

HAROLD GARY  
*Chairman*

CRAIG PAEPRER  
*Vice-Chair*

**BOARD MEMBERS**  
CARL GREENWOOD  
ANTHONY GIANNICO  
DAVE FURFARO  
CARL STONE  
KIM KUGLER

**TOWN OF CARMEL  
PLANNING BOARD**



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

MICHAEL CARNAZZA  
*Director of Code  
Enforcement*

RICHARD FRANZETTI, P.E.  
*Town Engineer*

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

**PLANNING BOARD AGENDA**  
**JUNE 10, 2015 – 7:00 P.M.**

**MEETING ROOM #2**

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

**PUBLIC HEARING**

- |  |            |          |          |                         |
|--|------------|----------|----------|-------------------------|
| 1. Beachak Brothers, Inc. a/k/a Mahopac Motorcycles<br>485 Route 6 | 75.16-1-15 | 06/10/15 | 05/11/15 | Site Plan/Change of Use |
| 2. Random Ridge – Kennicut Hill Road                               | 76.10-1-23 | 06/10/15 | 05/04/15 | Cluster Subdivision     |

**SITE PLAN**

- |  |            |  |          |                          |
|--|------------|--|----------|--------------------------|
| 3. Secor 78 LLC. – 78 Secor Road                 | 74.43-1-11 |  | 05/29/15 | Amended Site Plan        |
| 4. Wallauer's Carmel at Putnam Plaza             | 55.11-1-4  |  | 05/26/15 | Amended Site Plan        |
| 5. Hynes Plaza (The Parting Glass) – 925 Route 6 | 65.13-1-66 |  | 04/02/15 | Amended Site Plan (Deck) |

**MISC.**

- |   |            |  |  |                         |
|---|------------|--|--|-------------------------|
| 6. Hosch & Torres Subdivison – 490 Long Pond Rd | 53.15-1-40 |  |  | Amendment to Resolution |
|---|------------|--|--|-------------------------|



May 26, 2015

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

Re: Wallauers' Store #10  
Putnam Plaza Shopping Center  
1924 Route 6  
TM # 55.11-1-4

Dear Chairman Gary and Members of the Board:

Attached please find a site plan application, disclosure statement, E.A.F., site plan checklist, site plan C-110 dated 5/26/2015, and check #26252 from Wallauer's in the amount of \$3000.00.

Wallauer's store is presently a tenant of Putnam Plaza. They wish to utilize an adjacent outdoor space behind the plaza. The space is a paved area in the back corner of the plaza. They need an area of approximately 25 x 75 feet to be enclosed with a fence. The area will be used as a seasonal outdoor sales area for garden supplies and tools. A new door and ramp will access the area from the store.

We do not anticipate any needed increase in employees or a need for additional parking. The area is outdoor display. The area is not a building enclosed by walls or ceiling as defined in Carmel Zoning code section 156-8. Therefore, it does not add gross floor area to the site and does not trigger the requirement for parking spaces.

Please place this item on the next available agenda for site plan review.

Sincerely,

PUTNAM ENGINEERING, PLLC



Robert J. Cameron, Jr., R.A.

RJC/tal

cc: Mark Peterson, Wallauers Inc.  
Chief Vinny Ruggiero, Carmel Fire Dept. w/plan

(L01523)



# 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
- NA 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 Tronchetti 5/29/15  
Planning Board Secretary; Date

[Signature] 5/29/15  
Town Engineer; Date



# TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: <b>WALLAUER'S, STORE # 10</b>	Application # <b>15-0006</b>	Date Submitted: <b>5/27/15</b>
Site Address: No. <b>1924</b> Street: <b>ROUTE 6</b> Hamlet: <b>CARMEL</b>		
Property Location: (Identify landmarks, distance from intersections, etc.) <b>1844-1936 US ROUTE 6, PUTNAM PLAZA</b>		
Town of Carmel Tax Map Designation: Section <b>55.11</b> Block <b>1</b> Lot(s) <b>4</b>	Zoning Designation of Site: <b>COMMERCIAL - 'C'</b>	
Property Deed Recorded in County Clerk's Office Date _____ Liber <b>1852</b> Page <b>118</b>	Liens, Mortgages or other Encumbrances Yes _____ No _____	
Existing Easements Relating to the Site <input checked="" type="radio"/> No <input type="radio"/> Yes Describe and attach copies:	Are Easements Proposed? <input checked="" type="radio"/> No <input type="radio"/> Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: <b>PUTNAM PLAZA L.L.C.</b>	Phone #: Fax#:	Email:
Owners Address: No. <b>7-11</b> Street: <b>BROADWAY</b> Town: <b>WHITE PLAINS</b> State: <b>NY</b> Zip: <b>10601</b>		
Applicant (If different than owner): <b>C.R. WALLAUER, INC, MARK PETERSON</b>	Phone #: <b>914.948.4000</b> Fax#:	Email:
Applicant Address (If different than owner): No. <b>30</b> Street: <b>VIRGINIA RD.</b> Town: <b>N. WHITE PLAINS</b> State: <b>NY</b> Zip: <b>10603</b>		
Individual/ Firm Responsible for Preparing Site Plan: <b>PUTNAM ENGINEERING PLLC</b>	Phone #: <b>219.6789</b> Fax#: <b>276-6769</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:	Phone #: Fax#:	Email:
Owners Address: No. _____ Street: _____ Town: _____ State: _____ Zip: _____		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: <b>EXISTING PUTNAM PLAZA SHOPPING CENTER, WALLAUER'S STORE # 10. PROPOSE TO ADD FENCED ENLOSURE ADJACENT TO STORE. OUTDOOR SUPPLIES, PLANTS, ETC. AREA FENCED TO BE APPROX 25'x 80' ON EXISTING PAVEMENT AREA.</b>		


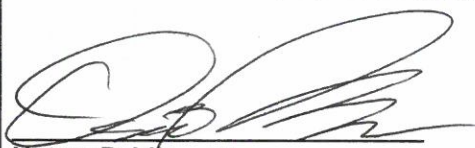
## TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: <u>18 +/-</u> Square Feet:	Square footage of all existing structures (by floor): <u>189,500</u>		
# of existing parking spaces: <u>734</u>	# of proposed parking spaces: <u>0</u>		
# of existing dwelling units:	# of proposed dwelling units		
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> <li>▪ Is project <u>in sewer district</u> or will private septic system(s) be installed? <u>IN SEWER DIST.</u></li> <li>▪ If yes to Sanitary Sewer answer the following:               <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ Is this an in-district connection? <u>X</u> Out-of district connection? _____</li> <li>▶ What is the total sewer capacity at time of application? _____</li> <li>▶ What is your anticipated average and maximum daily flow <u>NO CHANGE</u></li> </ul> </li> </ul>			
For Town of Carmel Town Engineer			
<ul style="list-style-type: none"> <li>▶ What is the sewer capacity <u>N/A</u></li> </ul>			
▪ Water Supply	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
If Yes:			
<ul style="list-style-type: none"> <li>▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ What is the total water capacity at time of application? _____</li> <li>▶ What is your anticipated average and maximum daily demand _____</li> </ul>			
▪ 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 type="checkbox"/> No: <input checked="" type="checkbox"/>		
• Telephone/Cable Lines	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
For Town of Carmel Town Engineer			
Water Flows <u>N/A</u> Sewer Flows <u>N/A</u> <i>already connected</i> <u>DD 5/29/15</u>			
Town Engineer; Date			
What is the predominant soil type(s) on the site? <u>urban - UF</u>		What is the approximate depth to water table? <u>6' to 8'</u>	
Site slope categories:	15-25% <u>100</u> %	25-35% _____ %	>35% _____ %
Estimated quantity of excavation:	Cut (C.Y.) <u>0</u>	Fill (C.Y.) <u>0</u>	
Is Blasting Proposed	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	Unknown: <input type="checkbox"/>
Is the site located in a designated Critical Environmental Area?	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	What is the sight distance? Left _____ Right <u>N/A</u>	
Is the site located within 500' of:			
• The boundary of an adjoining city, town or village			Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
• The boundary of a state or county park, recreation area or road right-of-way			Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
• A county drainage channel line.			Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
• The boundary of state or county owned land on which a building is located			Yes: <input checked="" type="checkbox"/> No: <input 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 checked="" type="checkbox"/> No: <input type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYDEP Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does the site disturb more than 5,000 sq ft		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Jurisdiction: NYCDEC: <input checked="" 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 checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?		Yes: <input checked="" type="checkbox"/> No: <input 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 type="checkbox"/>	
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input checked="" type="checkbox"/>			
Has this application been referred to the Fire Department?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
What is the estimated time of construction for the project? <b>1 MONTH</b>			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	25 AC	18	NO CHANGE
Lot Coverage	30%	23%	
Lot Width	200	2190 +/-	
Lot Depth	200	485	
Front Yard	40	108	
Side Yard	25	64	
Rear Yard	30	45	
Minimum Required Floor Area			
Floor Area Ratio			
Height	35	25 +/-	
Off-Street Parking			
Off-Street Loading			

## TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input type="checkbox"/> No: <input type="checkbox"/> <p style="text-align: center; font-size: 1.2em;">UNKNOWN</p>	If yes, identify variances:
<b>PROPOSED BUILDING MATERIALS</b>	
Foundation	NONE REQUIRED
Structural System	STEEL
Roof	NONE
Exterior Walls	NONE (FENCE)
<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>ROBERT CAMERON</u> <u>POTNAM ENGINEERING PLLC</u> Applicants Name	 Applicants Signature
Sworn before me this <u>20</u> day of <u>MAY</u> 20 <u>15</u>	
 Notary Public	<div style="border: 2px dashed black; padding: 5px; width: fit-content; margin: auto;">                     DANIEL BUSH                      Notary Public - State of New York                      NO. 01BU6131169                      Qualified in Dutchess County                      My Commission Expires <u>8/1/17</u> </div>



# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

This form shall be included with the site plan submission

	<i>Requirement Data</i>	<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/> ✗	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input type="checkbox"/> WAIVER	<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"/> ✓ <i>on Application</i>	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input type="checkbox"/> ✓ WAIVER - EXIST SITE	<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 type="checkbox"/> ✓ WAIVER - EXISTING SITE	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	<input checked="" type="checkbox"/> ✓ <i>existing</i>	<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"/> ✓ <i>in letter</i>	<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 type="checkbox"/> WAIVER - EXIST LANDSCAPED SHOPPING CNTR.	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input type="checkbox"/> WAIVER	<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"/> separate	<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, PAUL M. LYNCH P.E.  
*[Signature]* 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:

~~MARTIN GOLODNY  
Notary Public, State of New York  
No. 01004619603  
Qualified in Bronx County  
Commission Expires September 30, 2017~~

~~5/5/15~~



*Mark P. [Signature]*  
Signature - Applicant

5/5/15  
Date

Professionals Seal

*Debra A. [Signature]*  
Signature - Owner

5/5/15  
Date



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



Town Certification (to be completed by the Town)

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

Rose Trumbetta  
Signature - Planning Board Secretary

5/29/15  
Date

Richard P. Pritchard  
Signature - Town Engineer

5/29/15  
Date

617.20  
Appendix B  
Short Environmental Assessment Form

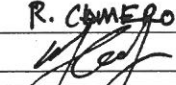
**Instructions for Completing**

**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>			
Name of Action or Project: <b>WALLAUER'S STORE # 10</b>			
Project Location (describe, and attach a location map): <b>1924 US ROUTE 6, CARMEL N.Y. , AKA PUTNAM PLAZA</b>			
Brief Description of Proposed Action: <b>ADD A 25'x 80' +/- OUTDOOR STORAGE AREA TO EXISTING SHOPPING CENTER. NO NEW IMPERVIOUS SURFACES. AREA TO BE OPEN AIR, ENCLOSED WITH FENCING.</b>			
Name of Applicant or Sponsor: <b>C.R. WALLAUER INC. , MARK PETERSON</b>		Telephone: <b>914 948 4000</b>	
		E-Mail:	
Address: <b>30 VIRGINIA AVE</b>			
City/PO: <b>N. WHITE PLAINS</b>		State: <b>NY</b>	Zip Code: <b>10603</b>
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	YES
		<b>X</b>	
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	YES
<b>PLANNING BOARD , ECB, ZBA , BLDG DEPT - TOWN OF CARMEL NYSDEC - NEW YORK STATE</b>			<b>X</b>
3.a. Total acreage of the site of the proposed action?		<u>17.7</u>	acres
b. Total acreage to be physically disturbed?		<u>0</u>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" 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 checked="" type="checkbox"/> Other (specify): <u>WETLAND</u>			
<input type="checkbox"/> Parkland			



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>R. CAMERON - PUTNAM ENGINEERING PLLC</u> Date: <u>APRIL 30, 2015</u>		
Signature: 		

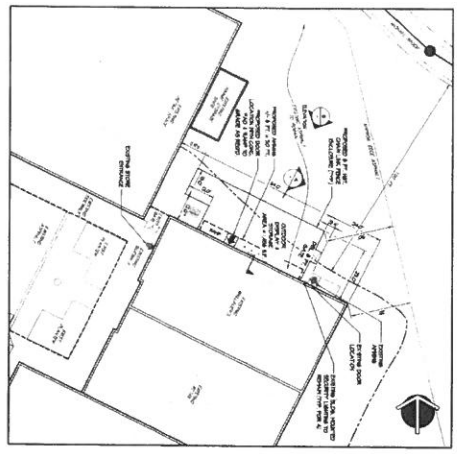
**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions 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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
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?	X	
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?	X	
7. Will the proposed action impact existing:		
a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

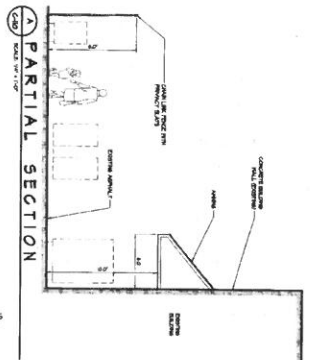
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

**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.

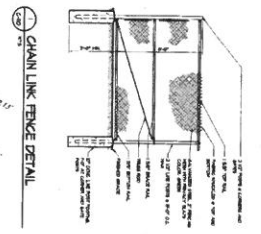
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> 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)



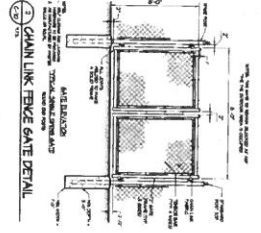
**ENLARGED PLAN**  
SCALE: 1/8" = 1'-0"



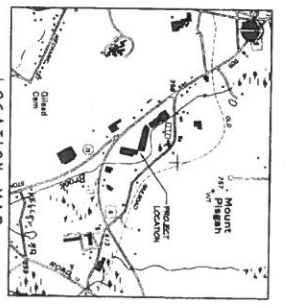
**PARTIAL SECTION**  
SCALE: 1/8" = 1'-0"



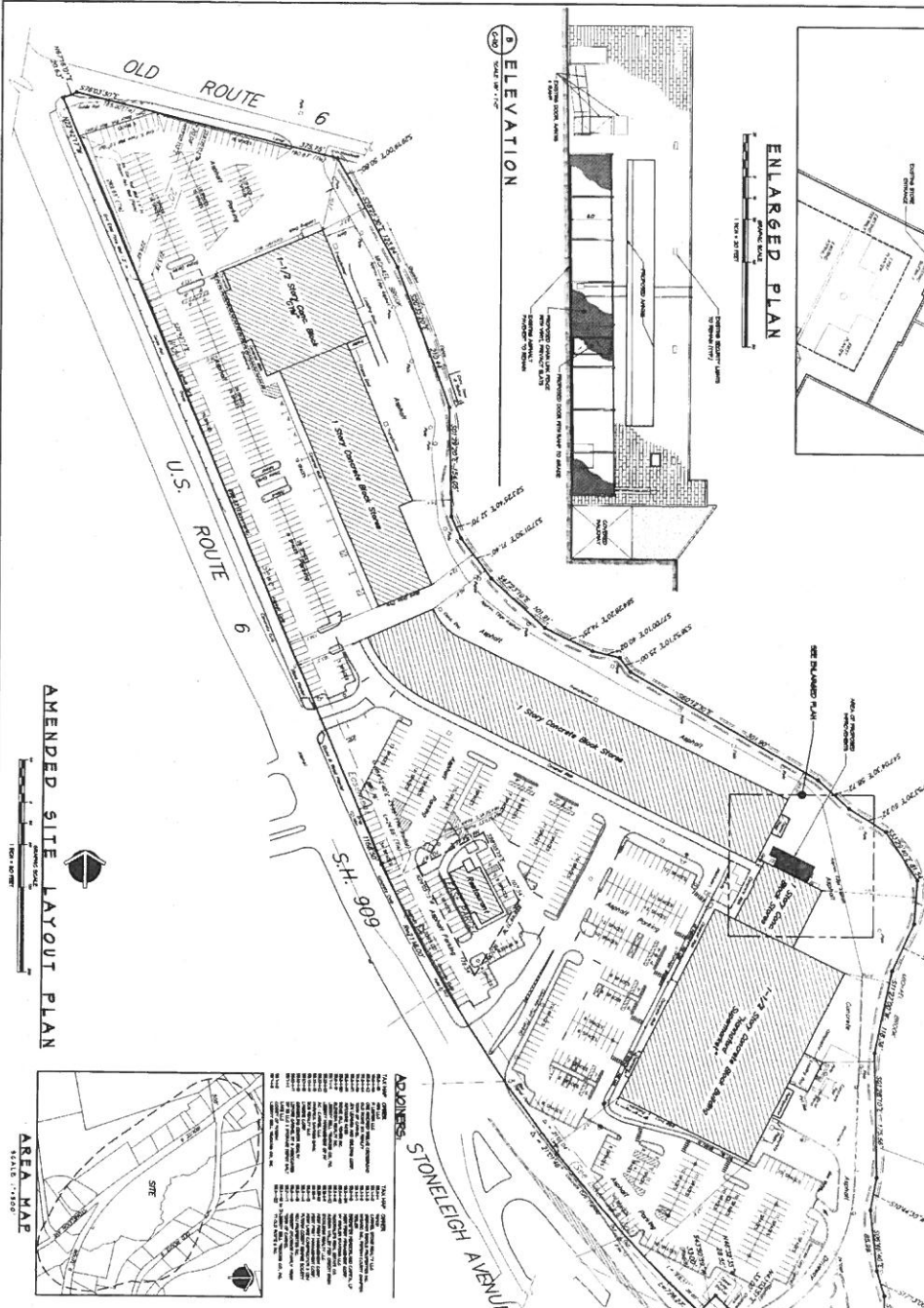
**CHAIN LINK FENCE DETAIL**  
SCALE: 1/4" = 1'-0"



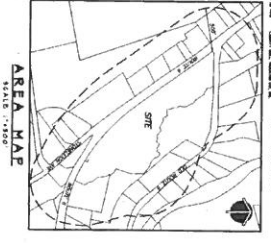
**CHAIN LINK FENCE GATE DETAIL**  
SCALE: 1/4" = 1'-0"



**LOCATION MAP**  
SCALE: 1" = 1 MILE



**AMENDED SITE LAYOUT PLAN**  
SCALE: 1/8" = 1'-0"



**AREA MAP**  
SCALE: 1" = 1 MILE

**ADJOINERS**

- 1. 100' WIDE OPEN SPACE
- 2. 100' WIDE OPEN SPACE
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- 50. 100' WIDE OPEN SPACE

**SCHEDULE OF DISTRICT REGULATIONS**

C-1 COMMERCIAL DISTRICT	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	MINIMUM LOT DEPTH (FT.)	MINIMUM FRONT YARD SETBACK (FT.)	MINIMUM SIDE YARD SETBACK (FT.)	MINIMUM REAR YARD SETBACK (FT.)	MINIMUM BUILDING HEIGHT (FT.)	MINIMUM BUILDING FOOTPRINT COVERAGE (%)	MINIMUM OPEN SPACE (%)	MINIMUM PARKING SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA
	20,000	100	150	25	5	5	35	25	10	1
	30,000	100	150	25	5	5	35	25	10	1
	40,000	100	150	25	5	5	35	25	10	1
	50,000	100	150	25	5	5	35	25	10	1
	60,000	100	150	25	5	5	35	25	10	1
	70,000	100	150	25	5	5	35	25	10	1
	80,000	100	150	25	5	5	35	25	10	1
	90,000	100	150	25	5	5	35	25	10	1
	100,000	100	150	25	5	5	35	25	10	1

**OFF-STREET PARKING & LOADINGS**

- 1. OFF-STREET PARKING SHALL BE PROVIDED FOR ALL MOTOR VEHICLES AND TRUCKS.
- 2. OFF-STREET PARKING SHALL BE PROVIDED FOR ALL MOTOR VEHICLES AND TRUCKS.
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- 50. OFF-STREET PARKING SHALL BE PROVIDED FOR ALL MOTOR VEHICLES AND TRUCKS.

**SITE LAYOUT PLAN NOTES**

- 1. ALL DISTRICT REGULATIONS SHALL BE OBSERVED.
- 2. ALL DISTRICT REGULATIONS SHALL BE OBSERVED.
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- 50. ALL DISTRICT REGULATIONS SHALL BE OBSERVED.

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

April 29, 2015

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

Re: **Amended Site Plan**  
**Hynes Plaza – Rear Deck**  
**925 Route 6, TM # 65.13-1-66**  
**Hamlet of Mahopac, Carmel (T)**

Dear Sirs:

Attached herewith please find the following in the matter of an application for an Amended Site Plan for the captioned property to add a rear deck on the building to be used by the restaurant named the "Parting Glass", formerly called the Claddagh.

The proposal will result in no modifications to the site other than construction of the deck and relocation of some of the existing parking spaces. In regards to parking, it is noted that presently 53 parking spaces exist on the property as shown on the "Amended Site Plan".

As a matter of the history of this property in 1975 the Town of Carmel Planning Board issued their approval of a Site Plan for Brendan Hynes for the construction of a 10,000 square foot building with 73 parking spaces. Most of these parking spaces were located in the rear of the building from the building to the rear property line.

After approval Mr. Hynes had the property cleared and installed the item 4 base for the parking spaces to the rear of the property as shown on the Approved 1975 Site Plan.

Subsequently, in 1977 a revised site plan was submitted and approved by the Town of Carmel Planning Board for the construction of a 5,000 square foot building with 39 parking spaces. Although this approval did not need all of the 73 parking spaces the item 4 was left in place as additional parking area. This building was constructed and a Certificate of Occupancy issued for a restaurant occupying 3000 square feet and commercial space occupying 2000 square feet.

The present proposal is for a 18 foot by 47 foot wood deck at the rear of the building accessed by a walkway from a new door in the dining area. This deck will be used to serve food and drink



and will be occupied by 48 seats as shown on the submitted plan. When the deck is in use the 48 seats in the area designated as Floor area # 2 (40 seats) and two booths (8 seats) will not be utilized. Therefore, there will be no increase in seating and therefore no need to increase parking to accommodate the additional seating on the deck.

It is noted that a New York State Wetland, designated # LC -32 is located at the rear of the property as shown on the plan. The 100 foot buffer from the wetland is shown on the plan. The proposed deck does not result in any disturbance within the wetland or wetland buffer.

The grade in the area of the proposed deck is presently paved therefore no increase in impervious area is proposed. The true area of disturbance is will be only the area disturbed by the installation of the piers to support the deck and walkway. The deck and walkway will be completely above grade supported by the piers. For the purpose of this application the area of disturbance will be considered the area of the deck and walkway, 1000 square feet.

The owner would like to construct the deck for this summer season, therefore based upon all of the above, the minor nature of this project, the fact that it is an extension of an existing restaurant operation and it is in keeping with the nature of the existing uses on the surrounding properties, it is requested that the requirement for a public hearing be waived.

Very truly yours,

  
John Karel, Jr., P.E.

For Brendan Hynes



# 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
- N/A  All supplemental studies, reports, plans and renderings.
- 2 copies of the current deed.
- N/A  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 Grondetta 5/29/15  
Planning Board Secretary; Date

[Signature] 5/29/15  
Town Engineer; Date



# TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

Application Name: <b>HYNES PLAZA DECK</b>		Application # <b>15-0005</b>	Date Submitted: <b>5/22/15</b>
Site Address: No. <b>925</b> Street: <b>ROUTE 6</b> Hamlet: <b>MAHOPAC</b>			
Property Location: (Identify landmarks, distance from intersections, etc.) <b>EAST SIDE OF ROUTE 6</b>			
Town of Carmel Tax Map Designation: Section <b>65.13</b> Block <b>1</b> Lot(s) <b>66</b>		Zoning Designation of Site: <b>C-9</b>	
Property Deed Recorded in County Clerk's Office Date <b>Liber 753 Page 955</b>		Liens, Mortgages or other Encumbrances Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Existing Easements Relating to the Site <input checked="" type="radio"/> No Yes Describe and attach copies:		Are Easements Proposed? <input checked="" type="radio"/> No Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? <input checked="" type="radio"/> Yes No Attached List to this Application Form			
Property Owner: <b>BRENDAN HYNES</b>		Phone #: <b>914-497-7258</b>	Email:
Owners Address: No. <b>522</b> Street: <b>REGENCY DRIVE</b> Town: <b>FISHKILL</b> State: <b>NY</b> Zip: <b>12524</b>			
Applicant (If different than owner): <b>SAME</b>		Phone #:	Email:
Applicant Address (If different than owner): No. Street: Town: State: Zip:			
Individual/ Firm Responsible for Preparing Site Plan: <b>JOHN KARELL JR., P.E.</b>		Phone #: <b>845 878-7894</b>	Email: <b>JACK4911@YAHOO.COM</b>
Address: No. <b>121</b> Street: <b>CUSHMAN ROAD</b> Town: <b>PATTERSON</b> State: <b>NY</b> Zip: <b>12563</b>			
Other Representatives: <b>NONE</b>		Phone #:	Email:
Owners Address: No. Street: <b>N/A</b> Town: State: Zip:			
Describe the project, proposed use and operation thereof:  <b>CONSTRUCTION OF A 18'x47' DECK AT REAR OF BUILDING WITH ACCESS DOOR AND WALKWAY AT SIDE OF BUILDING.</b>			

# TOWN OF CARMEL SITE PLAN APPLICATION



Lot size: Acres: <u>1.37</u> Square Feet: <u>59,677</u>	Square footage of all existing structures (by floor): EX. <u>5000 SF BLDG</u>
# of existing parking spaces: <u>53</u>	# of proposed parking spaces: <u>53</u>
# of existing dwelling units: <u>1</u>	# of proposed dwelling units: <u>1</u>
Is the site served by the following public utility infrastructure: <ul style="list-style-type: none"> <li>▪ Is project in sewer district or will private septic system(s) be installed? <u>PUBLIC SEWER</u></li> <li>▪ If yes to Sanitary Sewer answer the following:                         <ul style="list-style-type: none"> <li>▸ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>▸ Is this an in-district connection? <u>YES</u> Out-of district connection? _____</li> <li>▸ What is the total sewer capacity at time of application? _____</li> <li>▸ What is your anticipated average and maximum daily flow _____</li> </ul> </li> </ul>	
For Town of Carmel Town Engineer	
▪ Water Supply	▸ What is the sewer capacity <u>NA</u> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
If Yes:	▸ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> ▸ What is the total water capacity at time of application? _____ ▸ What is your anticipated average and maximum daily demand _____
▪ 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 type="checkbox"/> No: <input checked="" type="checkbox"/>
• Telephone/Cable Lines	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
For Town of Carmel Town Engineer	
Water Flows _____ Sewer Flows <u>NO</u>	
Town Engineer; Date <u>By 5/19/15</u>	
What is the predominant soil type(s) on the site? <u>Uc Udortheents wet</u>	What is the approximate depth to water table? <u>UNKNOWN</u>
Site slope categories:	15-25% <input checked="" type="checkbox"/> %      25-35% <input checked="" type="checkbox"/> %      >35% <input checked="" type="checkbox"/> %
Estimated quantity of excavation:	Cut (C.Y.) <u>0</u> Fill (C.Y.) <u>0</u>
Is Blasting Proposed	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>
Is the site located in a designated Critical Environmental Area?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
	What is the sight distance? Left <u>7500 FT</u> Right <u>7500 FT</u>
Is the site located within 500' of:	
• The boundary of an adjoining city, town or village	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
• The boundary of a state or county park, recreation area or road right-of-way	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
• A county drainage channel line.	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
• The boundary of state or county owned land on which a building is located	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

0-15%

## 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 <span style="float: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span>			
Will the project require coverage under the Current NYDEP Stormwater Regulations <span style="float: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span>			
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 checked="" type="checkbox"/> No: <input type="checkbox"/>			
Jurisdiction: NYCDEC: <input checked="" type="checkbox"/> Town of Carmel: <input checked="" 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 checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?		Yes: <input checked="" type="checkbox"/> No: <input 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 checked="" type="checkbox"/> Private: <input 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? <p style="text-align: center; font-size: 1.2em;">2 WEEKS</p>			
Zoning Provision	Required	Existing	Proposed
Lot Area	40 000	59 677	59 677
Lot Coverage	30	8.4	8.4
Lot Width	200	200	200
Lot Depth	200	299	299
Front Yard	40	54	54
Side Yard	25	28	24
Rear Yard	30	193	175
Minimum Required Floor Area	5000	5000	5000
Floor Area Ratio	NO	CHANGE	
Height	35	10	10
Off-Street Parking		53	53
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: <p style="text-align: center; font-size: 1.2em;">SIDE YARD SETBACK</p>
Foundation      N/A      PRESSURE TREATED	
Structural System	N/A      WOOD DECK
Roof	N/A
Exterior Walls	N/A
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>BRENDAN HYNES</u> Applicants Name	 Applicants Signature
Sworn before me this <u>22<sup>nd</sup></u> day of <u>May</u> 20 <u>15</u>	
 Notary Public	

**KELLY PUCCIO**  
 Notary Public, State of New York  
 No. 01PU6088070  
 Qualified in Putnam County  
 Commission Expires March 03, 2019



# 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

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 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"/>	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/> NA
14	Proposed signage	<input checked="" type="checkbox"/>	<input type="checkbox"/> NA
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"/> NA

*Shown on drawing  
CSD 1 & 2  
P.S.  
Equipment*

*existing  
existing*



# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input checked="" type="checkbox"/> <i>NA</i>	<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 John Karell, Sr. 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:

*John Karell, Sr.*



**Professionals Seal**

*Grandson [Signature]*  
Signature - Applicant

5/22/15  
Date

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

\_\_\_\_\_  
Date





TOWN OF CARMEL  
SITE PLAN COMPLETENESS  
CERTIFICATION FORM



Town Certification (to be completed by the Town)

*Richard Franze*  
I Rose Trombetta hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

*Rose Trombetta*  
Signature - Planning Board Secretary

5/29/15  
Date

*Bill [Signature]*  
Signature - Town Engineer

5/29/15  
Date

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

**Instructions for Completing**

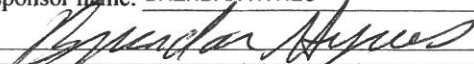
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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>			
Name of Action or Project: HYNES PLAZA DECK			
Project Location (describe, and attach a location map): 925 ROUTE 6, MAHOPAC HAMLET, CARMEL (T)			
Brief Description of Proposed Action: Construction of a 47 ft x 18 ft wood deck at the rear of the building.			
Name of Applicant or Sponsor: Brendan Hynes		Telephone:	
		E-Mail:	
Address: 522 Regency Drive			
City/PO: Fishkill		State: New York	Zip Code: 12524
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.37 acres	
b. Total acreage to be physically disturbed?		0.02 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.37 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	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		NO	YES
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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<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"/>	
	<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: _____	NO	YES	
	<input type="checkbox"/>	<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: _____ EXISTING WELL _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<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? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 checked="" 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	

*already correct*

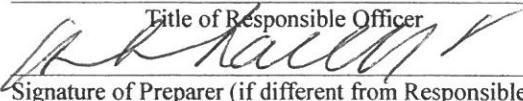
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site 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: BRENDAN HYNES		Date: MAY 5, 2015
Signature: 		

**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?"

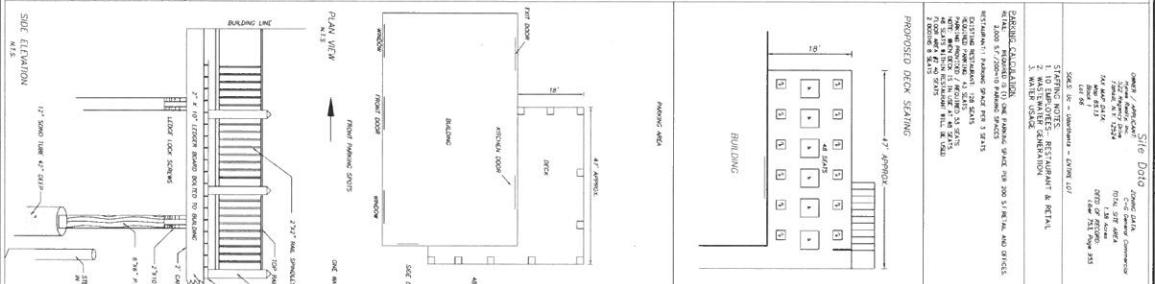
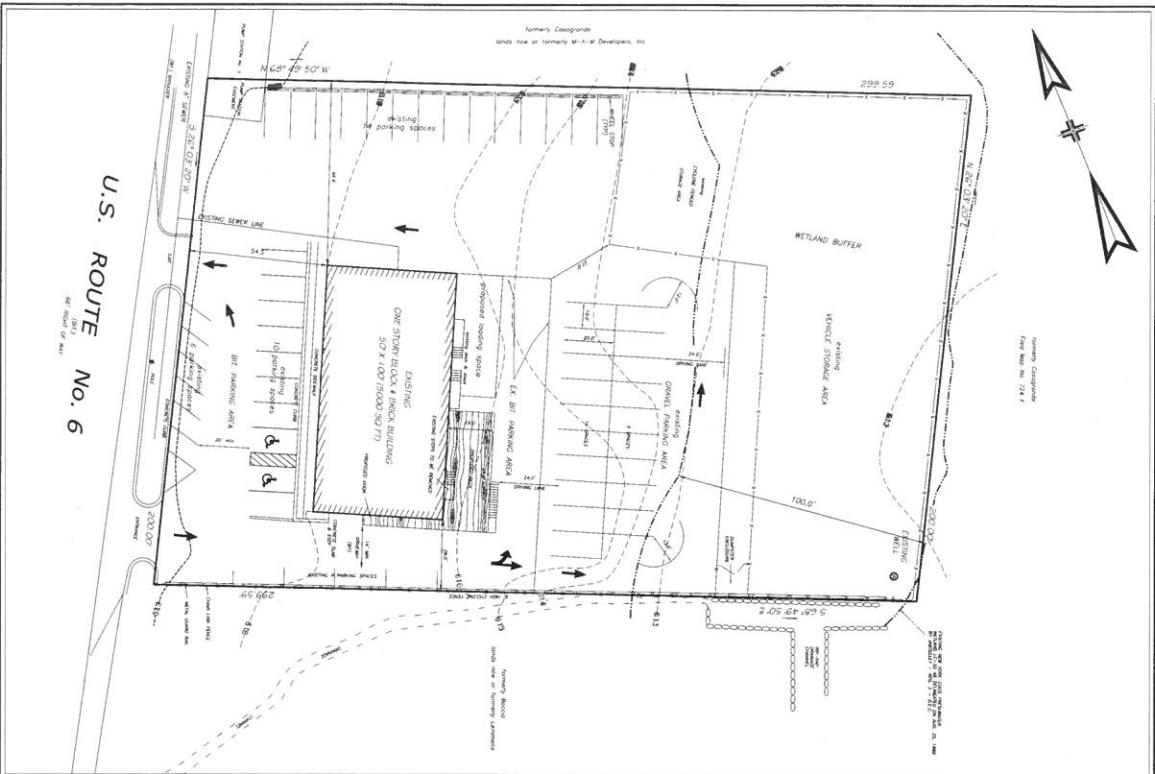
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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.

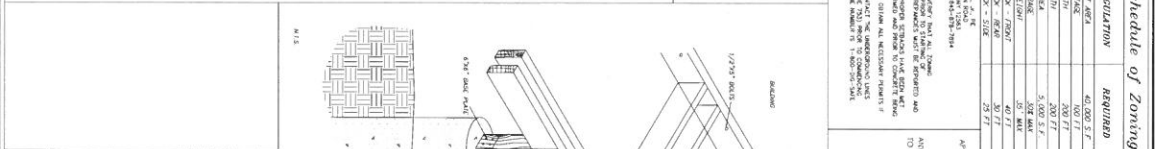
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	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)

**PRINT**



**Schedule of Zoning Requirements**

DISTRICT REGULATION	REQUIRED	PROVIDED	VAIANCE REQ'D.
MINIMUM LOT AREA	40,000 S.F.	39,070 S.F.	NO
MINIMUM LOT WIDTH	50.00 FT.	50.00 FT.	NO
MINIMUM FRONT SETBACK	20.00 FT.	20.00 FT.	NO
MINIMUM SIDE SETBACK	20.00 FT.	20.00 FT.	NO
MINIMUM REAR SETBACK	20.00 FT.	20.00 FT.	NO
MINIMUM FRONT YARD SETBACK	20.00 FT.	20.00 FT.	NO
MINIMUM SIDE YARD SETBACK	20.00 FT.	20.00 FT.	NO
MINIMUM REAR YARD SETBACK	20.00 FT.	20.00 FT.	NO
MINIMUM FRONT SETBACK	20.00 FT.	20.00 FT.	NO
MINIMUM SIDE SETBACK	20.00 FT.	20.00 FT.	NO
MINIMUM REAR SETBACK	20.00 FT.	20.00 FT.	NO
MINIMUM FRONT SETBACK	20.00 FT.	20.00 FT.	NO
MINIMUM SIDE SETBACK	20.00 FT.	20.00 FT.	NO
MINIMUM REAR SETBACK	20.00 FT.	20.00 FT.	NO



**AREA MAP / LEGEND OF OWNERS**

NO.	OWNER	ADDRESS	DATE
1	JOHN KARELL, JR. P.E.	121 CUSHMANN ROAD	2015
2	JOHN KARELL, JR. P.E.	121 CUSHMANN ROAD	2015
3	JOHN KARELL, JR. P.E.	121 CUSHMANN ROAD	2015
4	JOHN KARELL, JR. P.E.	121 CUSHMANN ROAD	2015
5	JOHN KARELL, JR. P.E.	121 CUSHMANN ROAD	2015
6	JOHN KARELL, JR. P.E.	121 CUSHMANN ROAD	2015
7	JOHN KARELL, JR. P.E.	121 CUSHMANN ROAD	2015
8	JOHN KARELL, JR. P.E.	121 CUSHMANN ROAD	2015
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49	JOHN KARELL, JR. P.E.	121 CUSHMANN ROAD	2015
50	JOHN KARELL, JR. P.E.	121 CUSHMANN ROAD	2015

**JOHN KARELL, JR. P.E.**  
 121 CUSHMANN ROAD  
 PATTERSON, NEW YORK

**AMENDED SITE PLAN**

DATE: APRIL 2, 2015  
 SCALE: 1" = 20'  
 SHEET NO. S-1