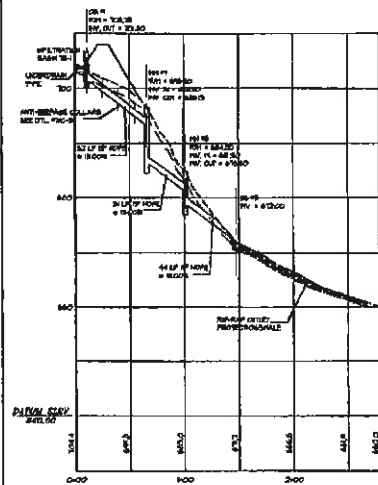




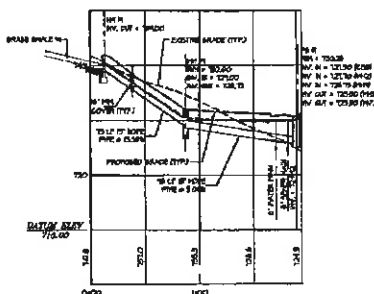




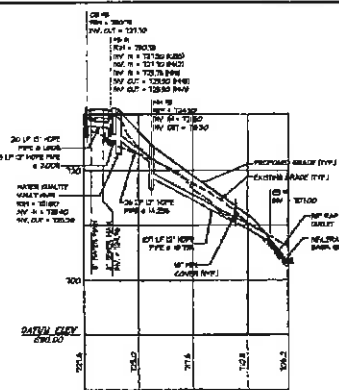
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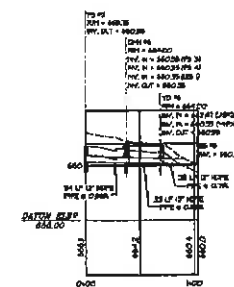
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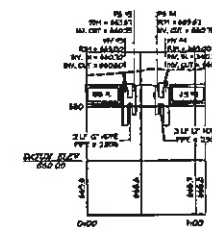
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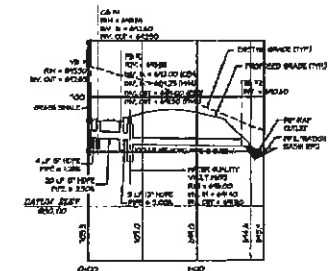
PROFILE CBB-E51



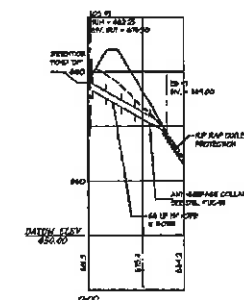
PROFILE F53-E58



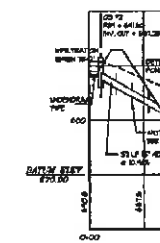
PROFILE U51-U52



PROFILE YDI-E52



PROFILE O53-E57



PROFILE O52-E54

# STORM DRAIN PROFILES

SCALE: HORIZ. 1" = 50.00', VERT. 1" = 10.00'



4 OLD ROUTE 8, SUITE 100, NEW YORK, NY 10001  
(212) 274-8101 FAX (212) 274-0104  
WWW.PUTNAMES.COM

PUTNAMES TO NEW YORK STATE EDUCATION LAW  
ARTICLE 136, SECTION 2-2.1 SUBSECTION 5, 2-2.1  
AND 2-2.1.1, THE BOARD OF REGENTS OF THE STATE  
UNIVERSITY OF NEW YORK, HAS GRANTED A  
LICENSE TO THE FIRM FOR THE DESIGN OF A  
LANDSCAPE ARCHITECTURE. THE BOARD OF  
REGENTS OF THE STATE UNIVERSITY OF NEW YORK  
HAS GRANTED A LICENSE TO THE FIRM FOR THE  
DESIGN OF A LANDSCAPE ARCHITECTURE. THE  
BOARD OF REGENTS OF THE STATE UNIVERSITY OF  
NEW YORK HAS GRANTED A LICENSE TO THE FIRM  
FOR THE DESIGN OF A LANDSCAPE ARCHITECTURE.  
AND A SPECIAL LICENSE FOR THE  
DESIGN OF A LANDSCAPE ARCHITECTURE.

REVISIONS	DATE	DESCRIPTION
1	01/10/01	ISSUED FOR PERMIT
2	01/10/01	ISSUED FOR PERMIT
3	01/10/01	ISSUED FOR PERMIT
4	01/10/01	ISSUED FOR PERMIT
5	01/10/01	ISSUED FOR PERMIT
6	01/10/01	ISSUED FOR PERMIT
7	01/10/01	ISSUED FOR PERMIT
8	01/10/01	ISSUED FOR PERMIT
9	01/10/01	ISSUED FOR PERMIT
10	01/10/01	ISSUED FOR PERMIT

PROPOSED SUBDIVISION PLAN PREPARED FOR:  
OLD FORGE ESTATES  
BALDWIN PLACE ROAD  
TOWN OF GARDEN  
PUTNAM COUNTY, NEW YORK  
14550-1000

DATE: 01/10/01  
DESIGNED BY: PML  
CHECKED BY: PML  
SCALE: AS SHOWN

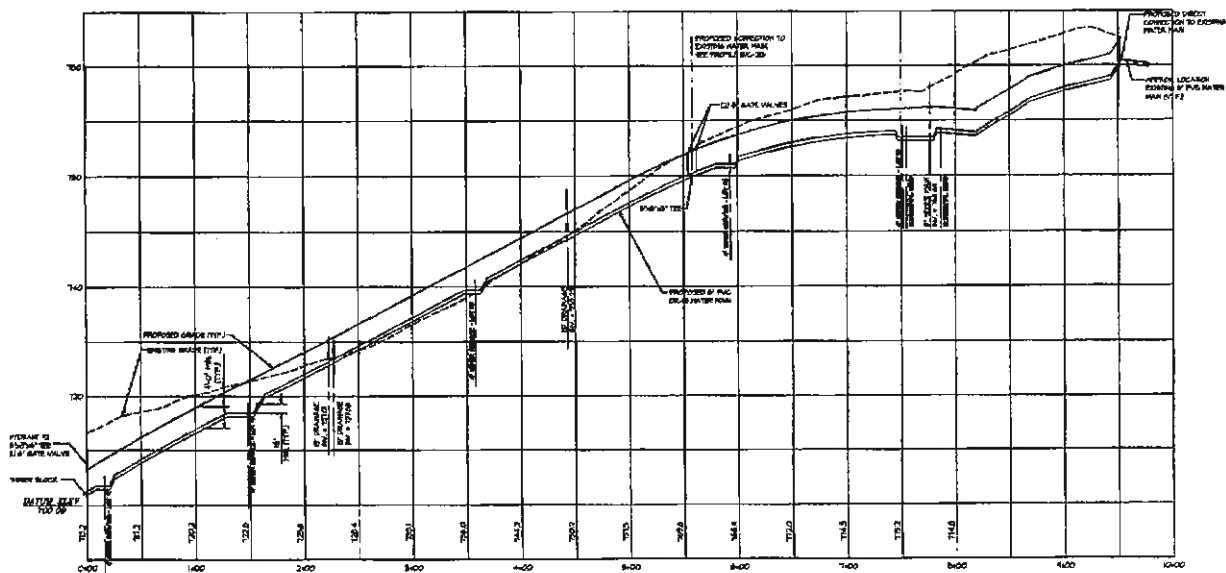
STORM DRAIN PROFILES

PROJECT NUMBER:  
C-211  
SHEET 10 OF 10

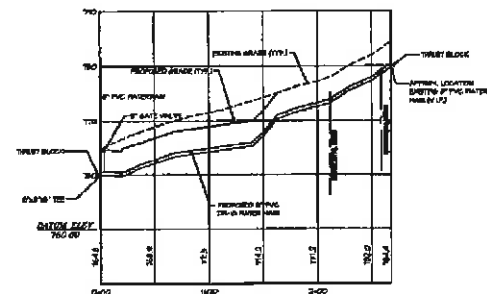








**A WATERMAIN PROFILE: WATERMAIN ALONG ROAD**  
 SCALE: HORIZ. 1" = 40' VERT. 1" = 4'



**B WATERMAIN PROFILE: CONNECTION TO EXISTING WATERMAIN - EASTERN TIE-IN**  
 SCALE: HORIZ. 1" = 40' VERT. 1" = 4'



4 OLD ROUTE 6, BREDENBURY, NEW YORK 10804  
 (516) 774-0291 FAX (516) 774-6701  
 (516) 774-6702

PERMANENT TO NEW YORK STATE COLLEGE OF  
 ENGINEERING, ARCHITECTURE & DESIGN  
 A DIVISION OF THE STATE UNIVERSITY OF  
 NEW YORK AT BINGHAMTON  
 610 STATE STREET, BINGHAMTON, NY 13902-6000  
 (607) 733-2200 FAX (607) 733-2201

REVISION	DATE	BY	CHKD
1	10/10/01	JLH	JLH
2	10/10/01	JLH	JLH
3	10/10/01	JLH	JLH
4	10/10/01	JLH	JLH
5	10/10/01	JLH	JLH
6	10/10/01	JLH	JLH
7	10/10/01	JLH	JLH
8	10/10/01	JLH	JLH
9	10/10/01	JLH	JLH
10	10/10/01	JLH	JLH

PROPOSED SUBDIVISION PLAN PREPARED FOR:  
**OLD FORGE ESTATES**  
 BALDWIN PLACE ROAD  
 TOWN OF CARVER  
 PUTNAM COUNTY, NEW YORK  
 10804-0001

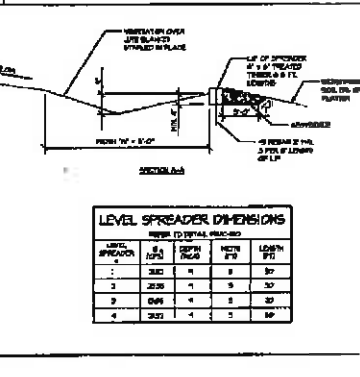
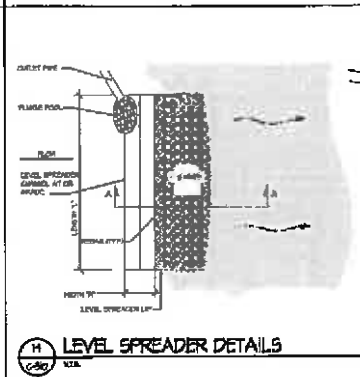
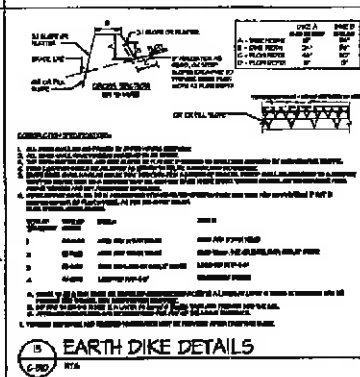
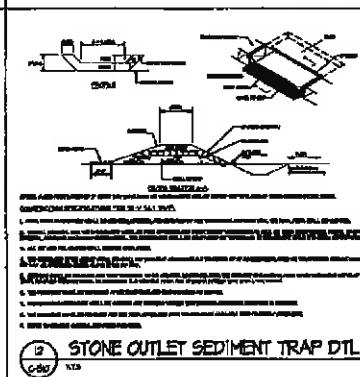
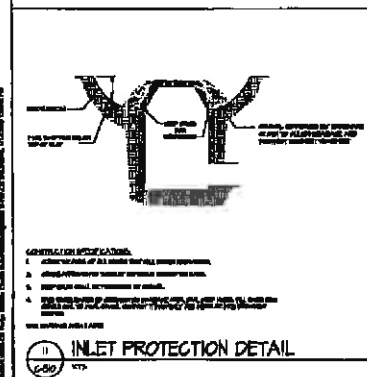
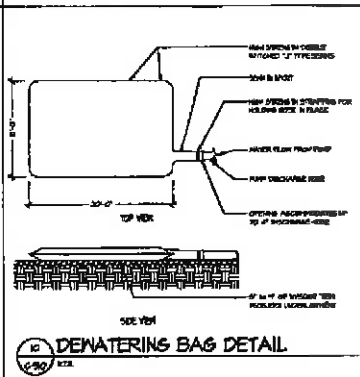
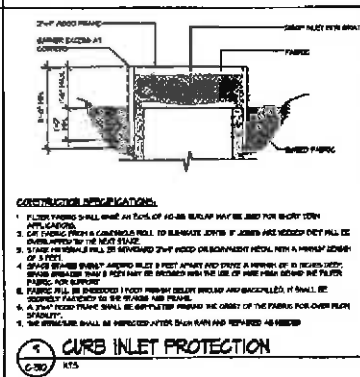
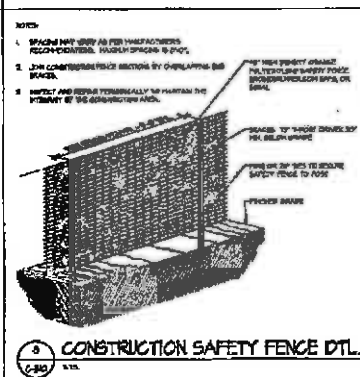
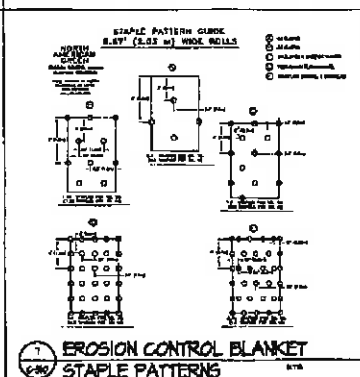
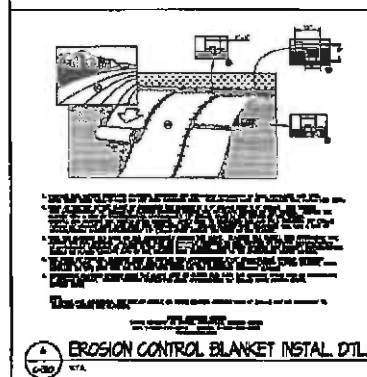
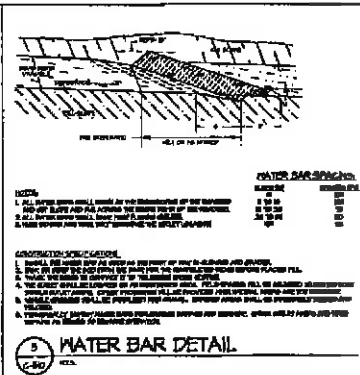
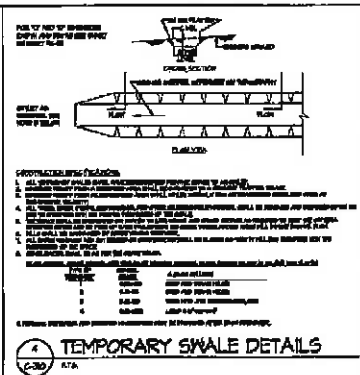
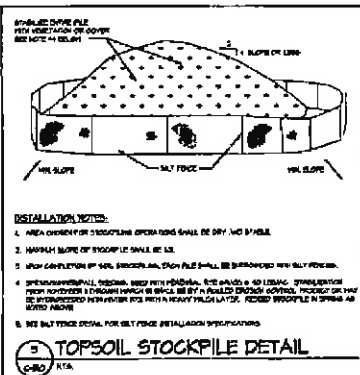
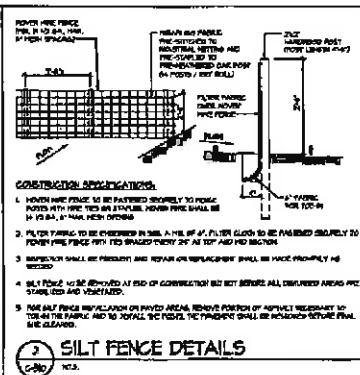
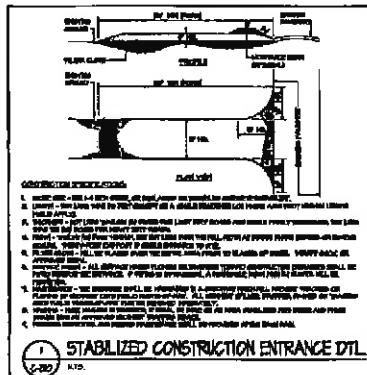
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 PROJECT NUMBER: 101  
 DRAWING BY: JLH  
 CHECKED BY: JLH  
 SCALE: AS SHOWN

**WATERMAIN PROFILES**

PROJECT NUMBER: 101  
 DRAWING NUMBER: **C-23**

SHEET 23 OF 24





**PUTNAM ENGINEERING, INC.**  
ENGINEERS - ARCHITECTS  
4 OLD ROUTE 6, BENDERS, NEW YORK 12021  
(516) 271-6101, FAX (516) 271-6101  
www.putnameng.com

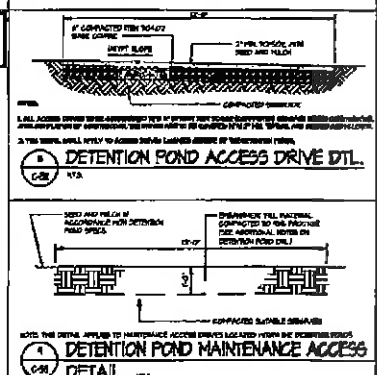
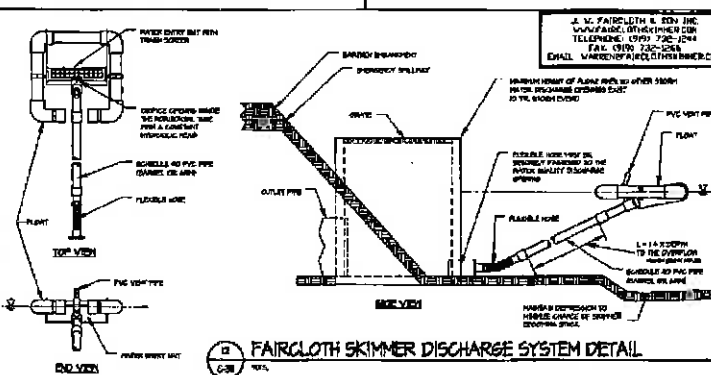
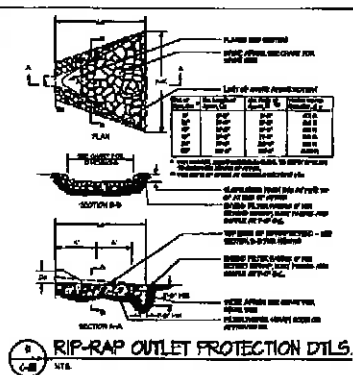
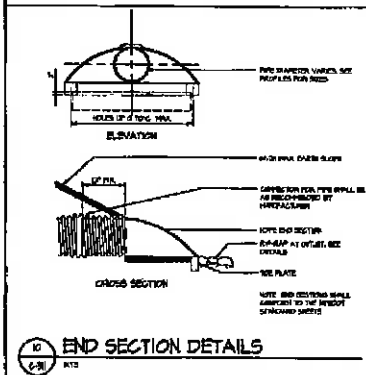
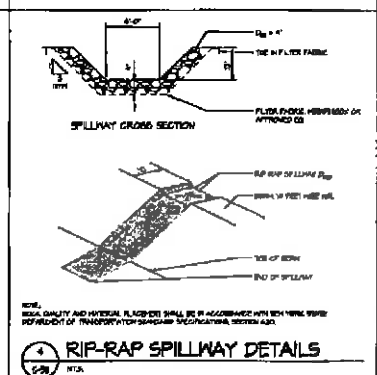
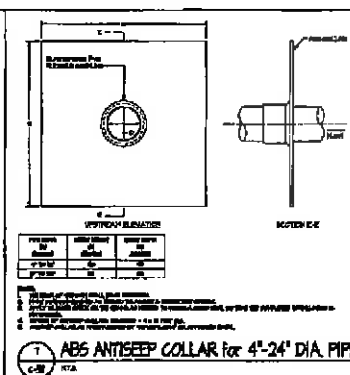
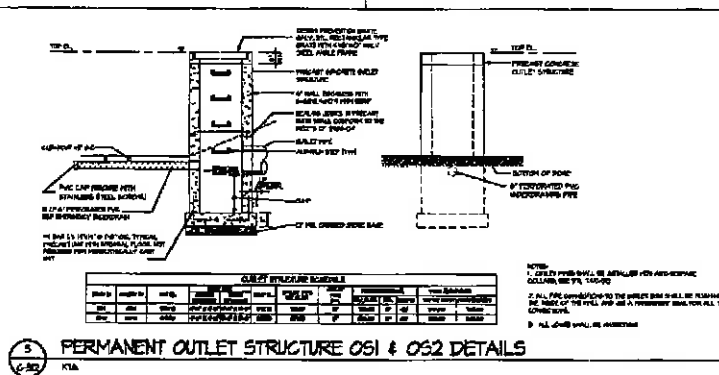
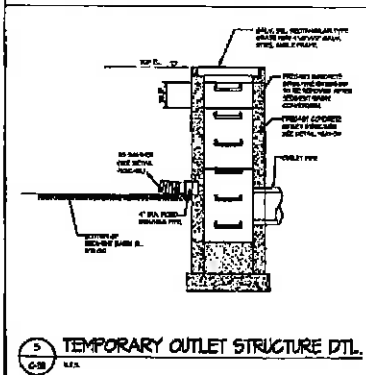
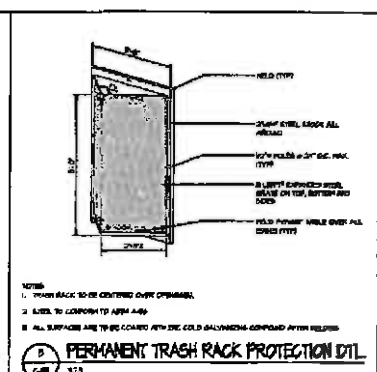
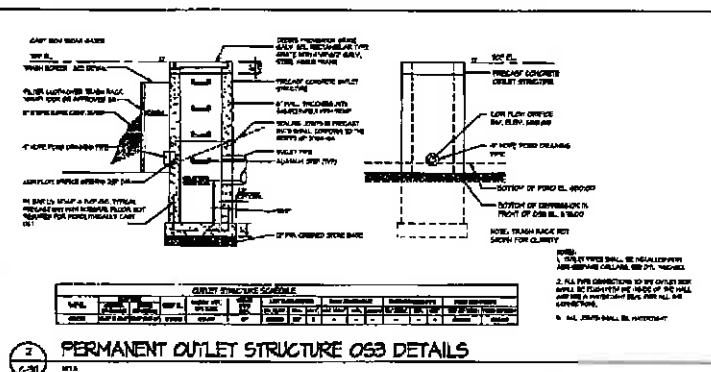
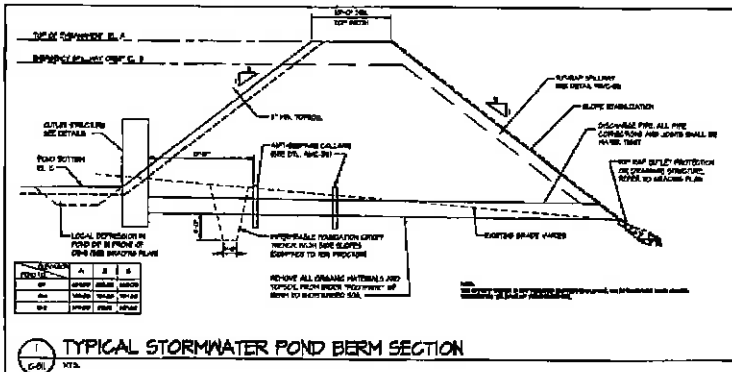
**PROJECT**  
OLD FORGE ESTATES  
BALDWIN PLACE ROAD  
TOWN OF CARROLL  
PUTNAM COUNTY, NEW YORK  
14550

**DATE**  
12/15/2011  
**BY**  
PUTNAM ENGINEERING, INC.  
**FOR**  
PUTNAM ENGINEERING, INC.  
**AS NOTED**

**DETAILS**  
C-310

**DATE**  
12/15/2011  
**BY**  
PUTNAM ENGINEERING, INC.  
**FOR**  
PUTNAM ENGINEERING, INC.  
**AS NOTED**





**PRINCE ENGINEERING INC.**  
ENGINEERS - ARCHITECTS  
4 OLD ROUTE 6, BREWSTER, NEW YORK 10501  
(914) 274-4700 FAX (914) 274-4700  
www.prince-engineering.com

**REVISIONS**

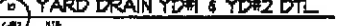
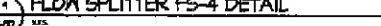
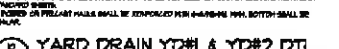
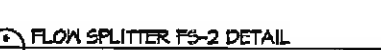
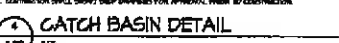
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5	01/15/01	ISSUED FOR PERMIT
6	01/15/01	ISSUED FOR PERMIT
7	01/15/01	ISSUED FOR PERMIT
8	01/15/01	ISSUED FOR PERMIT
9	01/15/01	ISSUED FOR PERMIT
10	01/15/01	ISSUED FOR PERMIT

**PROPOSED SUBDIVISION PLAN (PROPOSED FOR)**  
**OLD FORGE ESTATES**  
BALDWIN PLACE ROAD  
TOWN OF CARLETON  
PUTNAM COUNTY, NEW YORK  
14114-1500

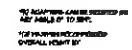
**DATE** 01/15/01  
**PROJECT NUMBER** 01/15/01  
**DESIGNED BY** J. L. PRINCE  
**CHECKED BY** J. L. PRINCE  
**IN CHARGE** J. L. PRINCE

**DETAILS**  
**C-311**  
SHEET 15 OF 15

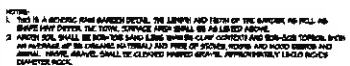




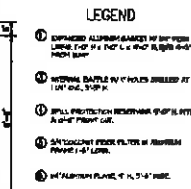
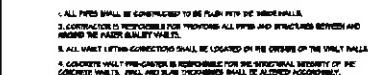




2 YARD DRAIN YD#3, YD#4, YD#5 & YD#6 DTL  
K73

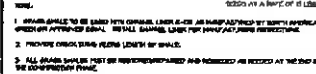



### 5 RAIN GARDEN DETAILS

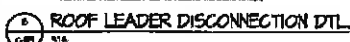


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DE	12.0	12.0	12.0	12.0
FL	12.0	12.0	12.0	12.0
GA	12.0	12.0	12.0	12.0
HI	12.0	12.0	12.0	12.0
IL	12.0	12.0	12.0	12.0
IN	12.0	12.0	12.0	12.0
IA	12.0	12.0	12.0	12.0
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 GRASS SWALE DETAIL



8 ROOF LEADER DISCONNECTION DTL



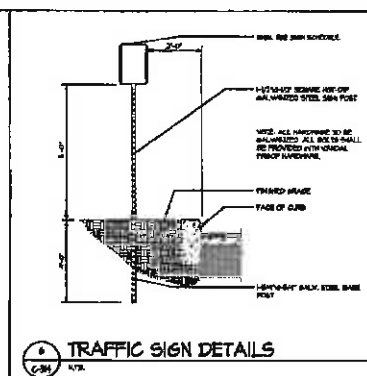
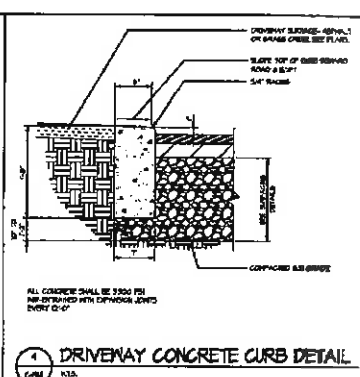
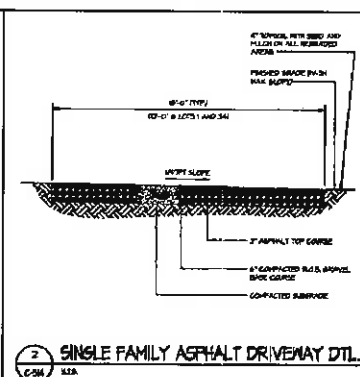
4 OLD ROUTE 6, BREWSTER, NEW YORK 12504  
(516) 274-6784 FAX (516) 274-6784  
©2004 Brewster Glass Co.




[illegible]

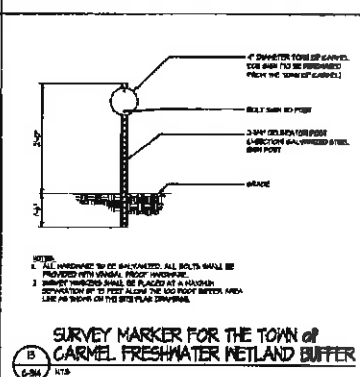
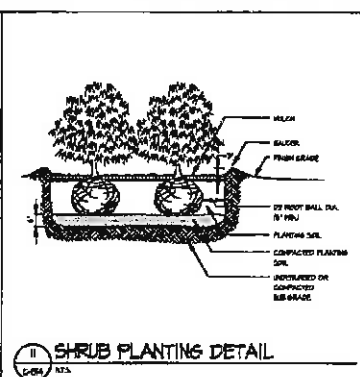
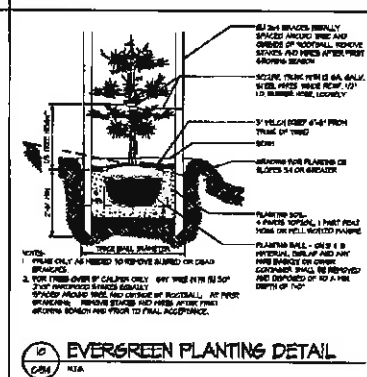
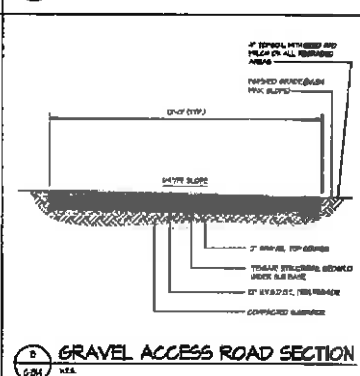
PROPOSED SUBDIVISION PLAN PREPARED FOR  
**OLD FORGE ESTATES**  
 BALDWIN PLACE ROAD  
 TOWN of GERMEL  
 PUTNAM COUNTY, NEW YORK  
 TAX MAP 183-4-11

DATE	12 APR 88	ISSUING	PROJECT NUMBER
PROJECT MANAGER	PH	DETAILS	WORK ORDER NUMBER
DESIGNED BY	PH		C-313
CHECKED BY	PH		
SCALE			
AS NOTED			
			HEET 27 OF 28

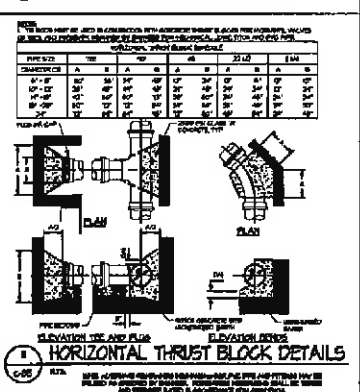
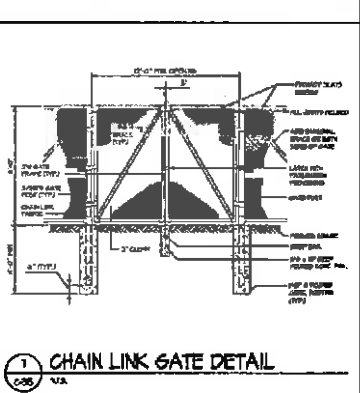
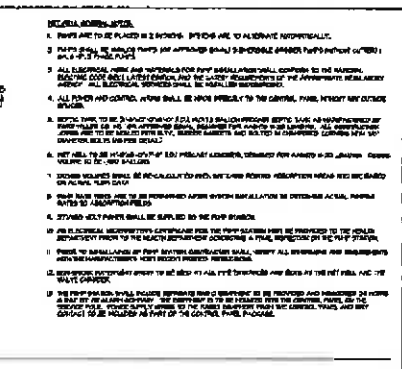




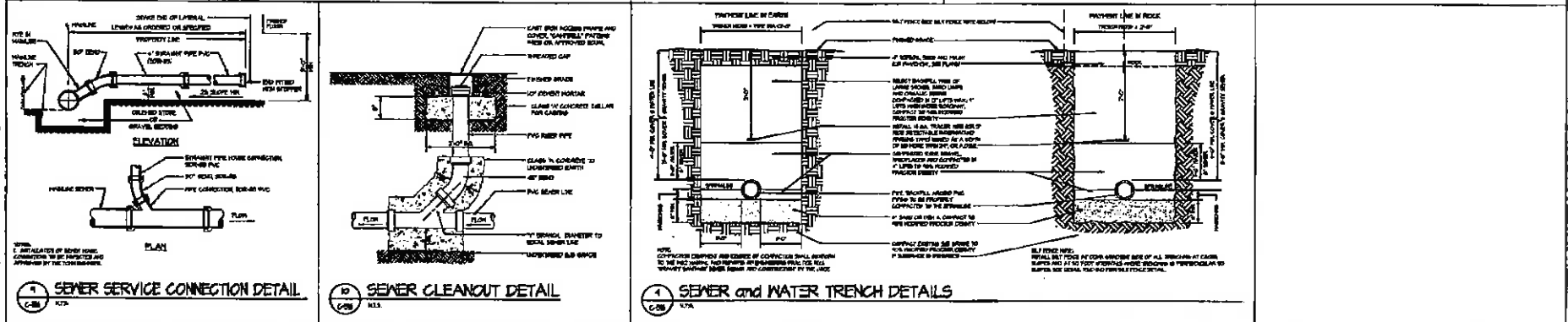
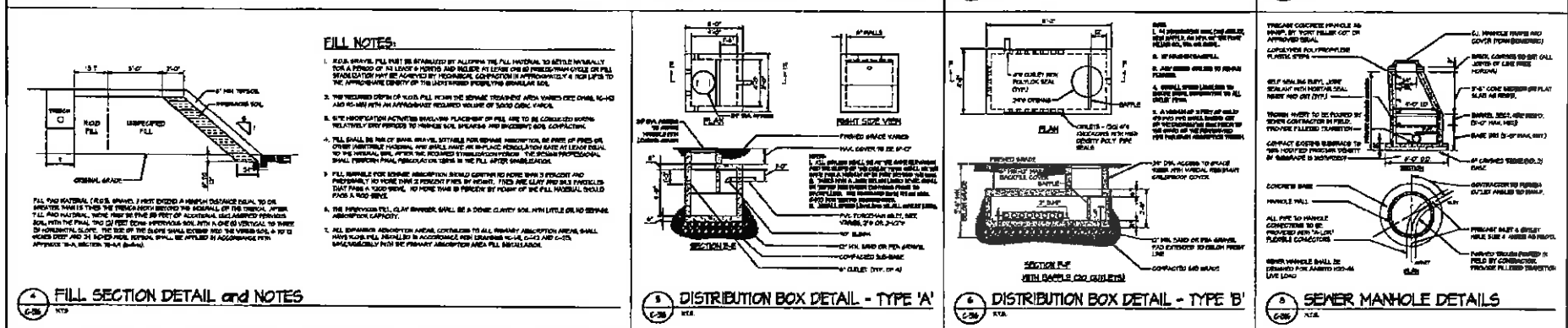
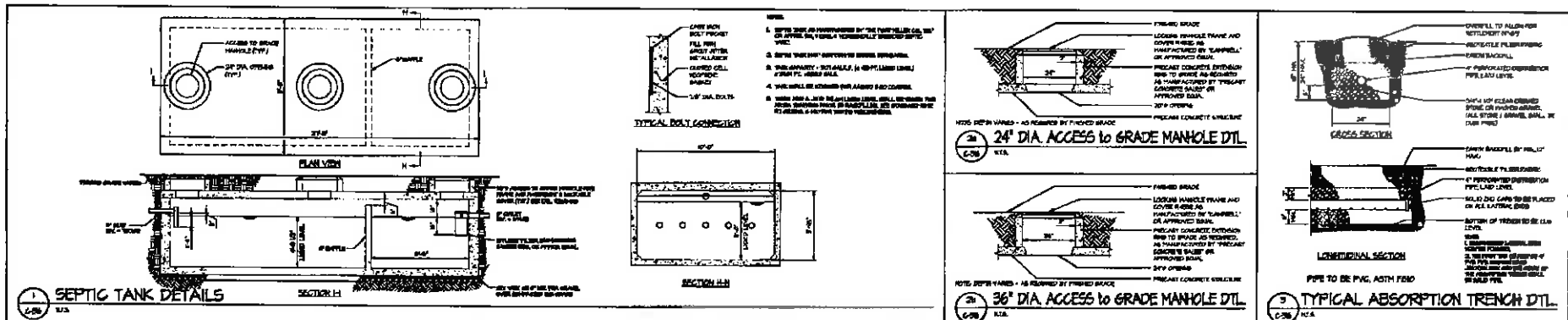
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-	3		-	6723		RECEIVED THE BUREAU
-	3		50-12	1748		RECEIVED THE BUREAU
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-	-		-	-		-





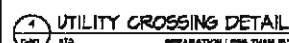




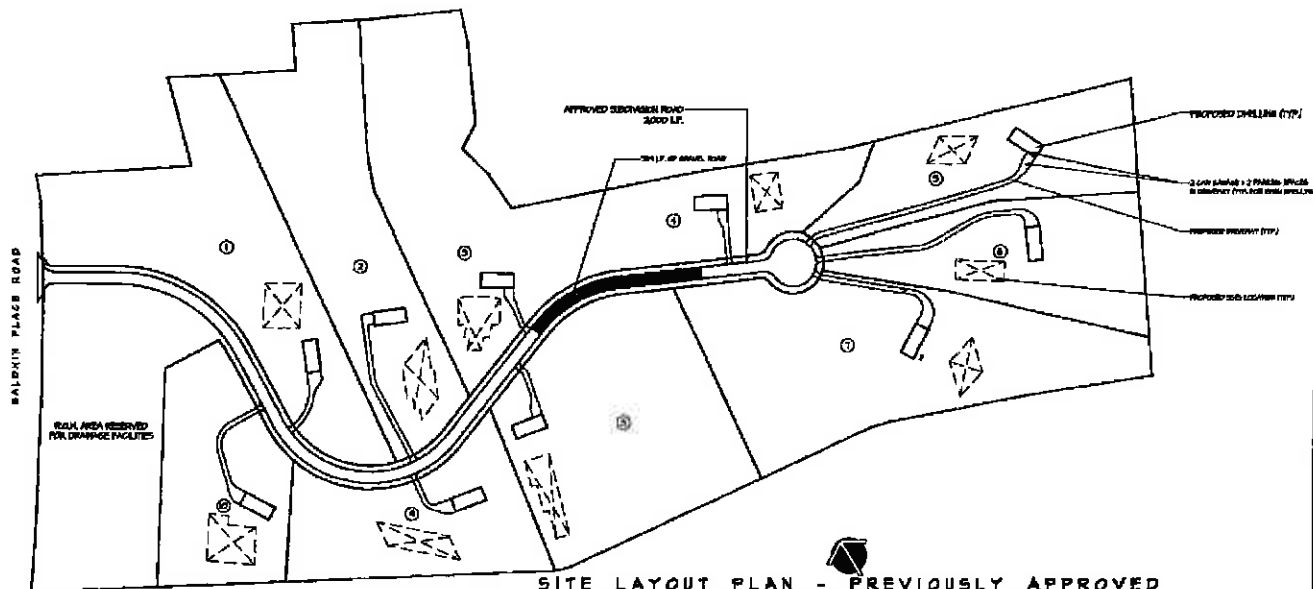


<div><div><div>PURMAN</div><div>ENGINEERING, P.C.</div><div>ENGINEERS - ARCHITECTS</div></div><div>4 OLD ROUTE 9, BROOKSTER, NEW YORK 12004 (518) 278-4129 FAX (518) 278-4784 E: purman@earthlink.net</div></div>	<p>PERMIT TO NEW WORK SHALL BE OBTAINED FROM THE LOCAL HEALTH DEPARTMENT. THE PERMIT SHALL BE OBTAINED FROM THE LOCAL HEALTH DEPARTMENT. THE PERMIT SHALL BE OBTAINED FROM THE LOCAL HEALTH DEPARTMENT.</p>	<table><tr><th>REVISIONS</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>12/12/03</td><td>SD</td><td>ISSUED FOR PERMIT</td></tr></table>	REVISIONS	DATE	BY	DESCRIPTION	1	12/12/03	SD	ISSUED FOR PERMIT	<p>PROJECT: <b>OLD FORD ESTATES</b> BALDWIN PLACE ROAD TOWN OF CARROLL PUTNAM COUNTY, NEW YORK TAX MAP 150-A</p>	<p>DATE: 12/12/03 PROJECT: <b>OLD FORD ESTATES</b> DESIGNED BY: P.E. DRAWN BY: P.E. CHECKED BY: P.E. SCALE: AS SHOWN</p>	<p>PROJECT NUMBER: <b>C-316</b> SHEET: 32 OF 33</p>
		REVISIONS	DATE	BY	DESCRIPTION								
1	12/12/03	SD	ISSUED FOR PERMIT										
<p>DETAILS</p>													



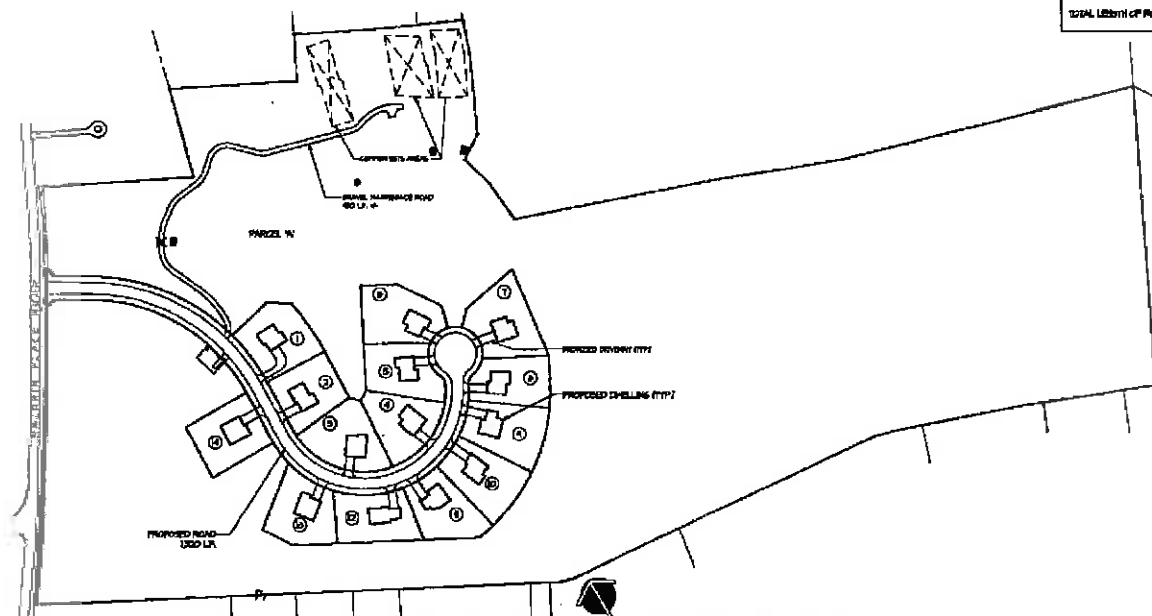






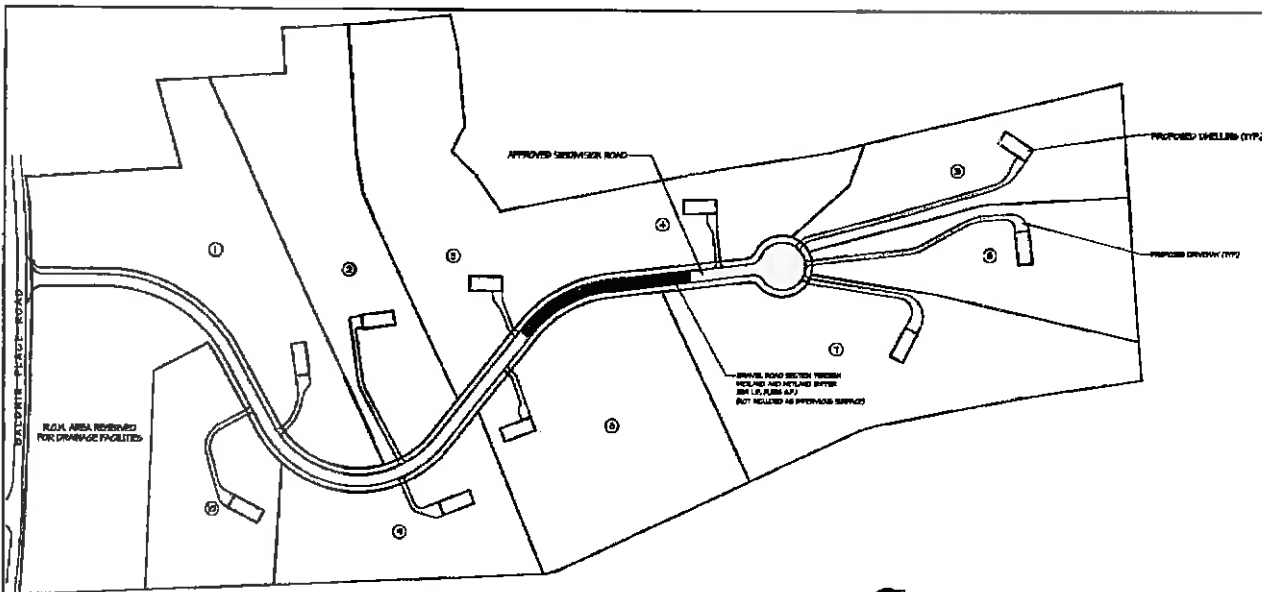
SITE LAYOUT PLAN - PREVIOUSLY APPROVED

SITE DATA		
	APPROVED 200	PROPOSED 300
TOTAL NO. OF RESIDENTIAL LOTS	10 CONVENTIONAL	14 CLUSTER
PARKING SPACES	20 CONVENTIONAL (20 CONVENTIONAL EXCLUDED) 0 CLUSTER	20 CLUSTER (14 CLUSTER EXCLUDED) 6 CLUSTER
TOTAL PARKING SPACES	40	26
PARKING SPACES FOR DRIVEWAY SET	4	4
TOTAL LENGTH OF DRIVEWAYS	2,000 L.F.	740 L.F.
TOTAL LENGTH OF ROAD	2,000 L.F.	1,000 L.F.



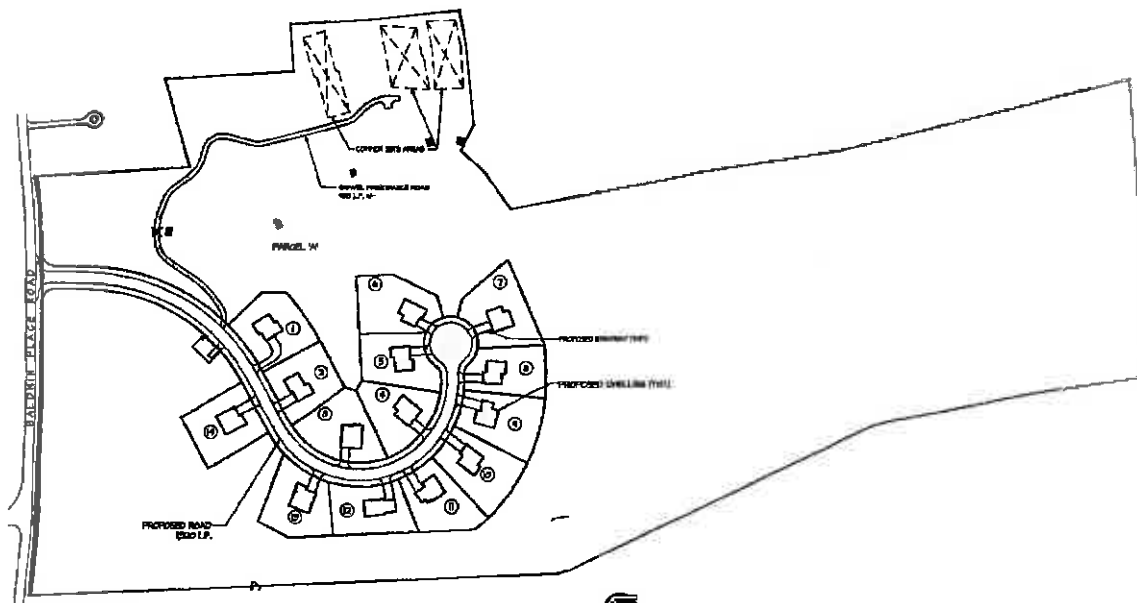
SITE LAYOUT PLAN - CURRENT PROPOSAL





IMPERVIOUS AREAS PLAN - PREVIOUSLY APPROVED

IMPERVIOUS AREAS		
	APPROVED 2018	PROPOSED 2019
TOTAL BUILDING COVERAGE	0.49 AC.	0.84 AC.
TOTAL DRIVEWAY COVERAGE	0.78 AC.	0.87 AC.
TOTAL IMPERVIOUS ROAD SURFACE COVERAGE	1.08 AC.	0.80 AC.
TOTAL IMPERVIOUS SURFACE COVERAGE	2.35 AC.	1.81 AC.



IMPERVIOUS AREAS PLAN - CURRENT PROPOSAL

**PROFESSIONAL ENGINEER**  
 4010 N. WILSON ST. SUITE 100  
 DALLAS, TEXAS 75242  
 (214) 343-8888 FAX (214) 343-8889  
 LICENSE NO. 274000001

**PROJECT INFORMATION**  
 PROJECT NO. 274-004  
 SHEET NO. 11  
 DATE 08/11/2019  
 DRAWN BY J. L. BROWN  
 CHECKED BY J. L. BROWN  
 APPROVED BY J. L. BROWN

NO.	DATE	REVISION
1	08/11/2019	ISSUED FOR PERMIT

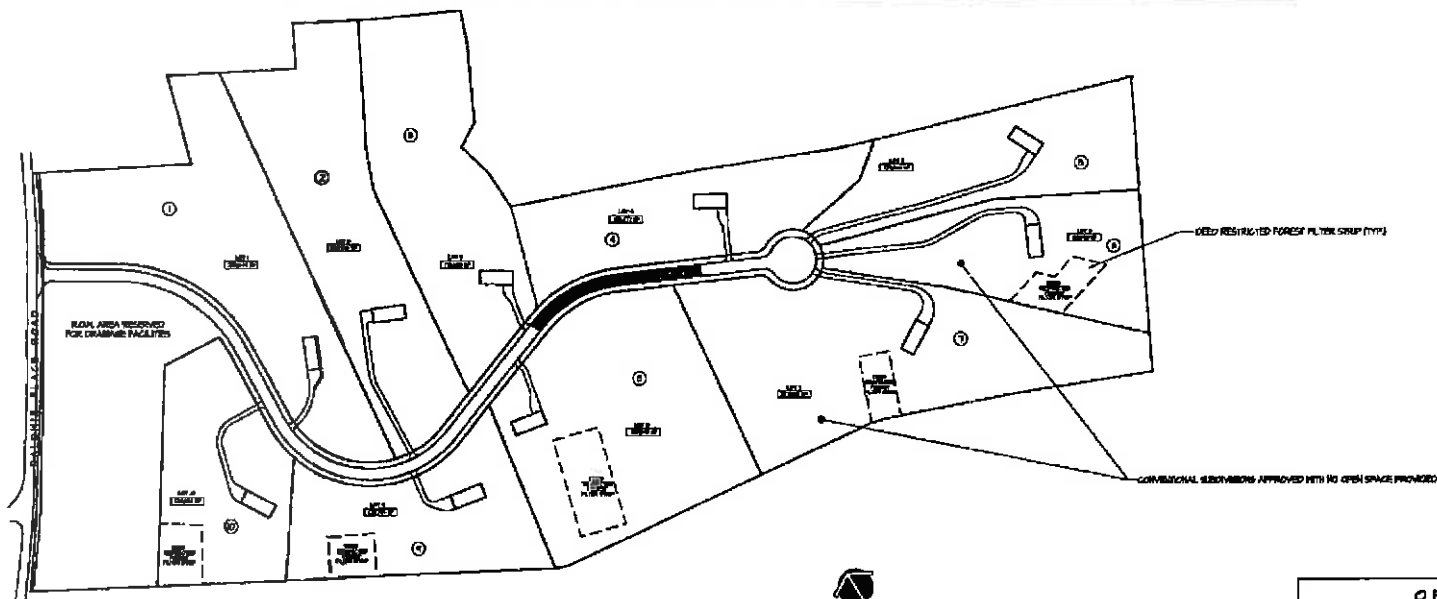
**OLD FORGE ESTATES**  
 BALDWIN PLACE ROAD  
 PLANNED DEVELOPMENT  
 10000 WILSON STREET, SUITE 100  
 DALLAS, TEXAS 75242

**PROJECT LOCATION**  
 SHEET NO. 11  
 DATE 08/11/2019  
 DRAWN BY J. L. BROWN  
 CHECKED BY J. L. BROWN  
 APPROVED BY J. L. BROWN

**IMPERVIOUS AREAS  
 COMPARISON PLAN**

**PROJECT NUMBER**  
 274-004  
**DRAWING NUMBER**  
 C-411

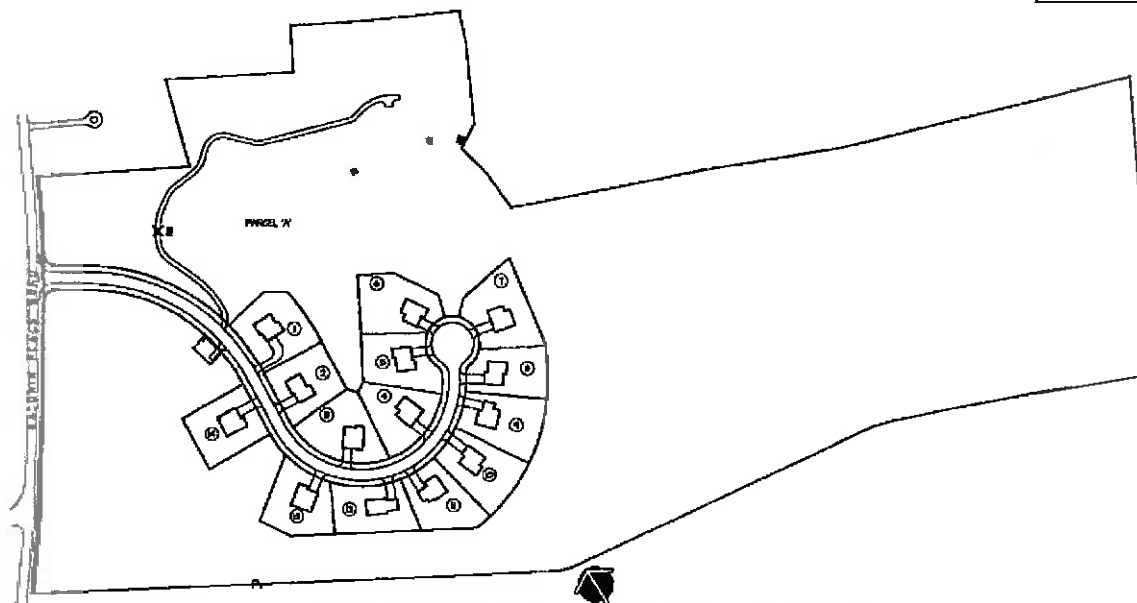




**OPEN SPACE PLAN - PREVIOUSLY APPROVED**

UNAPPROVED

OPEN SPACE		
	APPROVED 20%	PROPOSED 20%
OPEN SPACE AREA	1.48 ACRES (NEW RESTRICTED FOREST STRIP)	5.14 ACRES (PROPOSED 11%)



**OPEN SPACE PLAN - CURRENT PROPOSAL**

UNAPPROVED

**REYES & ASSOCIATES**  
 4 OLD FORD PLACE ROAD  
 TALLAHASSEE, FLORIDA 32304  
 (904) 274-4941 FAX (904) 274-4944

NO.	DATE	DESCRIPTION	BY	CHKD.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

**OLD FORD ESTATES**  
 4 OLD FORD PLACE ROAD  
 TALLAHASSEE, FLORIDA 32304  
 (904) 274-4941 FAX (904) 274-4944

NO.	DATE	DESCRIPTION	BY	CHKD.
1				
2				
3				
4				
5				
6				
7				
8				
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**OPEN SPACE  
 COMPARISON PLAN**

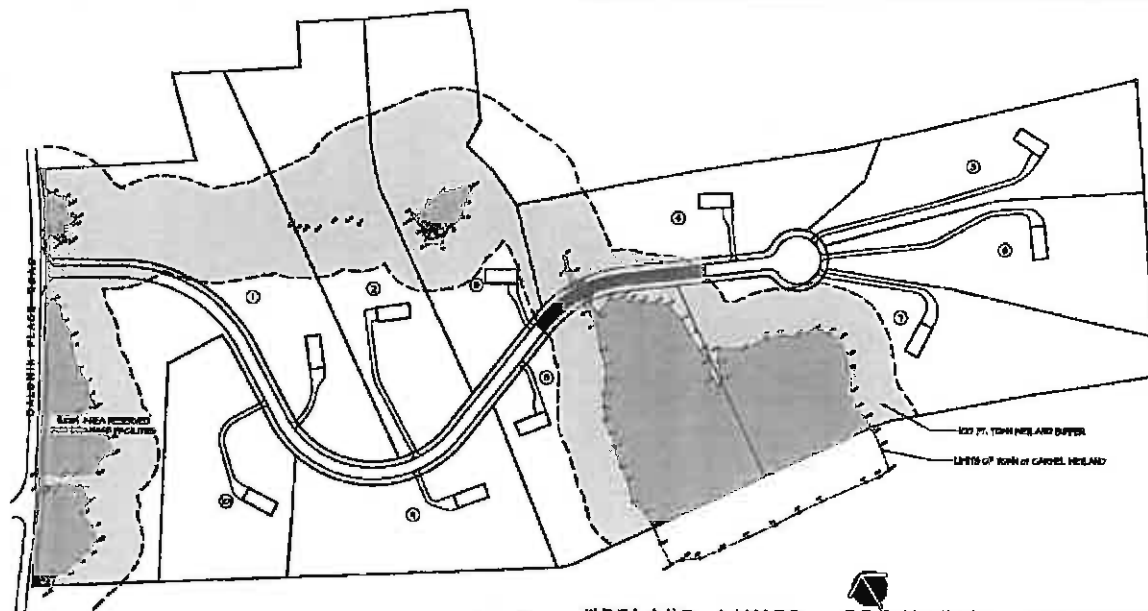
NO.	DATE	DESCRIPTION	BY	CHKD.
1				
2				
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15				

**C-412**

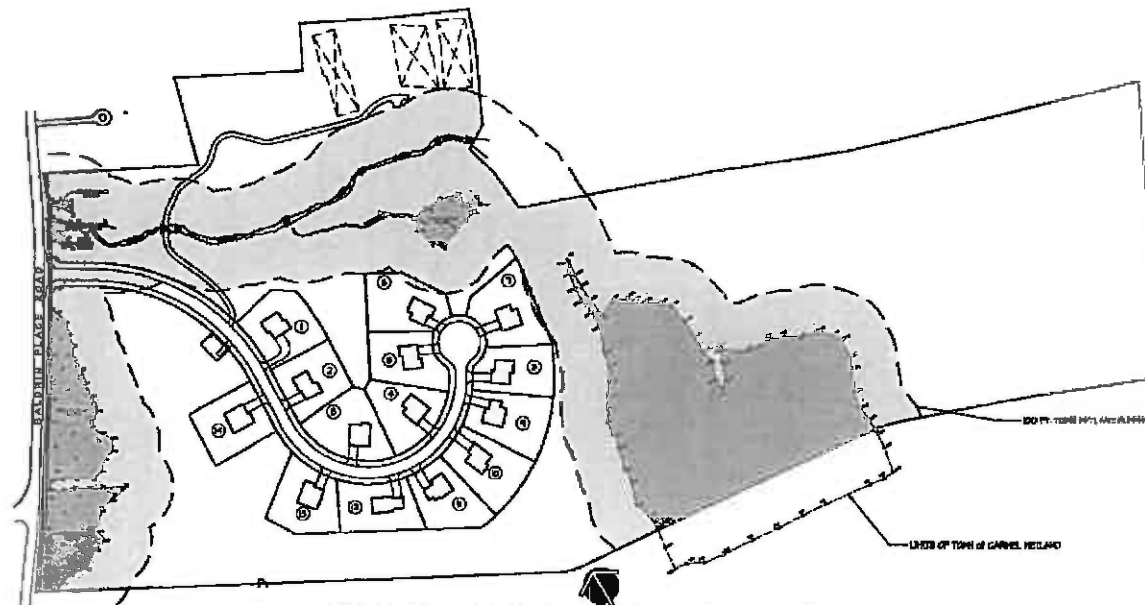








WETLAND LIMITS - PREVIOUSLY APPROVED



WETLAND LIMITS - CURRENT PROPOSAL

**PERKINS ENGINEERING**  
 ENGINEERS - ARCHITECTS  
 4 OLD HICKORY AVE. SUITE 100, YORK, PA 17403  
 (717) 766-1111 FAX (717) 766-1112

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/1/00	PRELIMINARY	JK	JK
2	10/1/00	REVISION	JK	JK
3	10/1/00	REVISION	JK	JK
4	10/1/00	REVISION	JK	JK
5	10/1/00	REVISION	JK	JK
6	10/1/00	REVISION	JK	JK
7	10/1/00	REVISION	JK	JK
8	10/1/00	REVISION	JK	JK
9	10/1/00	REVISION	JK	JK
10	10/1/00	REVISION	JK	JK

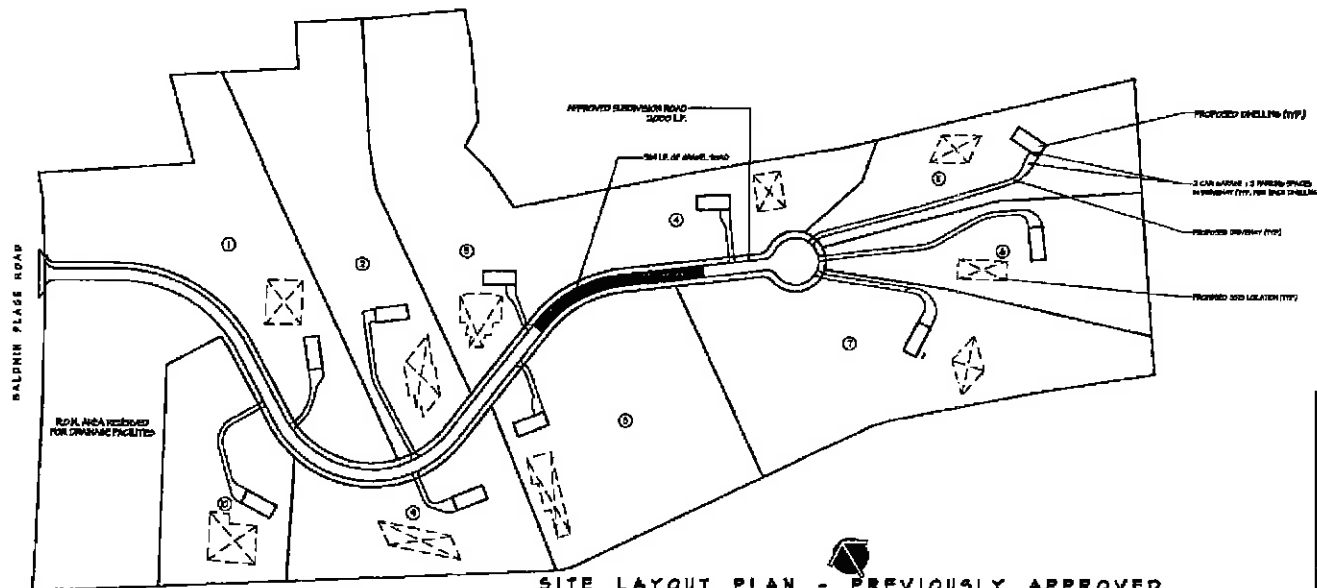
**OLD FORGE ESTATES**  
 1000 N. 10TH AVE. SUITE 100  
 YORK, PA 17403  
 (717) 766-1111 FAX (717) 766-1112

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/1/00	PRELIMINARY	JK	JK
2	10/1/00	REVISION	JK	JK
3	10/1/00	REVISION	JK	JK
4	10/1/00	REVISION	JK	JK
5	10/1/00	REVISION	JK	JK
6	10/1/00	REVISION	JK	JK
7	10/1/00	REVISION	JK	JK
8	10/1/00	REVISION	JK	JK
9	10/1/00	REVISION	JK	JK
10	10/1/00	REVISION	JK	JK

**WETLAND LIMITS  
 COMPARISON PLAN**

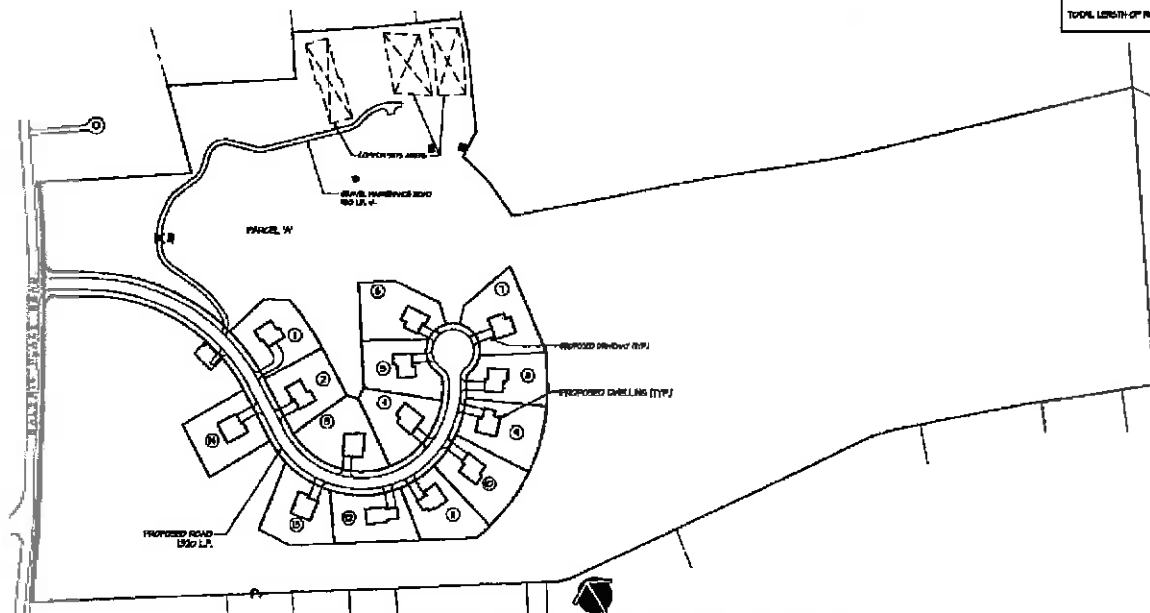
C-414





**SITE LAYOUT PLAN - PREVIOUSLY APPROVED**

SITE DATA		
	APPROVED 201	PROPOSED 201
TOTAL NO. OF SUBDIVISION LOTS	10 CONVENTIONAL	14 CLUSTER
PARKING SPACES	20 PARKING SPACES 10 CONVENTIONAL 10 CLUSTER	20 PARKING SPACES 10 CONVENTIONAL 10 CLUSTER
	40	50
PARKING SPACES PER DWELLING UNIT	4	4
TOTAL LENGTH OF DRIVEWAYS	2,175 L.F.	1,600 L.F.
TOTAL LENGTH OF ROAD	3,200 L.F.	1,500 L.F.

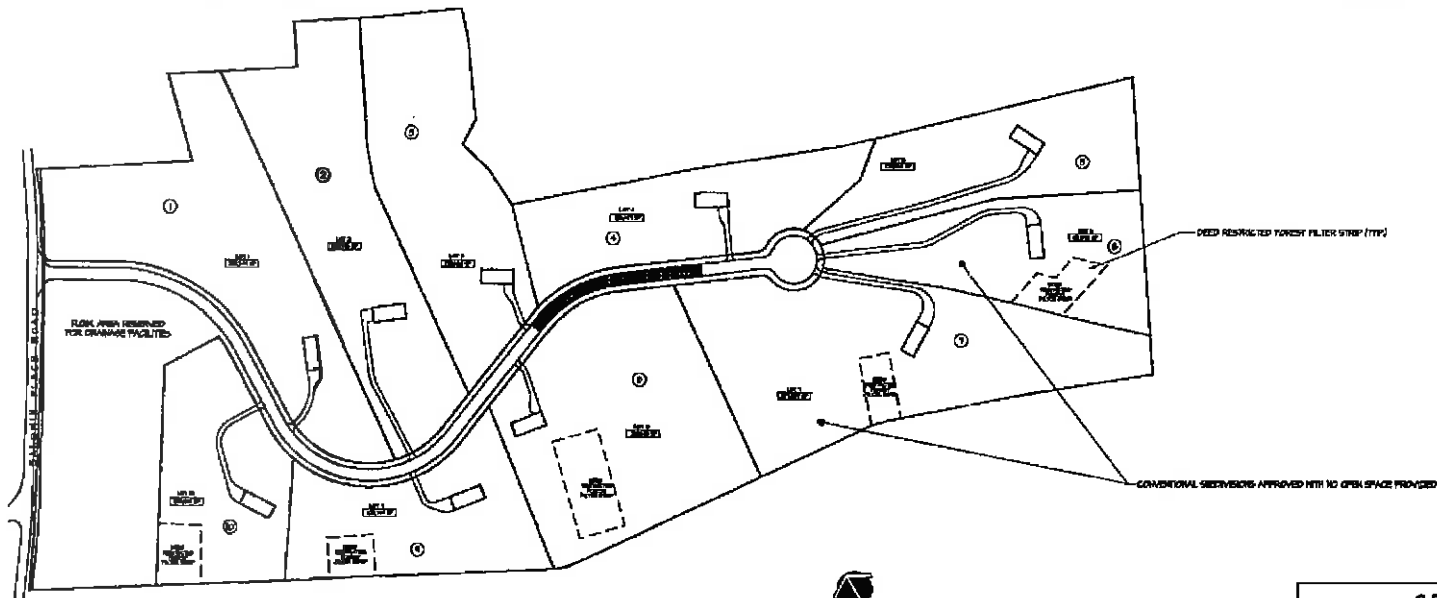


**SITE LAYOUT PLAN - CURRENT PROPOSAL**



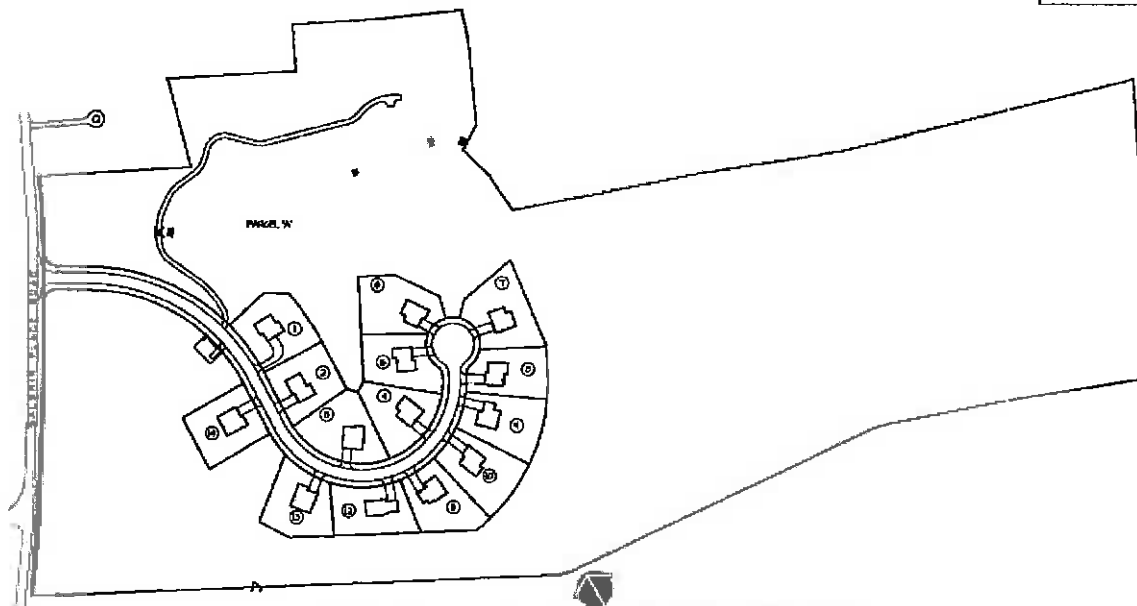






OPEN SPACE PLAN - PREVIOUSLY APPROVED

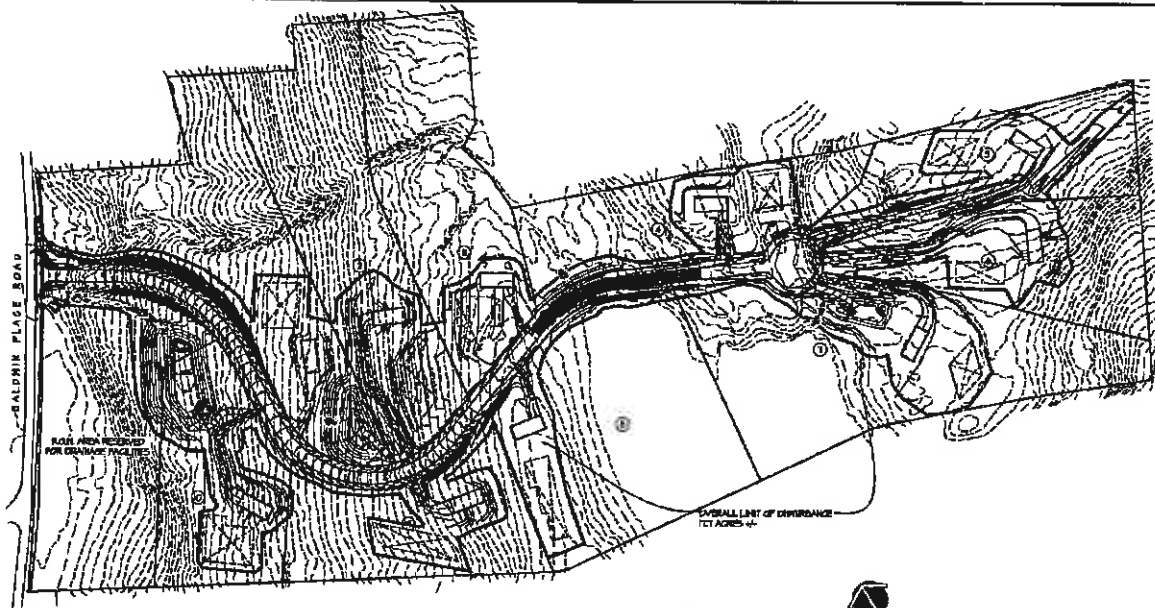
OPEN SPACE		
	APPROVED 2011	PROPOSED 2018
OPEN SPACE AREA	1.66 ACRES (DEED RESTRICTED FOREST STRIP)	97.00 ACRES (PARCEL 147)



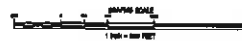
OPEN SPACE PLAN - CURRENT PROPOSAL

NO.	DATE	DESCRIPTION	BY	CHKD
1	10/1/11	100% 100% 100%		
2	10/1/11	100% 100% 100%		
3	10/1/11	100% 100% 100%		
4	10/1/11	100% 100% 100%		
5	10/1/11	100% 100% 100%		
6	10/1/11	100% 100% 100%		
7	10/1/11	100% 100% 100%		
8	10/1/11	100% 100% 100%		
9	10/1/11	100% 100% 100%		
10	10/1/11	100% 100% 100%		

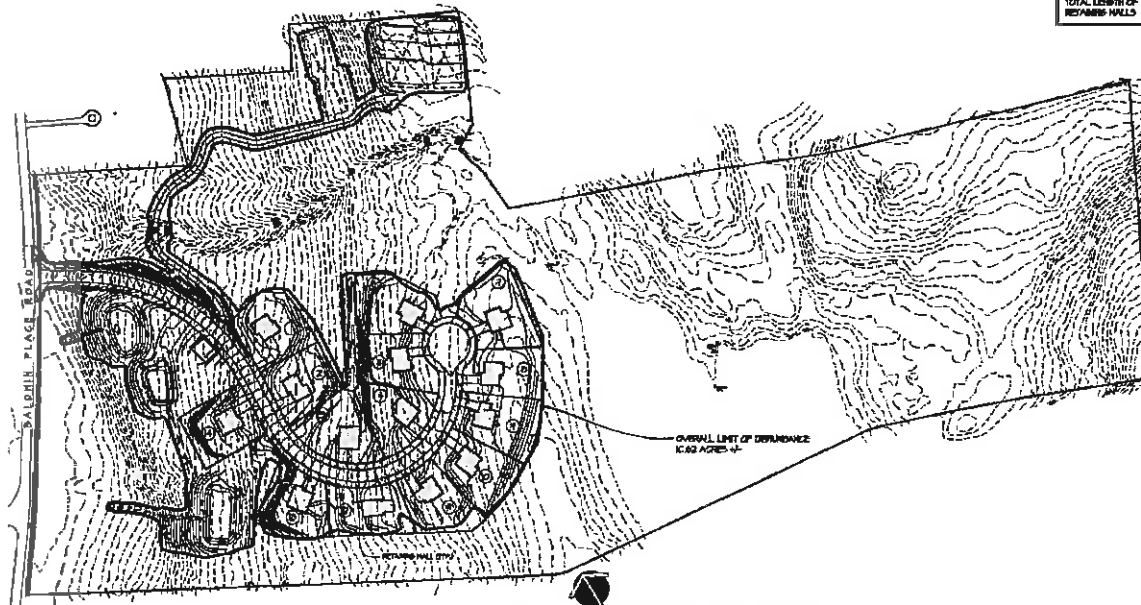




GRADING PLAN - PREVIOUSLY APPROVED



GRADING DATA		
	APPROVED 2016	PROPOSED 2016
TOTAL AREA OF DISTURBANCE:	11.1 AC.	10.82 AC.
AREA OF CUT	3,000 C.Y.	21,500 C.Y.
AREA OF FILL	1,000 C.Y.	1,000 C.Y.
FEET	14,000 C.Y. CUT	10,000 C.Y. CUT
TOTAL LENGTH OF RETAINING WALLS	0 L.F.	30 L.F.



GRADING PLAN - CURRENT PROPOSAL



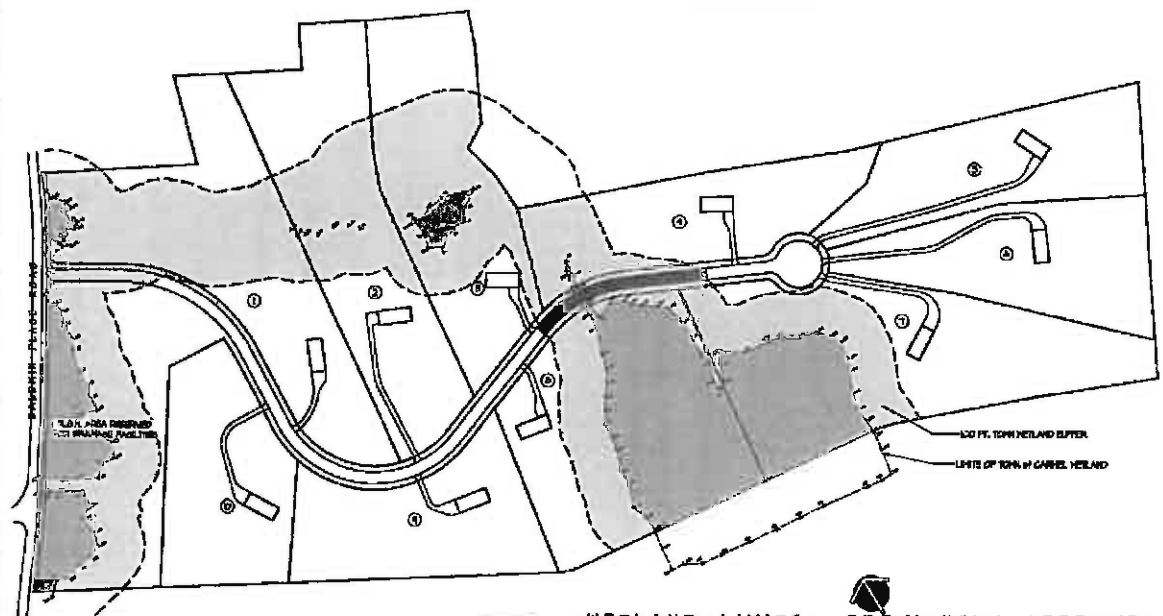
DAVID J. SMITH  
LICENSED PROFESSIONAL ENGINEER  
LICENSE NO. 10000  
STATE OF NEW YORK

OLD FORGE ESTATES  
BALDWIN PLACE ROAD  
TOWN OF ARBES  
COUNTY OF ALBANY  
NEW YORK 12004

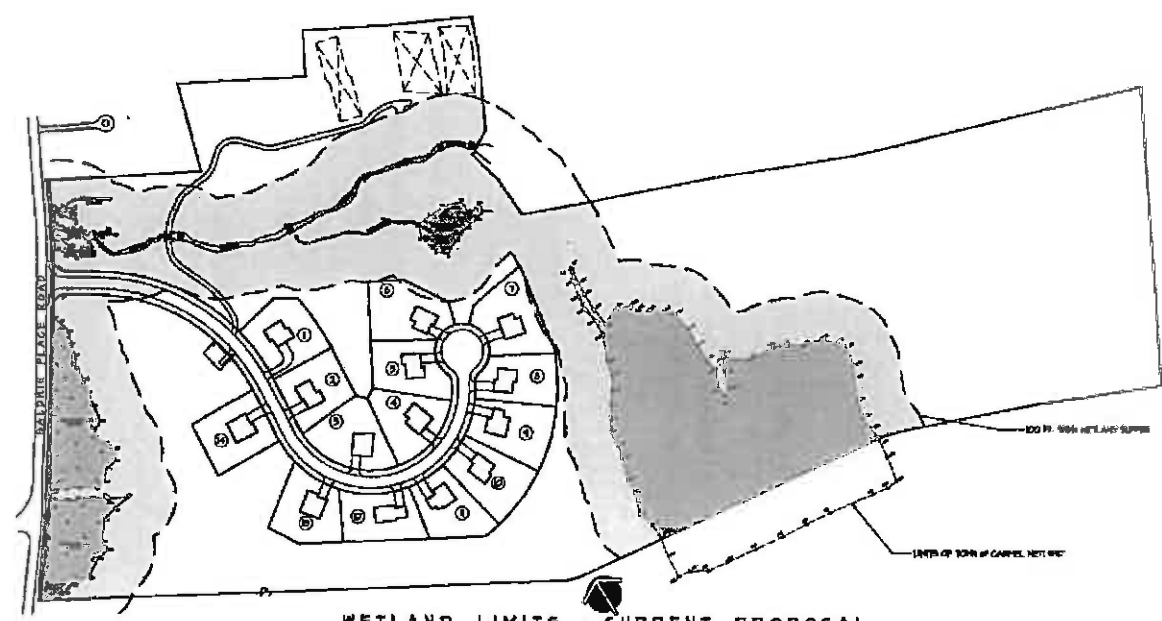
GRADING  
COMPARISON PLAN

C-413





WETLAND LIMITS - PREVIOUSLY APPROVED



WETLAND LIMITS - CURRENT PROPOSAL



**PROJECT INFORMATION**

PROJECT NAME: **OLD HORSE ESTATES**

OWNER: **SAUNDERS & ASSOCIATES**

DATE: **10/1/88**

SCALE: **1" = 100'**

PROJECT NUMBER: **C-414**

**WETLAND LIMITS COMPARISON PLAN**

DATE: **10/1/88**

BY: **SAUNDERS & ASSOCIATES**

FOR: **OLD HORSE ESTATES**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/1/88	INITIAL DESIGN
2	10/1/88	REVISIONS
3	10/1/88	REVISIONS
4	10/1/88	REVISIONS
5	10/1/88	REVISIONS
6	10/1/88	REVISIONS
7	10/1/88	REVISIONS
8	10/1/88	REVISIONS
9	10/1/88	REVISIONS
10	10/1/88	REVISIONS

**SAUNDERS & ASSOCIATES**

400 N. 10TH AVE. SUITE 100

MINNEAPOLIS, MN 55412

TEL: 612-338-1111

FAX: 612-338-1112