

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**  
**AUGUST 5, 2015 – 7:00 P.M.**

**MEETING ROOM #2**

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

**PUBLIC HEARING**

1. Baldwin Subdivision – 150 Route 6	86.11-1-1	08/05/15	07/24/15	Final Subdivision Plat
--------------------------------------	-----------	----------	----------	------------------------

**SITE PLAN**

2. PCSB/Mahopac Branch – Lot 1 - 150 Route 6	86.11-1-1		07/29/15	Site Plan
3. Route 6 Retail – Lot 2 - 150 Route 6	86.11-1-1		07/29/15	Site Plan
4. EMTK Realty – 1736 Route 6, Carmel	44.18-1-40		07/29/15	Site Plan
5. Wallauer's Carmel at Putnam Plaza – 1924 Route 6	55-11-1-4		07/29/15	Amended Site Plan
6. Random Ridge – Kennicut Hill Road	76.10-1-23		05/04/15	Final Subdivision

**MISC.**

7. Jordano/Gervasi Subdivision – 182 Bullet Hole Rd	63.-1-16			Bond Reduction
8. Minutes – 06/24/15				



July 29, 2015

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

RE: Baldwin Subdivision  
Route 6  
Tax Map No. 86.11-1-1

Dear Chairman Gary and Members of the Board:

Please find enclosed the following plans and documents in support of an application for a minor commercial subdivision for the above referenced site:

- Final Subdivision Plat, dated July 24, 2015. (5 copies)
- CD containing pdfs of submitted plans and documents. (1 copy)
- A \$2,500.00 check for the Final Subdivision Review Fee.

**Memorandum from Richard J. Franzetti, P.E., Town Engineer for the Town of Carmel, dated July 6, 2015:**

**General Comments:**

1. It is acknowledged that the list of outside agency referrals are required for the site plans associated with the lots on the subdivision, but not for the subdivision self.
2. It is acknowledged that the list of outside agency approvals are required for the site plans associated with the lots on the subdivision but not for the subdivision.
3. The wetland delineation shown on the plat will be updated as requested.
4. It is noted that SWPPP approval will be required for the site plans associated with the subdivision, but not for the subdivision.
5. The new traffic signal is being pursued as part of the site plans on each of the lots. The associated site plan submissions include a summary of the traffic volumes and proposal for the signal arrangement.
6. It is not anticipated that any public improvements will be associated with the subdivision.
7. The commercial subdivision does not propose any areas to be reserved for open space.
8. It is envisioned that a stormwater bond and maintenance guarantee will be required for the site plans on the lots, but not for subdivision.

**Memorandum from Patrick Cleary, AICP, Cleary Consulting, dated July 8, 2015:**

**Site Plan Review Comments:**

1. Proposed Use: It is noted that the commercial business park zoning applies to the site and the proposed uses associated with the site plans conform.

---

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717  
[www.insite-eng.com](http://www.insite-eng.com)

2. Site Access: It is acknowledged that the pond and wetlands onsite present constraints, and are duly mapped in accordance with the subdivision requirements.
3. Subdivision Configuration: It is agreed that the proposed subdivision line reflects an appropriate division of the parcel.
4. Zoning Dimensional Compliance: It is acknowledged that the lots comply with the zoning district dimensional requirements.
5. Site Access and Frontage: It is acknowledged that no impediments exist regarding the provision of access to the newly created lots.
6. Site Infrastructure: It is acknowledged that infrastructure improvements associated with the site plans will be required to review by appropriate agencies.
7. Stormwater Management: It is acknowledged that stormwater management regulations would apply to lot development associated with the site plans.

**SEQR:**

It is understood that the Town has declared the intent to be lead agency and will perform a coordinated review of the project.

**Memorandum from Michael G. Carnazza, Director of Code Enforcement, dated June 30, 2015:**

1. We acknowledge that the proposal is for a two lot subdivision in the C-BP zone.
2. The plat has been advanced to meet the requirements for final plat review.
3. It is understood that the Planning Board has deemed the subdivision a minor subdivision allowing it to go directly to final.

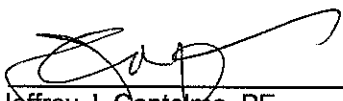
We trust the enclosed information will be found adequate for your consideration. The project is on the agenda for the August 5, 2015 Planning Board meeting for a public hearing and discussion with the Board. At that time, the applicant is hoping to open and close the public hearing and for the Board to make a SEQR determination, and possibly to approve the final subdivision plat for this minor commercial subdivision.

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

Very truly yours,

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

By:

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

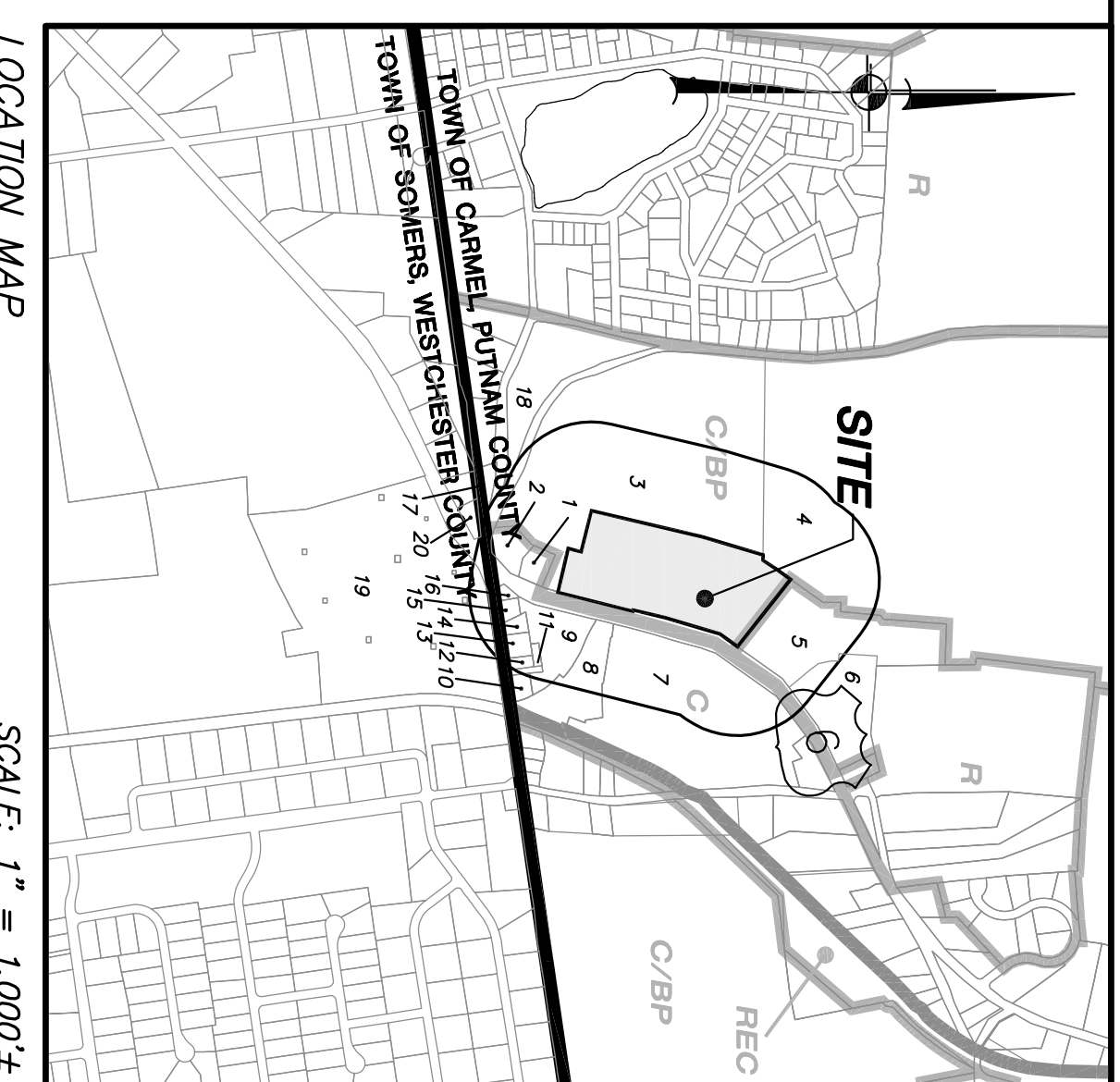
JJC/dlm/amh

Enclosures

cc: Robert Farrier, w/enclosures  
Fred Koelsch, w/enclosures  
Insite File No. 15130.100

**500' ADJOINERS:**

1. N 291710° E, 329.67' (comp-tiled) (N 292456° E, 329.67' deed)
2. W/F 102 Route 6, LLC
3. W/F Bernard Cretions, LLC
4. W/F Senior Housing at Mahopac Hill
5. W/F County of Putnam Events LLC
6. W/F Senior Housing of Mahopac LLC
7. W/F Bantle & Bantle
8. W/F D'Angelo Holding Corp.
9. W/F D'Angelo
10. W/F Baldwin Place Realty LLC
11. W/F D'Angelo
12. W/F D'Angelo
13. W/F Stinson Co., LLC
14. W/F Stinson Co., LLC
15. W/F Putnam Realty LLC
16. W/F Putnam Realty LLC
17. W/F Putnam Realty LLC
18. W/F Putnam Realty LLC
19. W/F Putnam Realty LLC
20. W/F Putnam Realty LLC



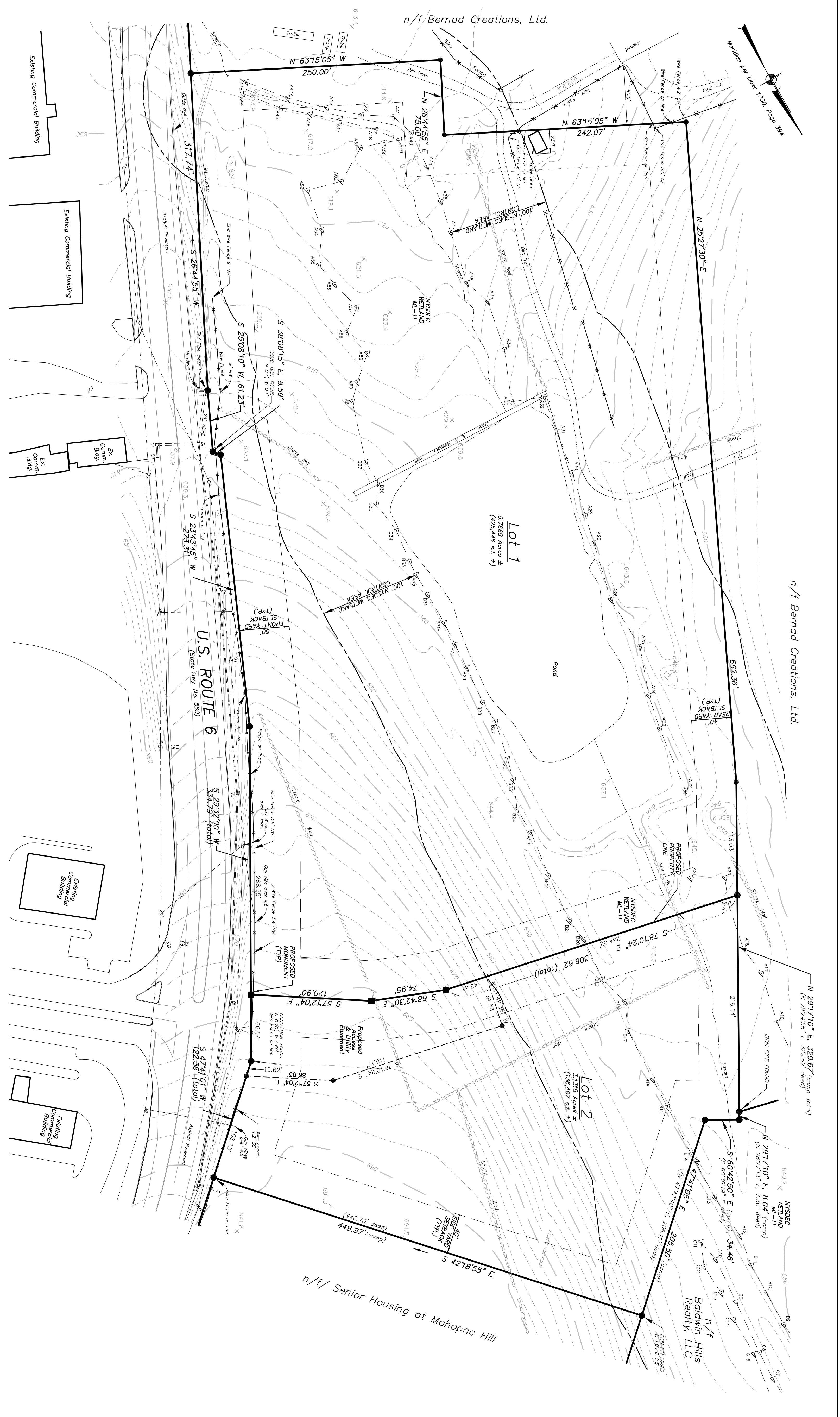
**OWNER:** Baldwin Hills Realty, LLC  
**Zone:** C/BP - Commercial/Business Park  
**Total Area:** 1233 AC  
**Total Acreage:** 1233 AC  
**Tax Map No.:** 8611-1-1

**GENERAL NOTES:**

1. Property line as shown hereon based on boundary survey prepared by Insite Engineering, Surveying & Landscaping Architecture, P.C. dated June 18, 2015.
2. Topography shown hereon is based on aerial photography dated December 10, 2014. A 2-foot contour interval is shown. The contour interval is 2 feet.
3. The watered property on the plan hereon is taken from a "Map of Wetlands Prepared for Putnam Area", as prepared by Terry Bendoriczy Collins, last revised April 7, 2008.
4. The proposed action is a minor subdivision.

**PUTNAM COUNTY DEPARTMENT OF HEALTH REALTY SUBDIVISION GENERAL NOTES:**

1. The Putnam County Department of Health requires a Construction Permit Application be submitted for approval for each individual subdivision sewage local municipality. (CS15) prior to the issuance of building permits by the local municipality.
2. All individual water supplies shall be drilled wells.
3. All drilled wells shall be constructed in accordance with New York State Health Department 10 NYCRR Appendix 59 Standards for Water Wells.
4. All wells shall be pump tested for a minimum of 6 hours and have a minimum rate yield of 5 gallons per minute.
5. The Putnam County Department of Health approval is based on locations of existing utility poles and lines shown on the plan hereon.
6. Unsubstantiated modifications made to this drawing after the date of Putnam County Health Department approval or any modification on/die except if so noted in the SSTS schedule.
7. No cut or fill is permitted in the SSTS area, except if as specified on the approved plan.
8. All stone walls in and within 10 feet of the SSTS area shall be removed to their entire depth and the resulting void replaced with similar on site soil.
9. Purchases of lots to be furnished with a true copy of this plan as approved by the Putnam County Department of Health together with a copy of the County Health Department approval or any modification on/die.
10. The conditions related to the Putnam County Department of Health Certificate is required.
11. The areas delineated for primary and reserve SSTS areas are to be physically building equipment or associated earth is to be allowed in these areas except as required for construction of the system.
12. It is the intention of this plan that wells be a minimum of 100 feet from the SSTS area and a minimum of 200 feet from the SSTS area. The minimum distance shall be 200 feet.
13. Flow from oil processed dwellings to the SSTS areas to be by gravity.
14. The SSTS designs do not provide for the installation of gabriole grids. Such restrictions require additional design and the approval of the Putnam County Health Department.
15. Approval is hereby granted for a total of 2 lots only, namely lots 1 and 2 and these lots only.



**C/BP ZONE REQUIREMENTS:**

	REQUIRED	PROPOSED
Minimum Lot Area:	3 AC	9.2 AC ±
Minimum Lot Width:	200'	842' ±
Minimum Lot Depth:	200'	487' ±
Minimum Subdivide:	-	-
Principal Bldg:	50'	-
Front Yard:	50'	-
Side Yard:	40'	-
Rear Yard:	40'	-
Maximum Building Height:	40'	-
Minimum Building Floor Area:	5,000 sq'	-
Maximum Building Coverage:	40%	-

<p><b>Town of Carmel Planning Board Approval</b></p> <p>Approved by resolution of the Planning Board of the Town of Carmel, New York, on the _____ day of _____, 2015, subject to all requirements and conditions of said resolution, approved, shall void this approval.</p> <p>Signed this _____ day of _____, 2015.</p> <p>By: _____ Chairman</p> <p>By: _____ Secretary</p> <p><small>This map shall be filed in the County Clerk's Office within 180 days of this approval in full and void.</small></p>	<p><b>Putnam County Department of Health Approval</b></p> <p>This is to certify that the division of land as represented on this map does not fall within the Public Health Law and Section 1117 of Section 1115 of the Public Health Law and Section 1117 of the Public Health Law in no way explicit or implied, conveys the approval of the Putnam County Department of Health. Approval of this plan is Sanitary Code apply.</p> <p>Signed this _____ day of _____, 2015.</p> <p>By: _____ Chairman</p> <p>By: _____ Environmental Health Services</p> <p>Date: _____</p>	<p><b>Consent to File</b></p> <p>The undersigned owner of the property hereon states that he is familiar with this map, its contents and its legends, and hereby consents to all its said terms and conditions as stated hereon, in no way explicit or implied, conveys the approval of the County of Putnam.</p> <p>Signed this _____ day of _____, 2015.</p> <p>By: _____</p> <p>By: _____</p> <p>By: _____</p>	<p><b>County of Putnam Filing Acceptance</b></p> <p>To Real Property Tax Department:</p> <p>Please certify that the survey shown hereon was completed by us on the _____ day of _____, 2015, in accordance with the Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.</p> <p>To Real Property Tax Department:</p> <p>Please certify that the following Town Map Number, 8611-1-1, in the County of Putnam, New York, for Map Number, 8611-1-1, in the County of Putnam, New York, State License No. 049330 have been paid for the parcel or parcels described as:</p> <p>_____</p> <p>Signed: _____ Commissioner of Finance</p>
<p><b>Engineer's Certification</b></p> <p>I, hereby certify that the survey shown hereon was completed by us on the _____ day of _____, 2015, in accordance with the Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.</p> <p>NICHOLAS G. CHAPIS, L.S. 049330          New York State License No. 049330</p>	<p><b>Land Surveyor's Certification</b></p> <p>I, hereby certify that the survey shown hereon was completed by us on the _____ day of _____, 2015, in accordance with the Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.</p> <p>NICHOLAS G. CHAPIS, L.S. 049330          New York State License No. 049330</p>	<p><b>County of Putnam Filing Acceptance</b></p> <p>To Real Property Tax Department:</p> <p>Please certify that the following Town Map Number, 8611-1-1, in the County of Putnam, New York, for Map Number, 8611-1-1, in the County of Putnam, New York, State License No. 049330 have been paid for the parcel or parcels described as:</p> <p>_____</p> <p>Signed: _____ Commissioner of Finance</p>	<p><b>Engineer's Certification</b></p> <p>I, hereby certify that the survey shown hereon was completed by us on the _____ day of _____, 2015, in accordance with the Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.</p> <p>NICHOLAS G. CHAPIS, L.S. 049330          New York State License No. 049330</p>

**Final Subdivision Plat**  
 known as the  
**Baldwin Subdivision**  
 Situate in the  
**Town of Carmel**  
**Putnam County, New York**  
 July 24, 2015

15130.100  
 b3fp.dwg



July 29, 2015

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

RE: PCSB Site Plan  
Route 6  
Tax Map No. 86.11-1-1 – Proposed Lot 1

Dear Chairman Gary and Members of the Board:

Please find enclosed the following plans and documents in support of an application for site plan approval for the above referenced project:

- Six (6) sheet Site Plan Set, last revised July 29, 2015. (5 copies)
- Two (2) sheet Building elevations, prepared by DEI / RSL Architecture last revised July 20, 2015. (5 copies)
- Colored image for project sign, prepared by DEI. (5 copies)
- Traffic Study prepared by Maser Consulting, dated July 17, 2015. (5 copies)
- CD containing pdfs of submitted plans and documents. (1 copy)

In response to specific comments by the Planning Board at the meeting on July 8, 2015, please find the following response:

1. The applicant would prefer to retain the proposed brick veneer for the building. It is of similar style as other branches and they consider it part of their identifiable image.
2. A standing seam copper roof has been provided on the cupola.
3. A sidewalk / crosswalk connection between the PCSB project site and the proposed adjacent Route 6 Retail site has been added to the site plan.

**Memorandum from Michael G. Carnazza, Director of Code Enforcement for the Town of Carmel, dated June 30, 2015:**

1. It is acknowledged that the proposed retail/service establishment use is permitted according to the schedule of district regulations.
2. The applicant is seeking a referral from the Board to the Zoning Board of Appeals for the required area variance for minimum floor area.
3. Easements will be provided in a later submission for review by Town Counsel.
4. It is understood that all of zoning criteria have been addressed.

**Memorandum from Richard J. Franzetti, P.E., Town Engineer for the Town of Carmel, dated July 6, 2015:**

**General Comments:**

1. & 2. It is acknowledged that the following agency referral/permitting/review would be required:
  - a. NYSDEC – for stormwater and wetlands.
  - b. NYSDOT for work permit and traffic study.
  - c. NYCDEP for stormwater and sub-surface treatment system (SSTS).
  - d. PCDOH for well and SSTS.
  - e. Town of Carmel ECB for wetlands permit.
  - f. Mahopac Fire Department
3. The PCSB site plan and the Route 6 Retail Site Plan are designed to be built in conjunction with one another with shared stormwater management practices and a shared septic field. Therefore, it is relevant to show improvements on the adjacent lot and reference the adjacent site plan for details. Stormwater and sewer easements will be provided at a later date for review. Each site will have its own drilled well.
4. A NYSDEC wetland validation is good for 10 years, but we will confirm the delineation with the Town Consultant.
5. A Stormwater Pollution Prevention Plan shall be prepared for the project and included in a later submission.
6. A traffic study has been prepared by Maser Consulting and is included as part of this submission.
7. It is understood that should any public improvements be deemed necessary as part of the development of the project, a performance bond and associated engineering inspection fee must be established for the work. A quantity takeoff and Engineer's Estimate of Probable Costs will be prepared and included in a later submission for the purpose of establishing the bond amount.

**Detailed Comments:**

1. Overall Plan – OP-1
  - a. Maser Consulting is working with the NYSDOT relative to the Route 6 traffic improvements associated with the entrance to the project. Should available sight distances be required to be evaluated as part of the proposed traffic improvements, these will be established and reviewed by the NYSDOT.
  - b. The feature at the south side of the pond has been labelled on the site plan.
  - c. The feature located on the south east corner of the site has been removed from site plan.
2. Layout and Landscape Plan – SP-1
  - a. The agreements/easements for site access, SMPs and utilities will be provided in a later submission
  - b. It is understood that all plantings should be verified by the Town of Carmel Wetlands Inspector.
  - c. It is understood that all plantings shall be installed per Section 142 of the Town of Carmel Code.
  - d. The traffic signal has been labelled as proposed on the site plan.
  - e. A lighting photometric plan shall be provided in a later submission.
  - f. The legend has been updated to identify the proposed pole-mounted light symbol.
  - g. Top and bottom elevations have been provided for the proposed retaining wall.
  - h. Wind load calculations would be provided as part of the building permit review.
  - i. The proposed plantings at the south east corner have been relocated to not extend off-site, therefore an easement is not required.

3. Grading and Utilities Plan – SP-2
  - a. Rim and invert elevations shall be provided in a later submission.
  - b. Hydraulic calculations and pipe sizes shall be provided in a later submission.
  - c. The labels for contour elevations along the SMP have been revised accordingly.
  - d. More detailed utility information shall be provided in a later submission. The details for the proposed well and septic shall be reviewed by the Putnam County Dept. of Health.
  - e. See response to Item 3.d. above.
  - f. See response to Item 3.d. above.
4. Erosion and Sediment Control Plan – SP-3
  - a. Rim and invert elevations shall be provided in a later submission.
  - b. A SWPPP shall be prepared and provided in a later submission.
5. Site Details – D-1 and D-2
  - a. The concrete sidewalk and curb details have been revised to meet the criteria defined in Section 128 of the Town code.
  - b. The end section material shall be HDPE to match the contributing drainage pipe. This has been added to the End Section Detail.

**Memorandum from Patrick Cleary, AICP, Cleary Consulting, dated July 8, 2015:**

**Site Plan Review Comments:**

1. Proposed Use:
  - It is understood that the proposed retail use is permitted in the C/BP zoning district.
2. Site Access:
  - It is acknowledged that a new two-way driveway from Route 6, located on the adjacent parcel (Lot 2 of the Baldwin Subdivision) will provide access to the proposed bank retail/service establishment site, as well as the proposed retail project site on the adjacent parcel.
  - It is acknowledged that the proposed driveway access from Route 6 corresponds to the location of one of the main access roadways that were proposed as part of the Union Place development.
  - It is acknowledged that the proposed alignment of proposed access driveway as located opposite the existing driveway for the Putnam Square shopping center is an appropriate design approach.
  - Maser Consulting is working with the NYSDOT relative to the Route 6 traffic improvements associated with the entrance to the project. Should available sight distances be required to be evaluated as part of the proposed traffic improvements, these will be established and reviewed by the NYSDOT.
  - It is acknowledged that the proposed driveway entrance for the PCSB site, located approximately 135 feet back from Route 6 along the entrance driveway allows for maximum separation.
  - A driveway access easement has been provided on the adjacent retail parcel, as shown on the site plan and the plat for Baldwin Subdivision.
  - A traffic study has been prepared by Maser Consulting and is included as part of this submission.
3. Building Location:
  - It is acknowledged that the majority of this parcel is constrained by NYSDEC Wetland ML-11, therefore the proposed development area is located along the Route 6 frontage.
  - It is acknowledged that little flexibility exists to adjust the location of the building or the proposed septic field area, due to the narrowing shape of the developable area and the existing grades at the site.
  - The current orientation of the bank towards Route 6 is preferred and allows the drive-up aisles to be located in the back of the building.

4. Zoning Dimensional Compliance:

- It is acknowledged that an area variance for minimum floor area is required. The applicant is seeking a referral to the Zoning Board of Appeals for the required variance as part of this submission.

5. Off-Street Parking:

- It is acknowledged that 14 off-street parking spaces are required by the Town code. Based on experience at other branches, the applicant feels that they will need more parking, therefore, 22 spaces have been provided.
- The parking table on Drawing OP-1 has been revised to reflect that 22 parking spaces are provided.

6. Off-Street Loading:

- It is acknowledged that the proposed use requires one off-street loading space which has been provided on the south side of the building.
- The parking, loading and driveway area at the south side of the building has been revised to provide for one-way circulation and angled parking. Dimensions have been added to illustrate that sufficient thru-aisle width has been provided for when the loading space is in use.
- 26 feet is provided between the parking spaces and the curb on the south side of the building, which allows for a 14 foot wide drive aisle (the minimum allowed by code for 45 degree angled parking) when the 12' wide loading space is occupied.

7. Vehicle Circulation:

- "Do Not Enter" traffic signage has been provided at the southern end of the parking area on the east side of the building.
- Since designated one-way traffic is preferred along the west side of the building with the drive-up lanes and by-pass, one-way traffic is also preferred on the south side of the building since it is easily accommodated in that location and lessens potential conflicts with patrons merging as leaving the drive-up lanes. In addition, due to site constraints to the south, widening the driveway to the south to accommodate 2-way traffic may further constrain available area for the SSTS.

8. Traffic:

- A traffic study has been prepared by Maser Consulting and is included as part of this submission.

9. Building Aesthetics:

- It is acknowledged that the applicant has submitted building plans and elevations depicting a traditional architectural vernacular detailed with materials as labelled on the building elevations.
- At the request of the Board, the applicant has considered utilizing stone. The applicant would prefer to retain the proposed brick veneer for the building. It is of similar style as other branches and they consider it part of their identifiable image.
- As previously noted, a standing seam copper roof has been provided on the cupola at the request of the Board, and the architectural styling and details of the proposed building are in character with the some of the bank's other branches and they consider it part of their identifiable image.



- The building's mechanical and HVAC equipment are to be located in the enclosed area on the north side of the building.

10. Site Lighting:

- The pole-mounted parking lot lights will be LEDs, downward directed and shielded, to be night-sky friendly and to minimize light spill at the property lines. A photometric lighting plan will be provided in a later submission.
- Building lighting will be proposed to provide safety and security as is required by NYS banking security law. A photometric lighting plan and details of building and drive-up lighting will be provided in a later submission.
- The project sign has been relocated onto the subject property. The sign will be lit with directed up-lighting as is preferred by the Board. A detail of the sign has been provided as part of this submission and information/details relative to its lighting will be included in a later submission.

11. Landscaping:

- Conceptual decorative landscaping has been depicted along the Route 6 frontage of the site.

12. Stormwater Management:

- A SWPPP shall be provided for the project in a later submission. It is not anticipated that changes to the stormwater management basins will directly impact the site layout.

13. Utilities:

- Proposed site utility locations shall be provided in a later submission.

14. Easements:

- The project sign has been relocated onto the bank property, therefore an easement will not be required. The limits of the access and utility easement for the site has been depicted on the adjacent parcel. The other required easements for access, drainage, SSTS and utilities will be provided in a later submission.

**SEQR:**

It is understood that the proposed project is classified as an unlisted action under SEQR and that a SEQR determination of significance will need to be adopted by the Board.

We trust the enclosed information will be found adequate. Please place the project on the agenda for the August 5, 2015 Planning Board meeting for continued discussion with the Board. At this time, the applicant is looking for a referral to the Town of Carmel Zoning Board of Appeals for the required zoning variance for minimum floor area of the building.

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

Very truly yours,

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

By:   
Jeffrey J. Contelmo, PE  
Senior Principal Engineer

JJC/dlm/amh

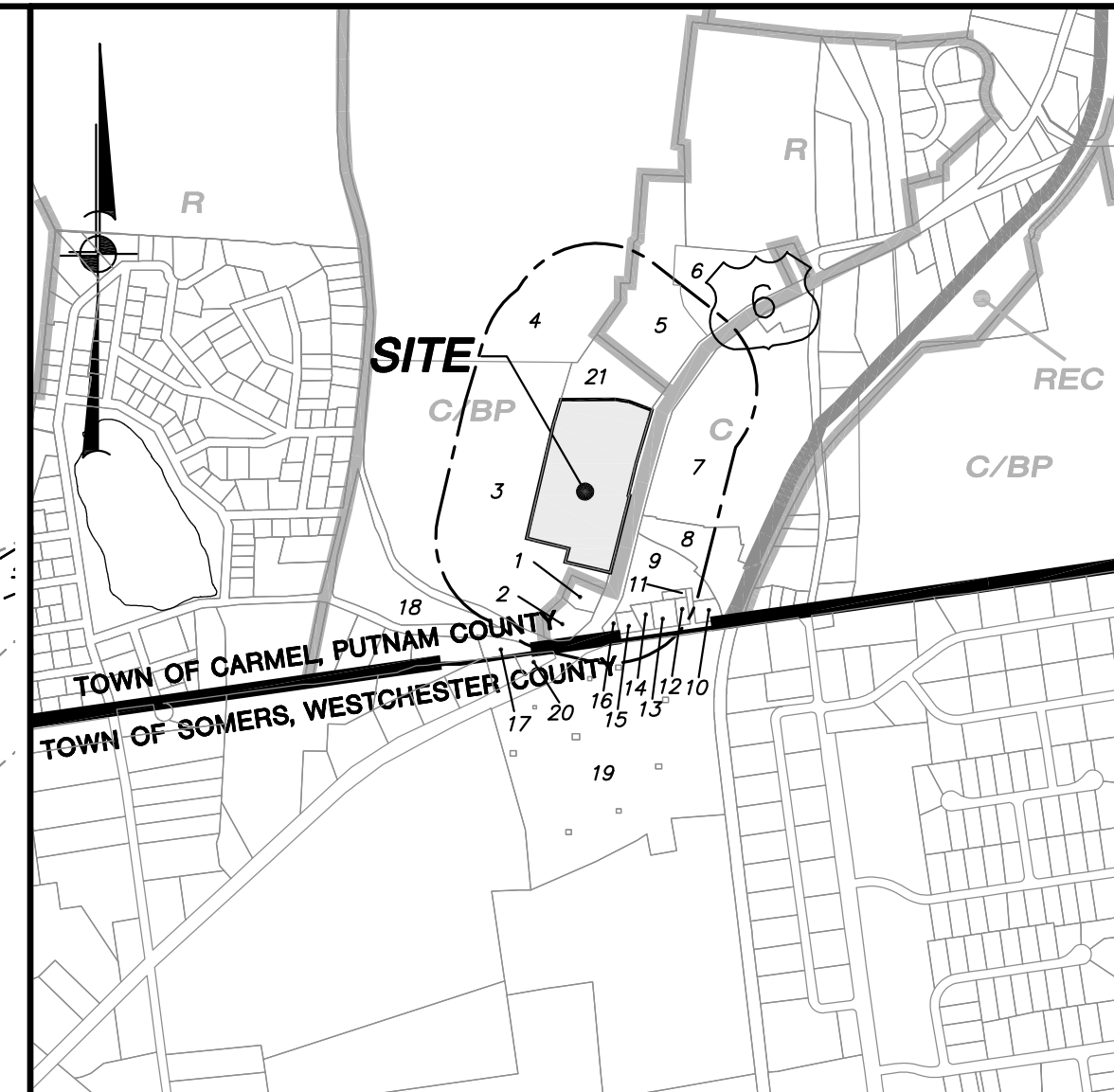
Enclosures \_\_\_\_\_

cc: Robert Farrier, w/enclosures  
Fred Koelsch, w/enclosures  
Mahopac Fire Department

Insite File No. 15130.100

**500' ADJOINERS:**

- |                                       |                                   |
|---------------------------------------|-----------------------------------|
| 1. N/F Bernad Creations LTD           | 11. N/F Dring                     |
| 2. N/F 102 Route 6, LLC               | 12. N/F Baldwin Place Realty LLC  |
| 3. N/F Bernad Creations LTD           | 13. N/F Baldwin Place Realty LLC  |
| 4. N/F Baldwin Hills Realty LLC       | 14. N/F Stokmann Co., LLC         |
| 5. N/F Senior Housing at Mahopac Hill | 15. N/F Stokmann Co., LLC         |
| 6. N/F County of Putnam               | 16. N/F Baldwin Place Realty LLC  |
| 7. N/F Mahopac Improvements LLC       | 17. N/F Ferrara                   |
| 8. N/F Barile & Boniello              | 18. N/F Serg Inc.                 |
| 9. N/F Dring Holding Corp.            | 19. N/F UB Somers, Inc.           |
| 10. N/F Mirable                       | 20. N/F Reinhard                  |
|                                       | 21. N/F Baldwin Hills Realty, LLC |



LOCATION MAP

SCALE: 1" = 1,000'±

**OWNER:**

Baldwin Hills Realty, LLC  
1699 Route 6 Suite 1  
Carmel NY 10512

**SITE DATA:**

Zone: C/BP - Commerce/Business Park  
Total Acreage: 9.8 AC  
Tax Map No.: 86.11-1-1 (Subdivision Lot 1)  
Proposed Use: Retail Bank

**APPLICANT:**

PCSB  
P.O. Box 417  
Brewster, New York 10509

**GENERAL NOTES:**

- Property line as shown hereon based on boundary survey prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated June 19, 2015.
- Topography shown hereon is based on aerial photography dated December 10, 2001 and is photogrammetrically compiled at a scale of 1" = 50'. The contour interval is 2 feet.
- The wetland flagging as shown hereon is taken from a "Map of Wetlands Prepared for Union Place", as prepared by Terry Bergendorff Collins, last revised April 7, 2009.
- Estimated number of employees on-site at any time shall be nine(9).

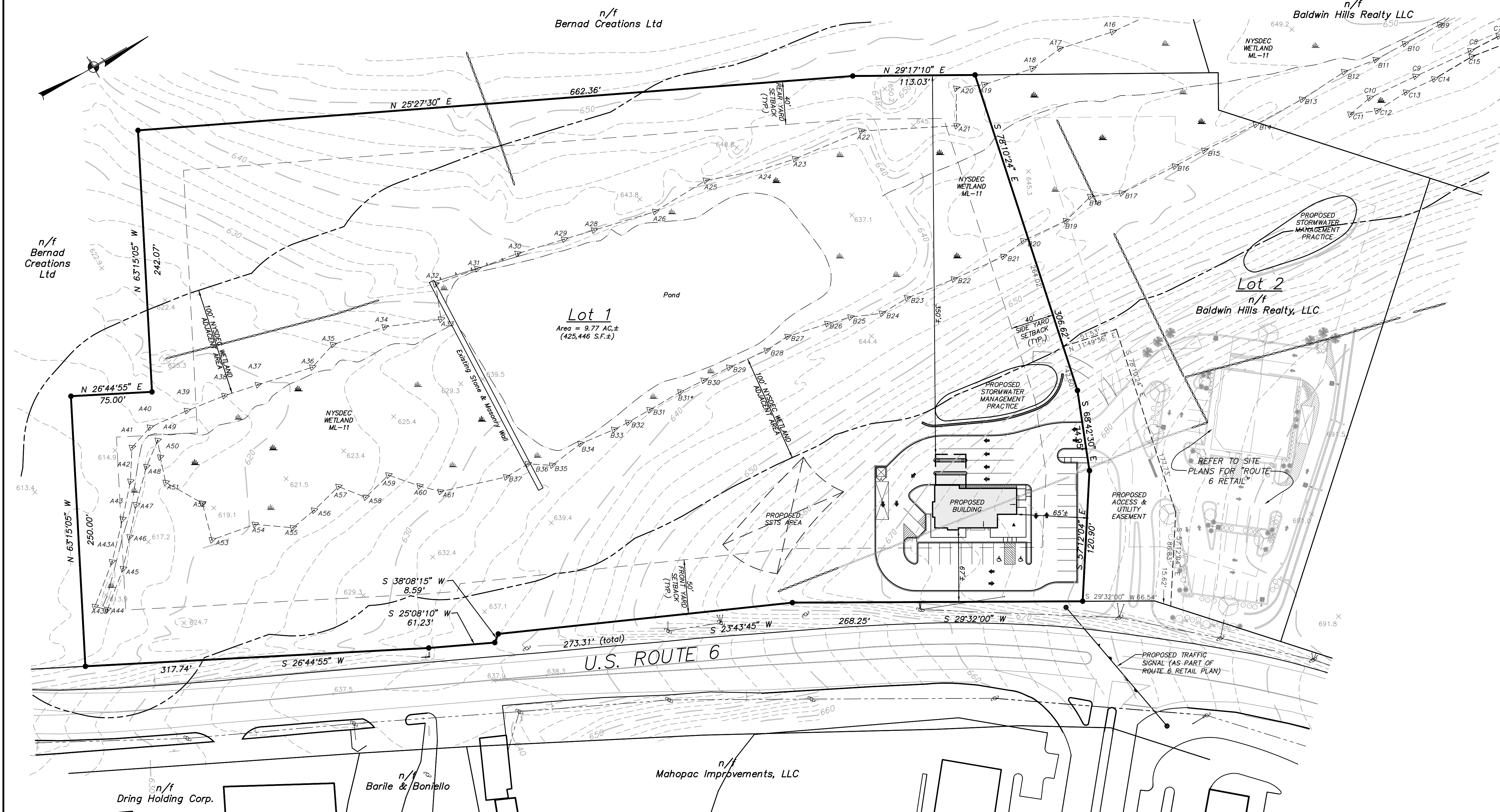
**C/BP ZONE REQUIREMENTS**

	REQUIRED	PROPOSED (LOT 1)
Minimum Lot Area:	3 AC.	9.8 AC. ±
Minimum Lot Width:	200'	842' ±
Minimum Lot Depth:	200'	487' ±
Minimum Setbacks:		
Principal Bldg:	Front Yard: 50'	67' ±
	Side Yard: 40'	65' ±
	Rear Yard: 40'	350' ±
Maximum Building Height:	40'	Less Than 40'
Minimum Building Floor Area:	5,000 sf	2,656 sf ± *
Maximum Building Coverage:	40%	0.6%

\* Variance required for minimum floor area.

**PARKING & LOADING REQUIREMENTS**

PARKING - Retail	2,656 s.f. / 1 Space per 200 s.f.	= 14 Spaces Required
		22 Spaces Provided
LOADING - Retail	1 Space for each establishment	= 1 Space Required
		1 Space Provided



**LEGEND**

—	Existing Property Line
- - - 670	Existing 10' Contour
- - - 668	Existing 2' Contour
x 637.1	Existing Spot Grade
- - -	Existing Watercourse
- - -	Existing Wetland
- - -	Existing Utility Poles With Overhead Wires
- - -	Existing Edge of Pavement
- - -	Existing White Line
- - -	Existing Curb
- - -	Existing Stonewall
- - -	Existing Stonewall to be Removed
- - -	Proposed Curb
- - -	Proposed Pole Mounted Light

**Site Plan**

Approval hereby granted this \_\_\_\_\_ day of \_\_\_\_\_  
If building permit is not issued within 12 months from the above date, this approval becomes null and void.

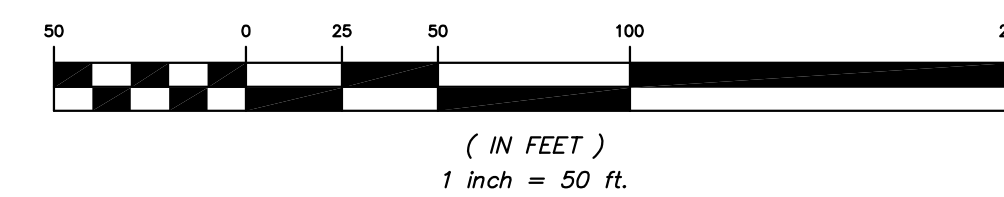
Town of Carmel Planning Board

Signed this \_\_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_

Chairman: \_\_\_\_\_

Secretary: \_\_\_\_\_

**GRAPHIC SCALE**



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

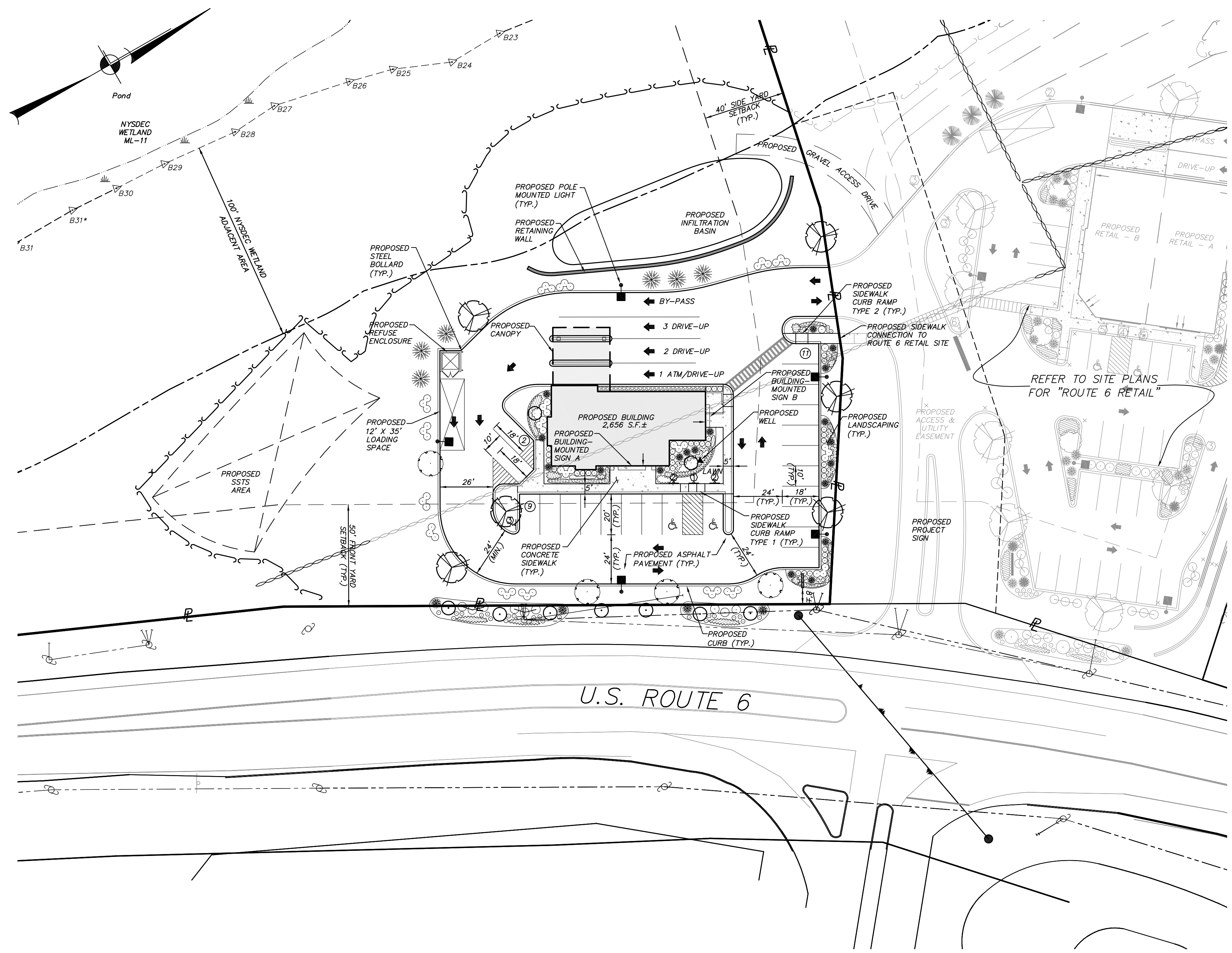
NO.	DATE	REVISION	REVISOR	MEU	BY
1	7-29-15	REVISED PER TOWN COMMENTS			

**INSITE**  
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.  
3 Garrett Place  
Carmel, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

PROJECT: **PCSB/MAHOPAC BRANCH**  
150 ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **OVERALL PLAN**

PROJECT NUMBER	15130.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	6-24-15	DRAWN BY	M.E.U.	OP-1	1/6
SCALE	1" = 50'	CHECKED BY	D.L.M.		



- GENERAL SITE SEEDING NOTES:**
- All proposed seeded areas to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
  - Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
    - select seed mixture per drawings and seeding notes.
    - fertilizer applied at the manufacturer's recommended rate using Lesco 10-0-18 (no phosphorous) fertilizer or equivalent.
    - mulch: salt hay or small grain straw applied at a rate of 90 lbs./1000 s.f. or 2 tons/acre, to be applied and anchored according to New York State Standards and Specifications for Erosion and Sediment Control, August 2005.
    - if the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
  - The seed mixes as specified on these drawings are as follows:
    - Seed Mix for lawn areas and mow strip along roads at a rate of 100 lbs. per acre:
      - Kentucky Bluegrass 20%
      - Creeping Red Fescue 40%
      - Perennial Ryegrass 20%
      - Annual Ryegrass 20%
    - Seed Mix for Meadow areas as shown on the drawings, including tops of berms and backstops of embankments of stormwater basins at a rate of 35 lbs. per acre:
      - New England Erosion Control/Restoration Mix (for Dry Sites) from New England Wetland Plants, Inc. of Amherst, MA.

- GENERAL PLANTING NOTES:**
- All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
  - Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
  - No fertilizer shall be added in stormwater basin plantings. Nutrient requirements to be met by incorporation of acceptable organic matter.
  - All plant material to be nursery grown.
  - Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
  - Plant material shall be taken from healthy nursery stock.
  - All plants shall be grown under climate conditions similar to those in the locality of the project.
  - Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
  - The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
  - Provide a 3" layer of shredded bark mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
  - All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.

**PLANT LIST**

SYMBOL	KEY	BOTANICAL/Common NAME	SIZE	ROOT
		<b>SHADE TREES</b>		
	PO	<i>Platanus occidentalis</i> / Planetree	2.5" CAL.	B & B
	TC	<i>Tilia cordata</i> 'Greenspire' / Littleleaf Linden	2.5" CAL.	B & B
		<b>FLOWERING TREES</b>		
	AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	8'-10" HT.	B & B
		<b>EVERGREEN TREES</b>		
	PG	<i>Picea glauca</i> / White Spruce	5'-6" HT.	B & B
	TO	<i>Thuja occidentalis</i> 'Techny' / Techny Arborvitae	5'-6" HT.	B & B
		<b>SHRUBS &amp; PERENNIALS</b>		
	CA	<i>Cornus alba</i> 'Elegantissima' / Variegated Red Twig Dogwood	18"-24" HT.	#3 CONT.
	CV	<i>Careopsis vert.</i> 'Moonbeam' / Moonbeam Coreopsis	#2 CONT.	18" O.C.
	HS	<i>Hemerocallis</i> 'Stella D'Oro' / Daylily	#2 CONT.	18" O.C.
	IG	<i>Ilex glabra</i> 'Shamrock' / Compact Inkberry	18"-24" HT.	#3 CONT.
	JV	<i>Juniperus virginiana</i> 'Grey Owl' / Grey Owl Juniper	15"-18" SPR.	#2 CONT.
	PV	<i>Panicum virg.</i> 'Shenandoah' / Shenandoah Switchgrass	#2 CONT.	CONT.
	PN	<i>Picea abies</i> <i>nidiformis</i> / Birdsnest Spruce	15"-18" SPR.	#3 CONT.
	SB	<i>Spiraea bumalda</i> 'Gold Mound' / Gold Mound Spirea	15"-18" SPR.	#3 CONT.

**LEGEND**

	Existing Property Line
	Existing Watercourse
	Existing Wetland
	Existing Utility Poles With Overhead Wires
	Existing Edge of Pavement
	Existing White Line
	Existing Curb
	Existing Stonewall
	Existing Stonewall to be Removed
	Proposed Curb
	Proposed Retaining Wall
	Proposed Concrete Walk
	Proposed Tree Line
	Proposed Landscaping
	Proposed Pole-mounted Area Light

**Site Plan**

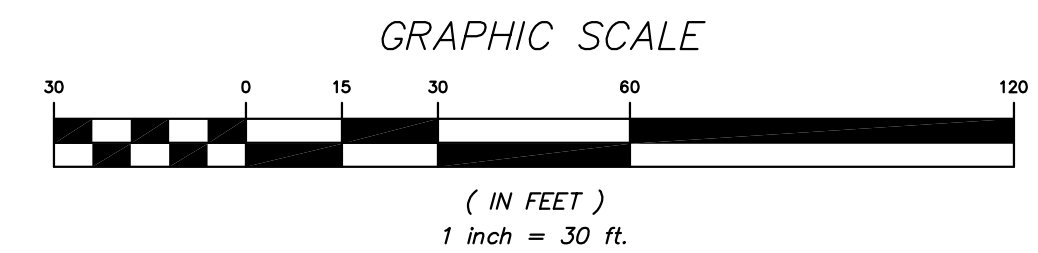
Approval hereby granted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
 If building permit is not issued within 12 months from the above date, this approval becomes null and void.

Town of Carmel Planning Board

Signed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by \_\_\_\_\_

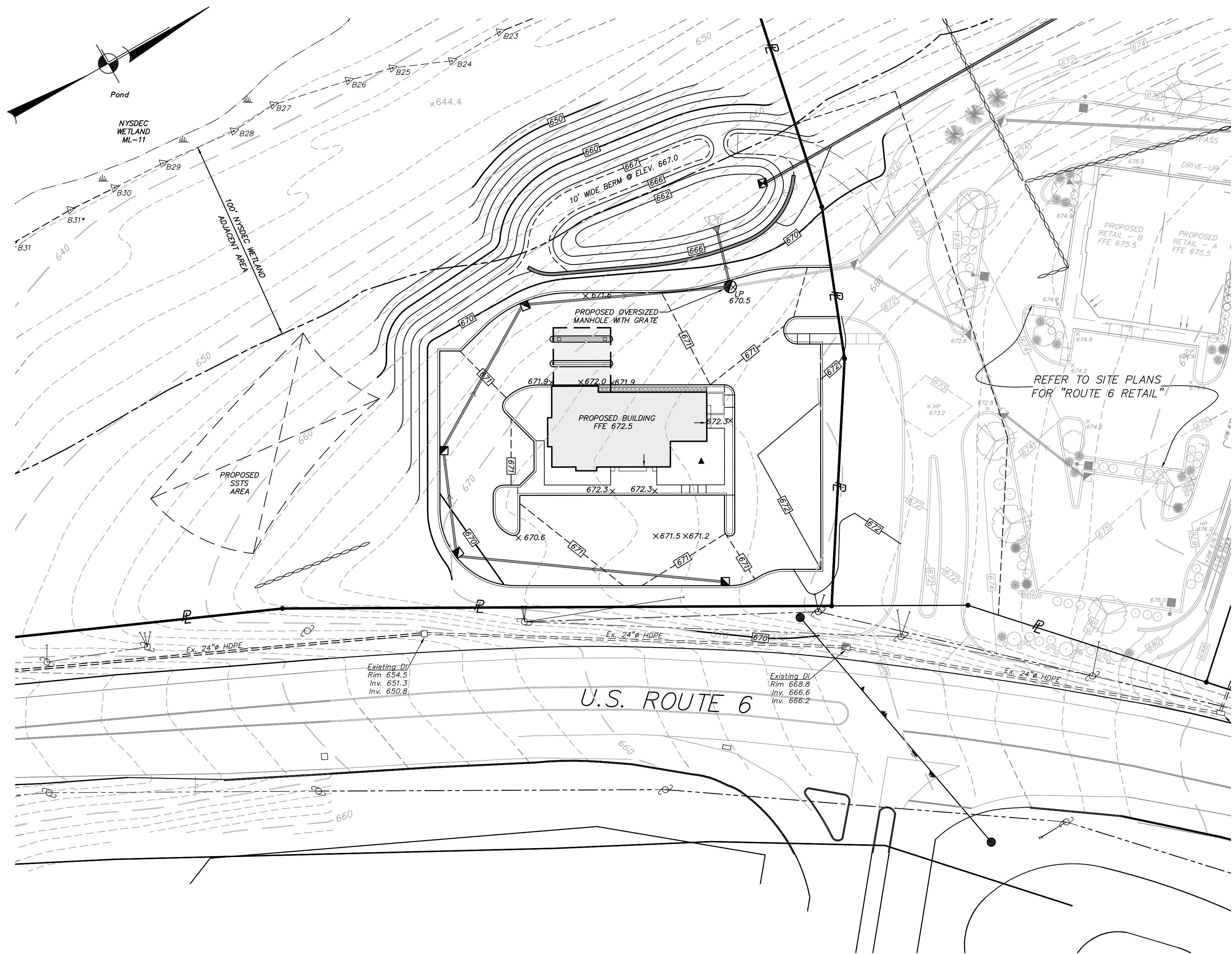
Chairman: \_\_\_\_\_

Secretary: \_\_\_\_\_



1	7-29-15	REVISED PER TOWN COMMENTS	MEU
NO.	DATE	REVISION	BY
 <b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
PROJECT:		3 Garrett Place Carmel, NY 10512 (845) 225-0690 (845) 225-9717 fax www.insite-eng.com	
PROJECT:		PCSB/MAHOPAC BRANCH	
DRAWING:		150 ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK	
DRAWING:		LAYOUT & LANDSCAPE PLAN	
PROJECT NUMBER	15130.100	PROJECT MANAGER	J.J.C.
DATE	6-24-15	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	D.L.M.
DRAWING NO.	SHEET		
	SP-1		2/6

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



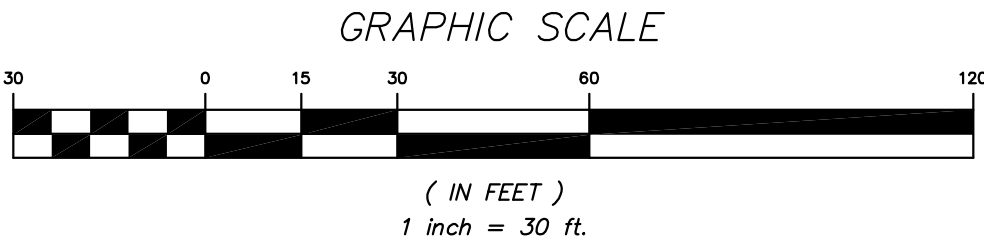
LEGEND	
	Existing Property Line
	Existing 10' Contour
	Existing 2' Contour
	Existing Spot Grade
	Existing Watercourse
	Existing Wetland
	Existing Utility Poles With Overhead Wires
	Existing Edge of Pavement
	Existing White Line
	Existing Curb
	Proposed Curb
	Proposed Retaining Wall
	Proposed Concrete Walk
	Proposed 10' Contour
	Proposed 2' Contour
	Proposed Spot Grade

Site Plan

Approval hereby granted this \_\_\_\_\_ day of \_\_\_\_\_  
 If building permit is not issued within 12 months from the above date, this approval becomes null and void.

Town of Carmel Planning Board

Signed this \_\_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_  
 Chairman: \_\_\_\_\_  
 Secretary: \_\_\_\_\_



NO.	DATE	REVISION	BY
1	7-29-15	REVISED PER TOWN COMMENTS	MEU

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

3 Garrett Place  
 Carmel, NY 10512  
 (845) 225-9690  
 (845) 225-9717 fax  
 www.insite-eng.com

PROJECT:  
PCSB/MAHOPAC BRANCH

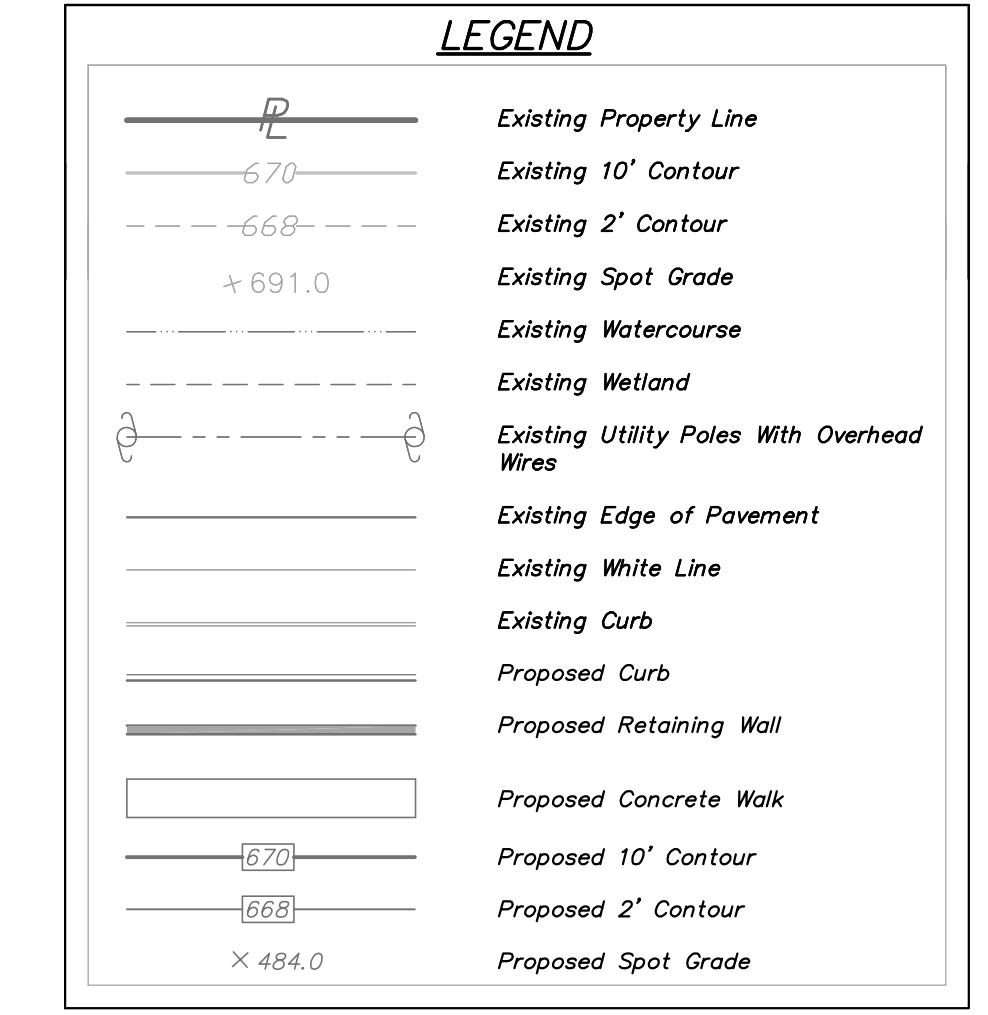
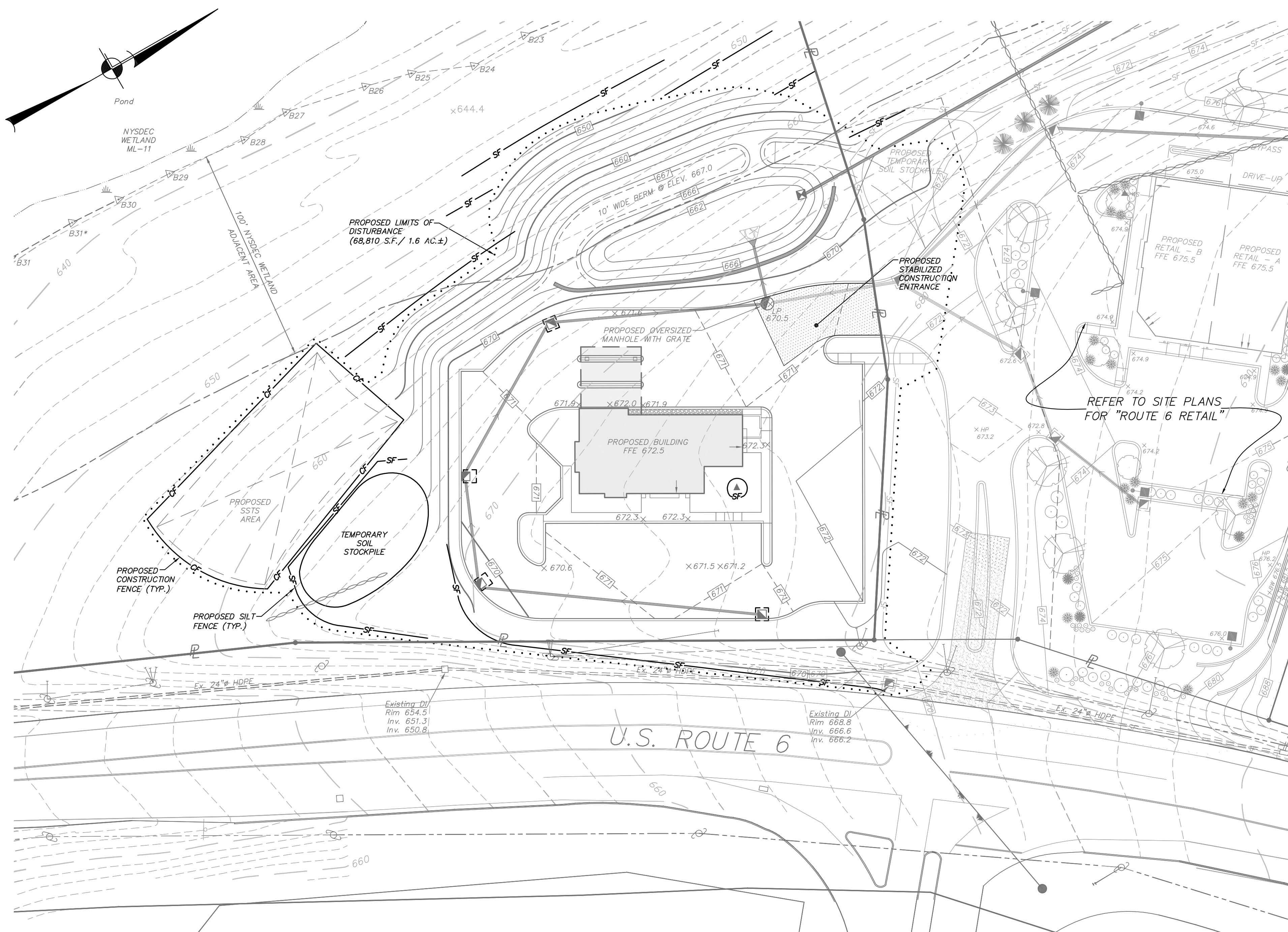
ROUTE 6 & BALDWIN PLACE ROAD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING:  
GRADING & DRAINAGE PLAN

PROJECT NUMBER	15130.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	<u>SP-2</u>	SHEET	3
DATE	6-24-15	DRAWN BY	M.E.U.				
SCALE	1" = 30'	CHECKED BY	D.L.M.				

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

2015101000 8/24/15 10:00AM 15130.100 15130.100.01



**EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE**

PRACTICE	MONITORING REQUIREMENTS			MAINTENANCE REQUIREMENTS	
	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	-	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	-	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	-	Inspect	Mulching/Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	-	Inspect	Inspect	Water/Reseed/Renrich	Reseed to 80% Coverage
INLET PROTECTION	-	Inspect	Inspect	Clean/Repair/Replace	Remove
SOIL STOCKPILES	-	Inspect	Inspect	Mulching/Silt Fence Repair	Remove
SWALES	-	Inspect	Inspect	Clean/Mulch/Repair	Mow Permanent Grass/Replace/Repair Rip Rap
CHECK DAMS	-	Inspect	Inspect	Clean/Replace Stones/Repair	Clean/Replace Stones/Repair
CONCRETE DRAINAGE STRUCTURES	-	Inspect	Inspect	Clean Sumps/Remove Debris/Repair/Replace	Clean Sumps/Remove Debris/Repair/Replace
DRAINAGE PIPES	-	Inspect	Inspect	Clean/Repair	Clean/Repair
ROAD & PAVEMENT	-	Inspect	Inspect	Clean	Clean
*STORMWATER TRAP/BASIN	-	Inspect	Inspect	Clean/Mulch/Repair/Reseed	See Permanent Stormwater Facilities Maintenance Schedule

\* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas are permanently stabilized. Note: The party responsible for implementation of the maintenance schedule during and after construction is:  
 PCSB  
 P.O. BOX 417  
 Brewster, NY 10509  
 and/or the current owner(s) of the subject property.

**CONSTRUCTION SEQUENCE:**

- Install silt fence and orange construction fence around the SSTS area and along the wetland buffer in general locations as shown on the plans.
- Install stabilized construction entrance/anti-tracking pad in general location as shown on the plan.
- Begin clearing and grubbing operations associated with access road and building pads.
- Strip and stockpile topsoil on site for later use in lawn and landscape areas.
- Cut in for access road and stabilize with Item 4. Maintain stabilized construction entrance.
- Continue earthwork for building pad and parking area and begin excavation for foundation.
- Install storm drainage systems and underground utilities, drill well and install SSTS in accordance with the plan and details. Install inlet protection.
- Construction building, construct roof leader drains, install concrete curbs and sidewalks.
- Upon completion of grading operations, install finished driveway surfaces.
- Install landscaping and topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the Erosion and Sediment Control Notes and seeding notes.
- Once the site has received final stabilization, remove all temporary erosion and sediment control measures.

**Site Plan**

Approval hereby granted this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_ if building permit is not issued within 12 months from the above date, this approval becomes null and void.

Town of Carmel Planning Board

Signed this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_ by  
 Chairman: \_\_\_\_\_  
 Secretary: \_\_\_\_\_

**REQUIRED EROSION CONTROL SWPPP CONTENTS:**

- Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-15-002), all Stormwater Pollution Prevention Plan's (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.1a-l of General Permit GP-0-15-002:
- Background information: The subject project consists of the construction of a new bank and parking with associated stormwater management, on-site septic system and drilled well.
  - Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.
  - Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Paxton Fine Sandy Loam (PnB) & (PnD), Ridgebury Loam (RdA) and Sun Loam (Sh), as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Group "B" and "D."
  - Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Sedimentation and Erosion Control Notes contained hereon outline a general sequence of operations for the proposed project in general. Erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.
  - Description of erosion and sediment control practices: This plan, and details / notes shown hereon serve to satisfy this SWPPP requirement.
  - Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and details provided hereon identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.
  - Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.
  - The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.
  - An inspection schedule: Inspections are to be performed twice weekly and by a qualified professional as required by the General Permit GP-0-15-002. In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.
  - A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of on site, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.
  - A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.
  - Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."

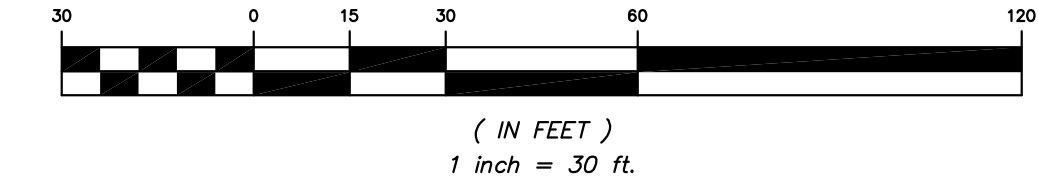
**REQUIRED POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICE COMPONENTS:**

- Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-15-002), all construction projects needing post-construction stormwater management practices shall prepare a SWPPP that also includes practices designed in conformance with the most current version of the technical standard, "New York State Stormwater Management Design Manual ("Design Manual")". Where post-construction stormwater management practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of SWPPP components is provided in accordance with Part III.B.2a-g and III.B.3:
  - Identification of all post-construction stormwater management practices to be constructed as part of the project; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.
  - A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.
  - A Stormwater Modeling and Analysis Report including pre-development conditions, post-development conditions, the results of the stormwater modeling, a summary table demonstrating that each practice has been designed in conformance with the sizing criteria, identification of any deviations from the Design Manual, and identification of any design criteria that are not required. The required analysis is provided in the report titled Stormwater Pollution Prevention Plan for PCSB/Mahopac Branch.
  - Soil testing results and locations. This SWPPP requirement is provided in the report titled Stormwater Pollution Prevention Plan for PCSB/Mahopac Branch.
  - Infiltration testing results. This SWPPP requirement is provided in the report titled Stormwater Pollution Prevention Plan for PCSB/Mahopac Branch.
  - An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice. The Permanent Stormwater Facilities Maintenance Schedule provided on these plans serves to satisfy this requirement.
- Enhanced Phosphorus Removal Standards - Beginning on September 30, 2008, all construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the most current version of the technical standard, "New York Stormwater Management Design Manual". At a minimum, the post-construction stormwater management component of the SWPPP shall include items 2.a - 2.f above. The permanent stormwater practices for this project have been sized according to chapter 10 of the Design Manual Enhanced Phosphorus Removal Standards. Please see 2.a - 2.f above.

**EROSION & SEDIMENT CONTROL NOTES:**

- The Erosion and Sediment Control Plan is only to be referred to for the installation of erosion and sediment control measures. For all other construction related activities, including, but not limited to, grading and utilities, refer to the appropriate drawings.
- Each contractor or subcontractor responsible for soil disturbance shall have a NYSDEC trained contractor onsite during soil disturbing activities. The NYSDEC trained contractor will be responsible for the stormwater pollution prevention plan and for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction. The NYSDEC trained contractor shall sign a certification statement required by GP-0-15-002.
- All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
- Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
- When land is exposed during development, the exposure shall be kept to the shortest practical period of time, but in no case more than 7 days after the construction activity in that portion of the site has ceased. Disturbance shall be minimized in the areas required to perform construction.
- All construction vehicles shall be kept clear of the watercourses and wetland control areas outside the areas of proposed development. Silt fence and orange construction fence shall be installed in the areas where the grading is in close proximity of the watercourses or wetland control areas.
- The stabilized construction entrances, silt fence, and orange construction fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
- All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded with Ryegrass for temporary stabilization. Winter (Grain) Rye shall be used for winter seeding and Annual or Perennial Ryegrass shall be used for spring and summer seeding.
- Any graded areas not subject to further disturbance or construction traffic shall, within 7 days of final grading, receive permanent vegetation cover in combination with a suitable mulch. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched between March 21 and May 20 or between August 15 and October 15 or as directed by project representative, with specified seed mixes as shown in the General Site Seeding Notes.
  - Mulch: Silt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
- Grass seed mix may be applied by either mechanical or hydrosowing methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1". Hydrosowing shall be performed using materials and method as approved by project engineer.
- Cut or fill slopes steeper than 3H:1V shall be stabilized immediately after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.
- Paved roadways shall be kept clean at all times.
- The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
- All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
- Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
- Erosion and sediment control measures shall be inspected and maintained on a daily basis by the NYSDEC Trained Contractor to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the site engineer.
- Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the trained contractor or site engineer.
- Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
- All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
- The NYSDEC Trained Contractor shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
- As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer, the Wetlands Inspector, the Town Engineer and/or NYCDEP shall be installed by the contractor.
- Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.
- After completion of the site improvements, the owner will assume responsibility for maintenance of the roads, parking lots, drainage systems and stormwater facilities. Each spring the paved areas shall be cleaned to remove the winter accumulation of traction sand. After this is completed all drain inlet and catch basin sumps should be cleaned. All pipes should be checked for debris and blockage and cleaned as required. During the cleaning process, the drain inlets, catch basins and pipes should be inspected for structural integrity and overall condition. Repairs and/or replacements should be made as required.
- Inspection of the stormwater basins should be performed every 6 months and after large storm events. These inspections should, at a minimum, check the outlet pipes for blockage and the general overall integrity of the basin and appurtenances.
- Maintain basin vegetation including removal of trees and replacement of vegetation that should die. Inspections should be made to insure that channels, temporary and permanent silt will be required to be removed every 10 to 20 years. Any accumulated silt shall be removed from the stormwater basins once the site has been stabilized.
- Refer to the Stormwater Pollution Prevention Plan for additional details regarding long-term maintenance of the storm drainage facilities.

**GRAPHIC SCALE**



NO.	DATE	REVISION	COMMENTS	MEU	BY
1	7-29-15				

REVISED PER TOWN COMMENTS

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

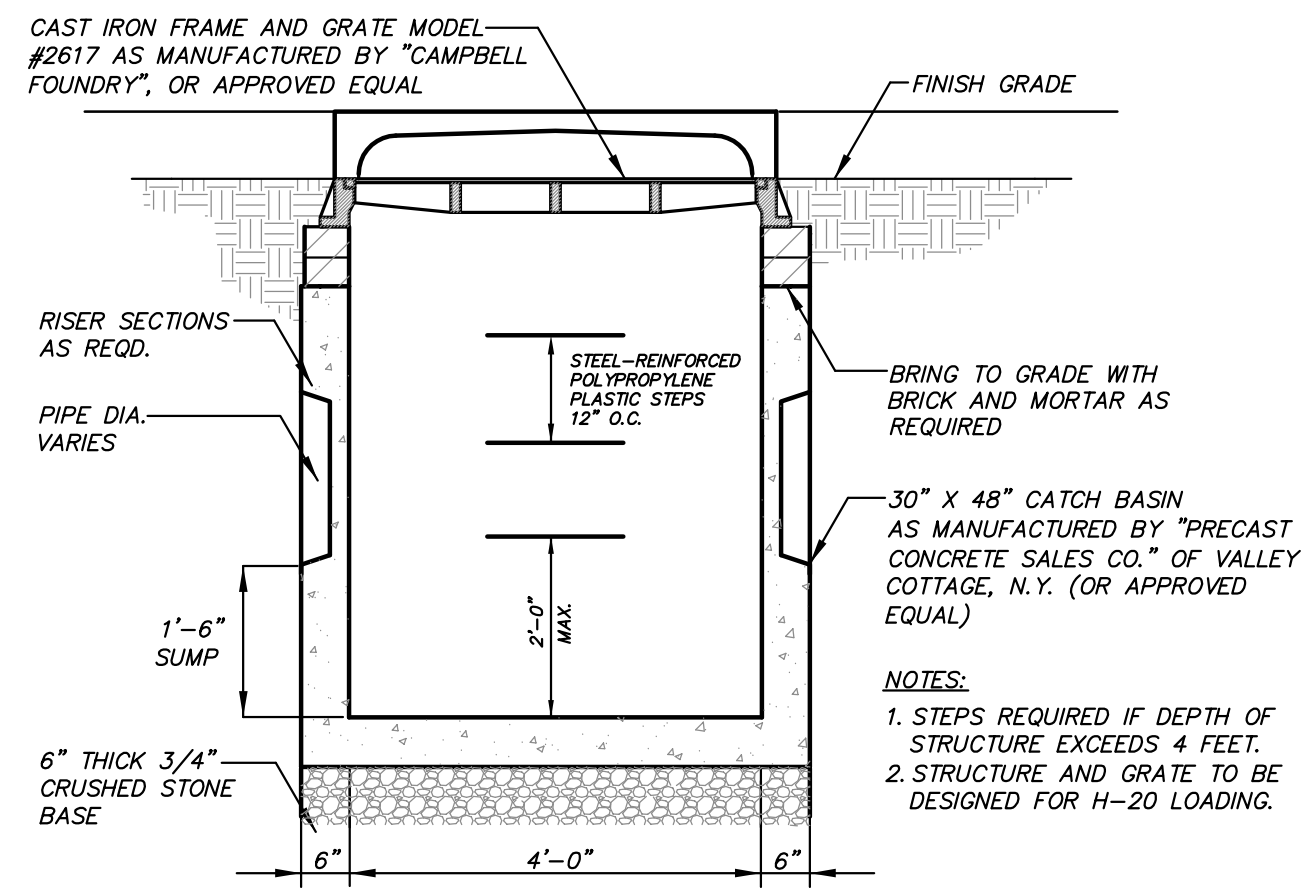
3 Garrett Place  
 Carmel, NY 10512  
 (845) 225-9890  
 (845) 225-9717 fax  
 www.insite-eng.com

PROJECT:  
**PCSB/MAHOPAC BRANCH**

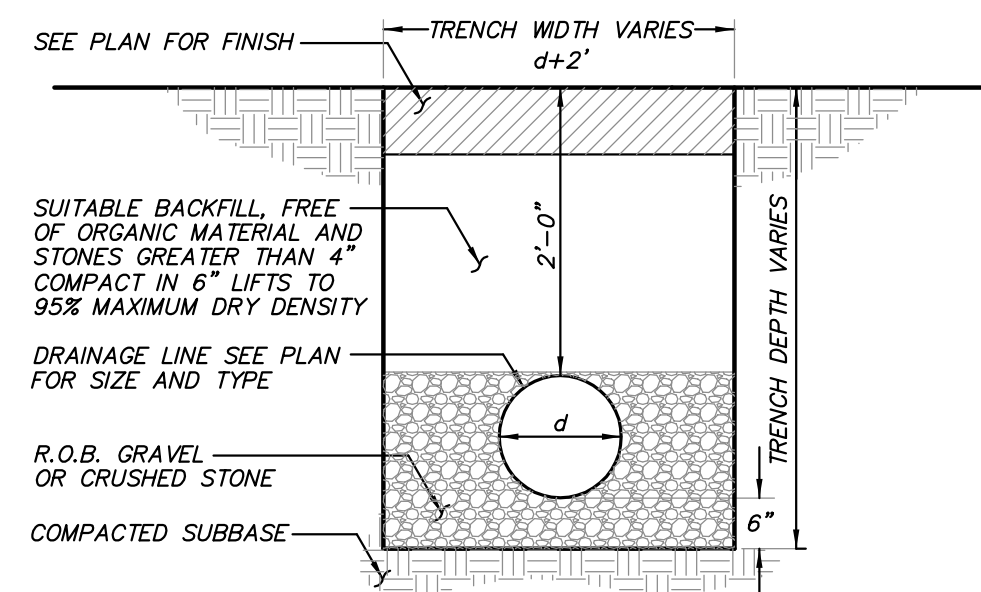
150 ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING:  
**EROSION & SEDIMENT CONTROL PLAN**

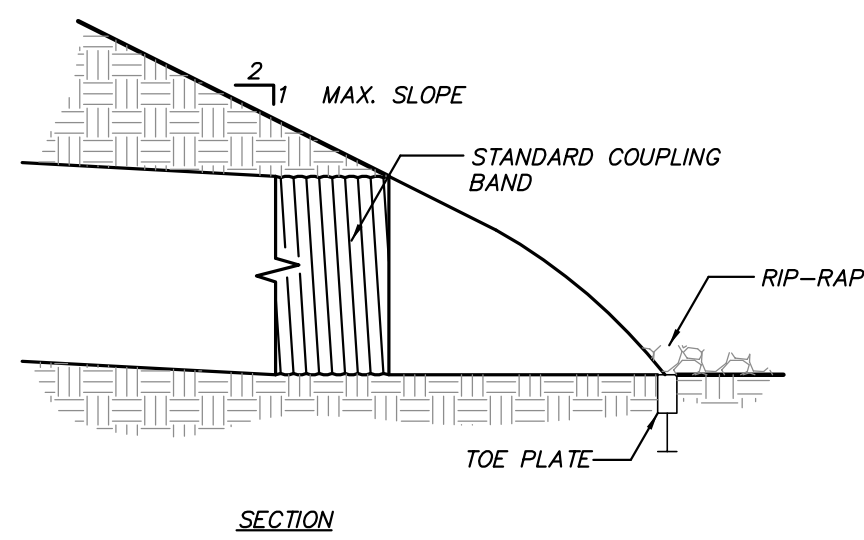
PROJECT NUMBER	15130.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	6-24-15	DRAWN BY	M.E.U.	SP-3	4 6
SCALE	1" = 30'	CHECKED BY	D.L.M.		



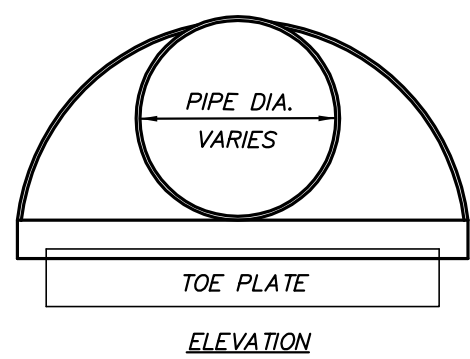
**CATCH BASIN DETAIL**  
(N.T.S.)



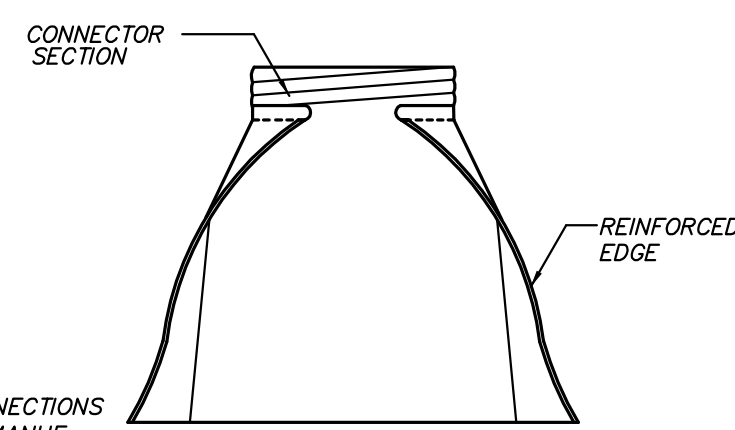
**DRAINAGE LINE TRENCH DETAIL**  
(N.T.S.)



SECTION

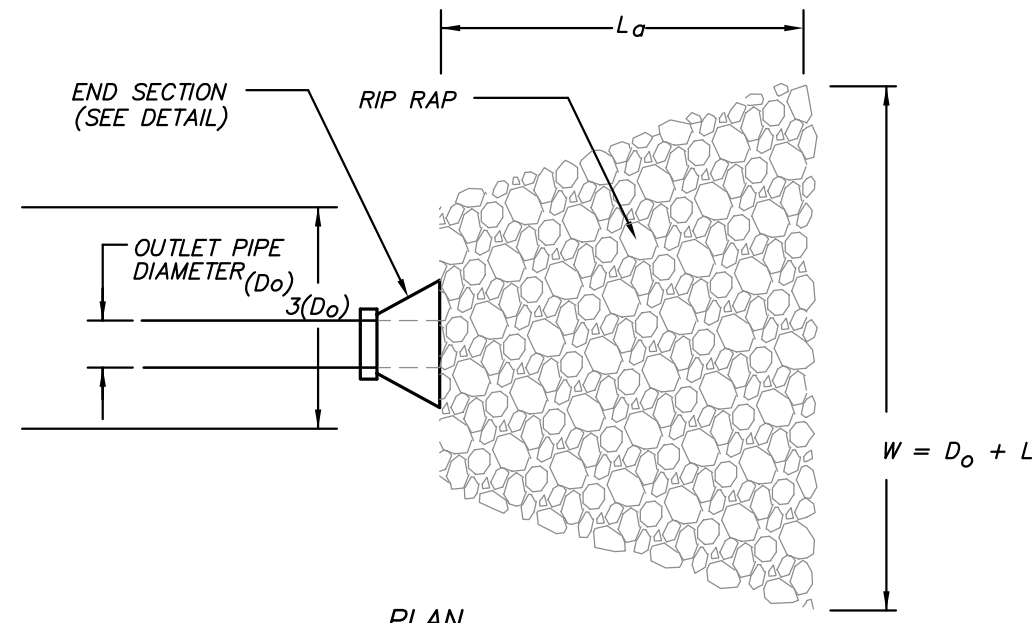


ELEVATION

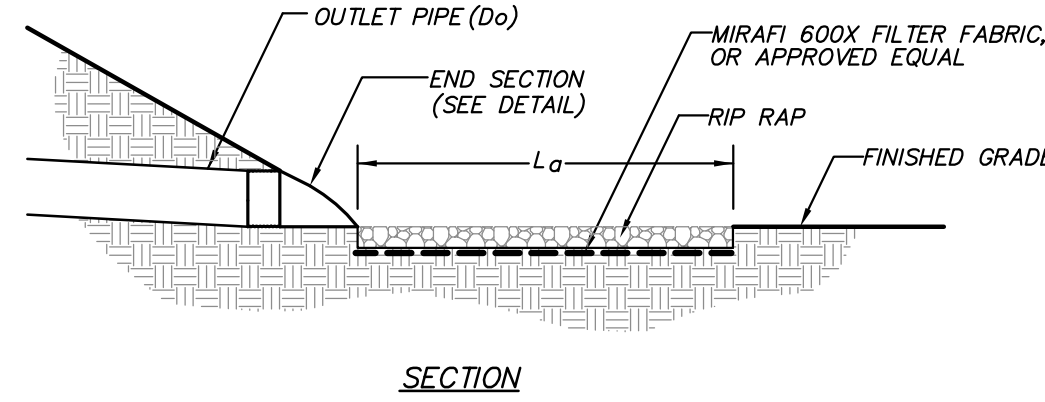


**HDPE END SECTION DETAIL**  
(N.T.S.)

NOTE:  
END SECTION CONNECTIONS TO CONFORM TO MANUF. RECOMMENDATIONS FOR VARIOUS PIPE SIZES

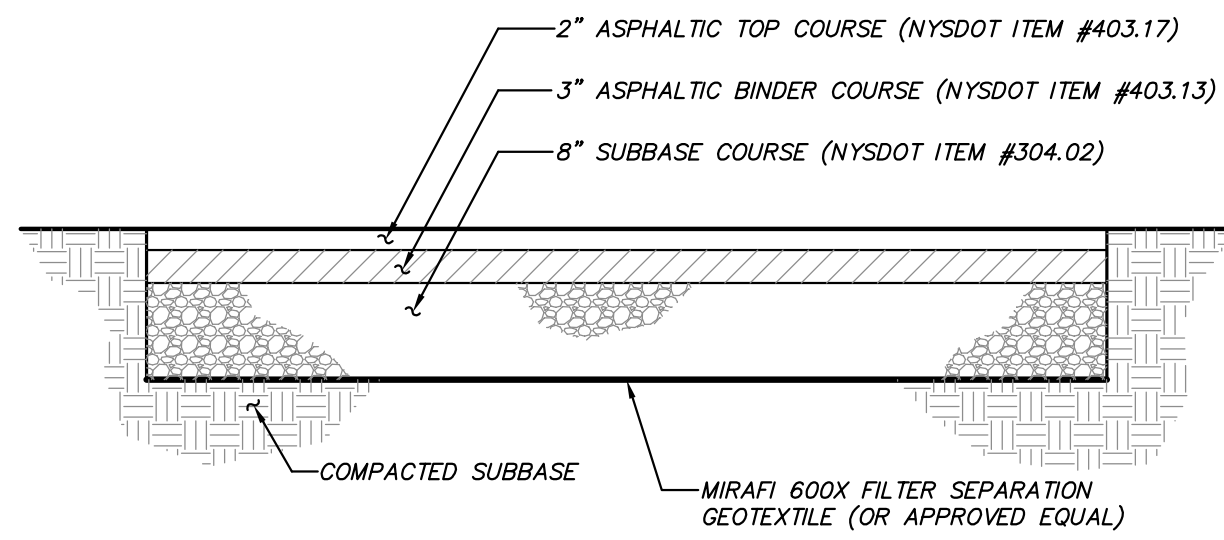


PLAN

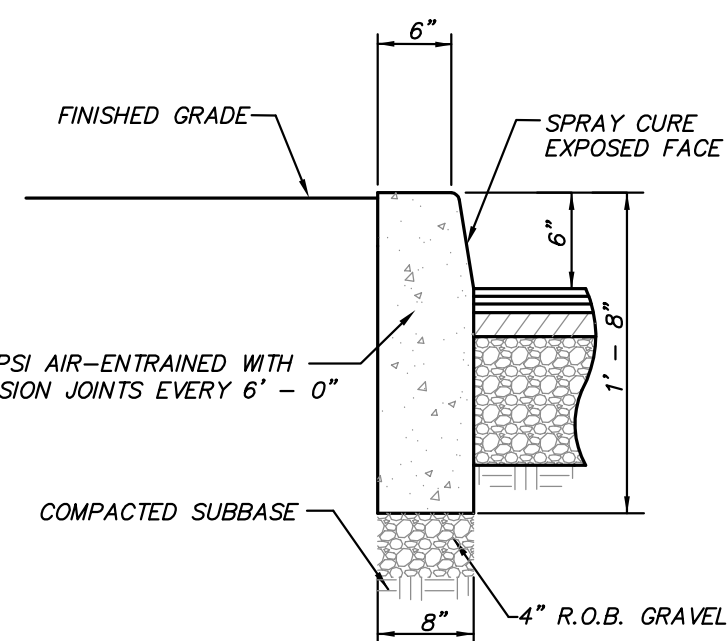


SECTION

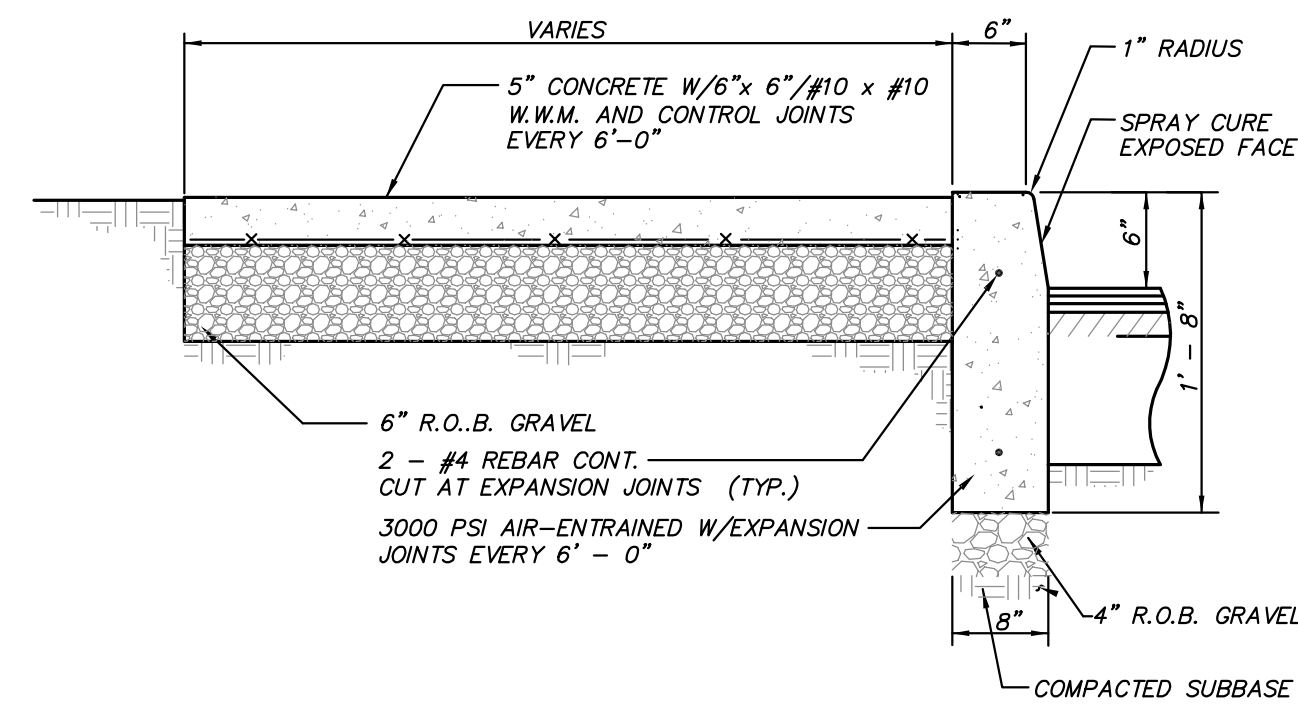
**VELOCITY DISSIPATOR DETAIL**  
(N.T.S.)



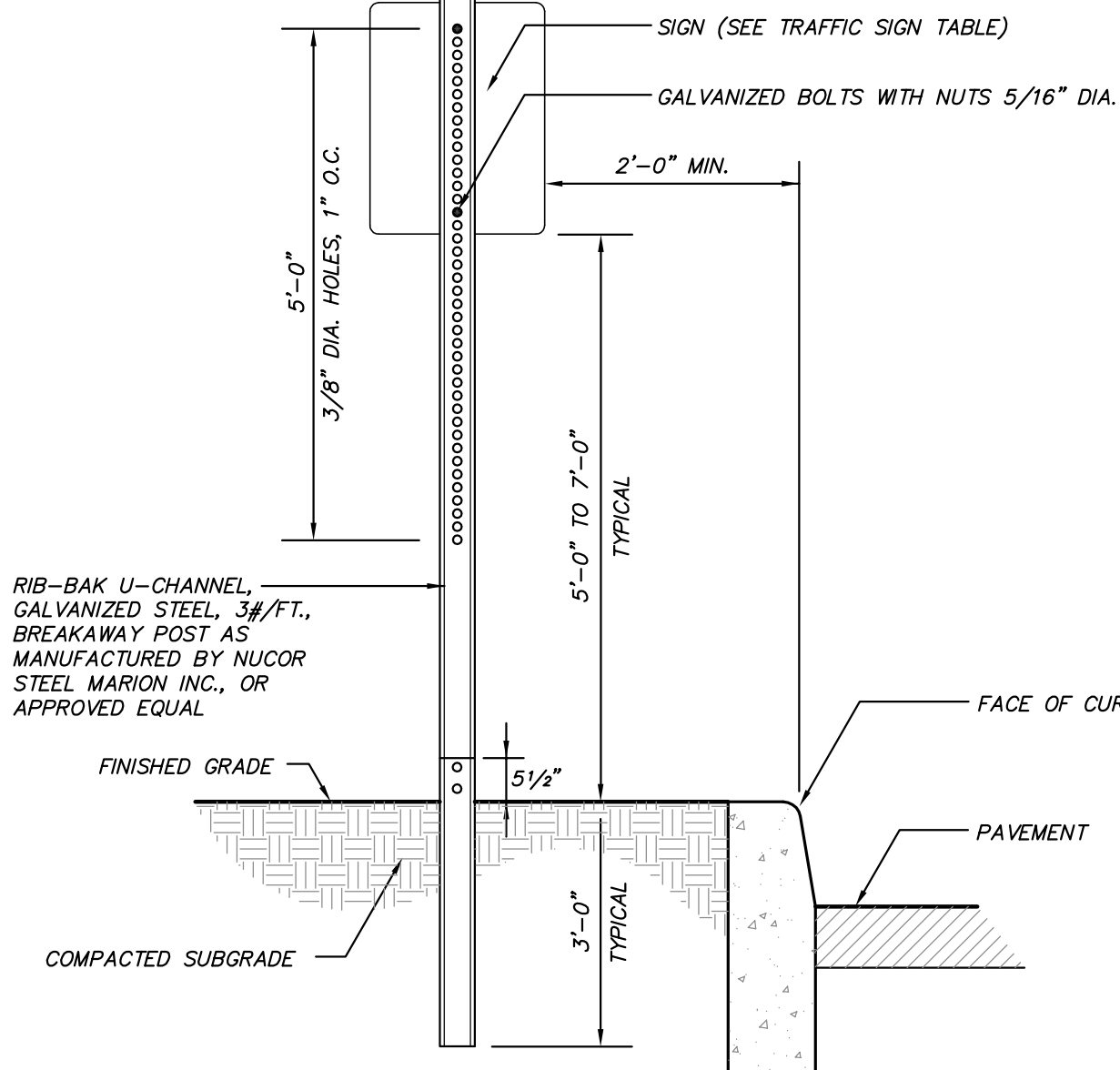
**ASPHALT PAVEMENT DETAIL**  
(N.T.S.)



**CONCRETE CURB DETAIL**  
(N.T.S.)



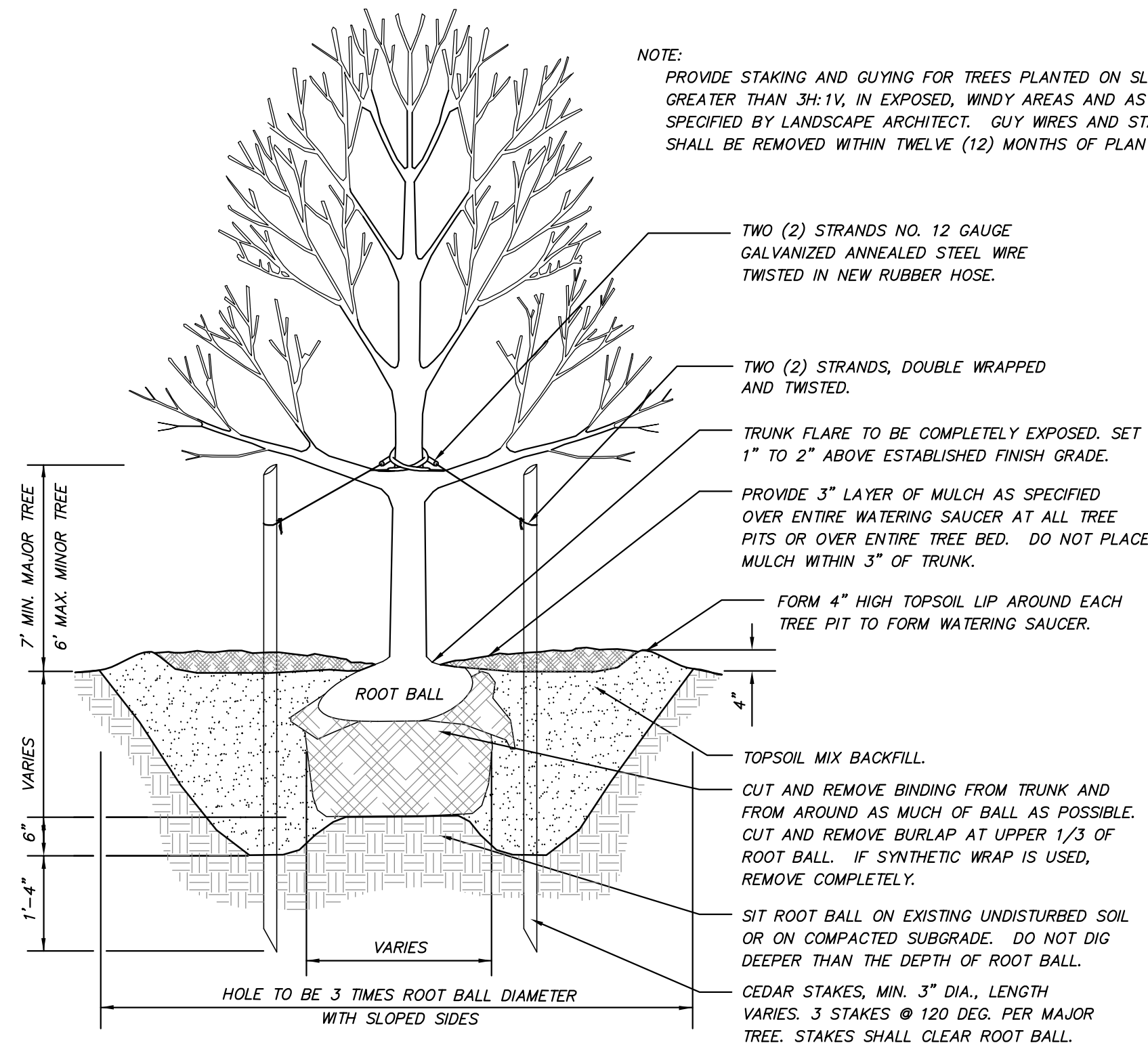
**CONCRETE SIDEWALK AND CURB DETAIL**  
(N.T.S.)



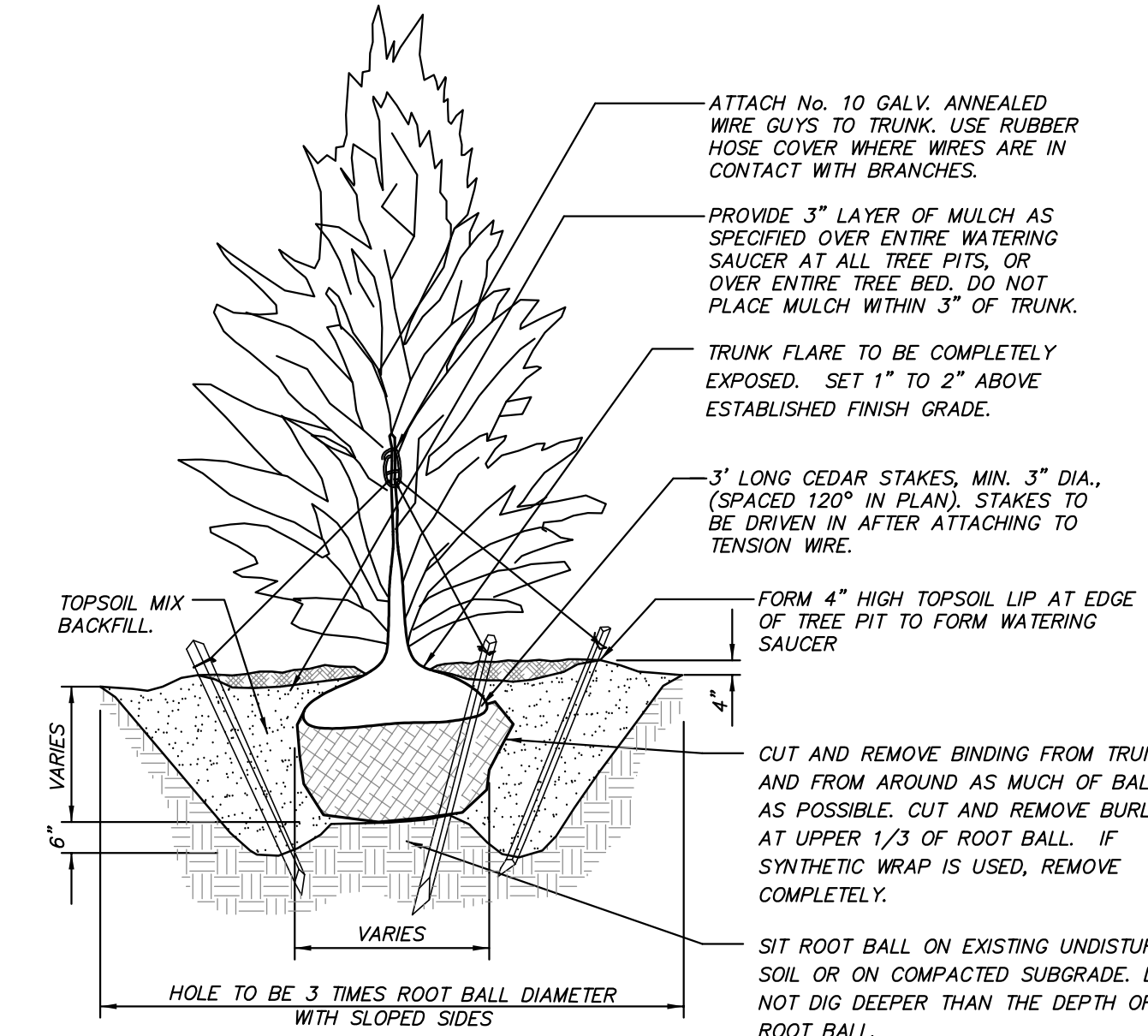
**TRAFFIC SIGN DETAIL**  
(N.T.S.)

NOTE: FOR HANDICAP PARKING SIGNAGE, SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 5'-0" AND 7'-0" ABOVE GRADE OF PARKING SPACE AND SUCH THAT SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

NOTE:  
PROVIDE STAKING AND GUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V, IN EXPOSED, WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE (12) MONTHS OF PLANTING.

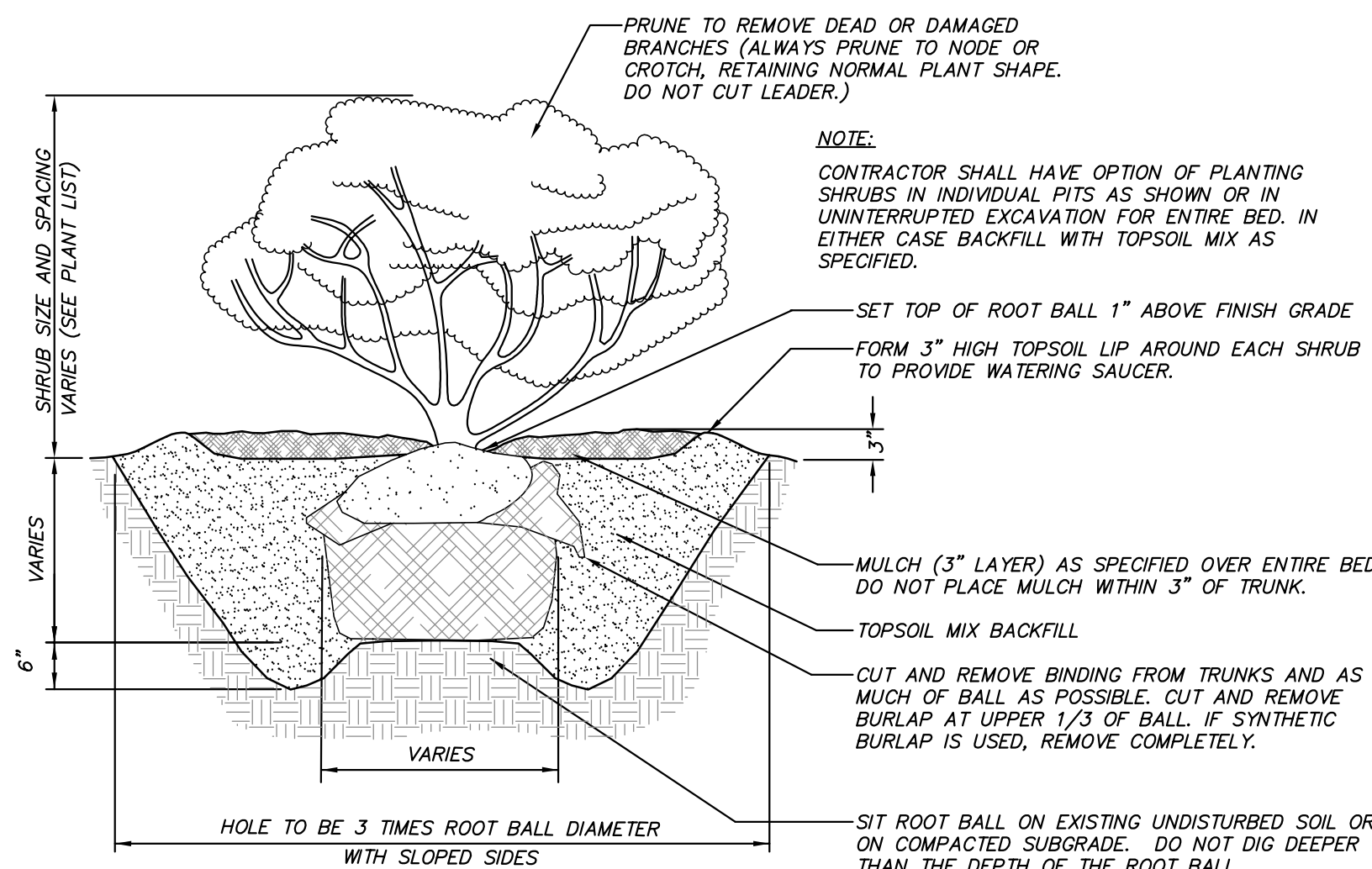


**TREE PLANTING DETAIL**  
(N.T.S.)



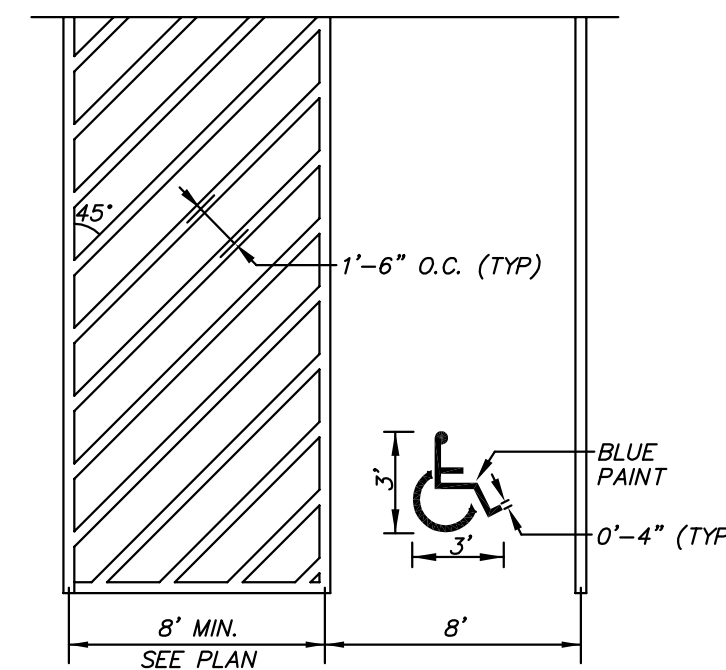
**EVERGREEN TREE PLANTING DETAIL**  
(N.T.S.)

NOTE:  
PROVIDE STAKING AND GUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V, IN EXPOSED, WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE MONTHS OF PLANTING.



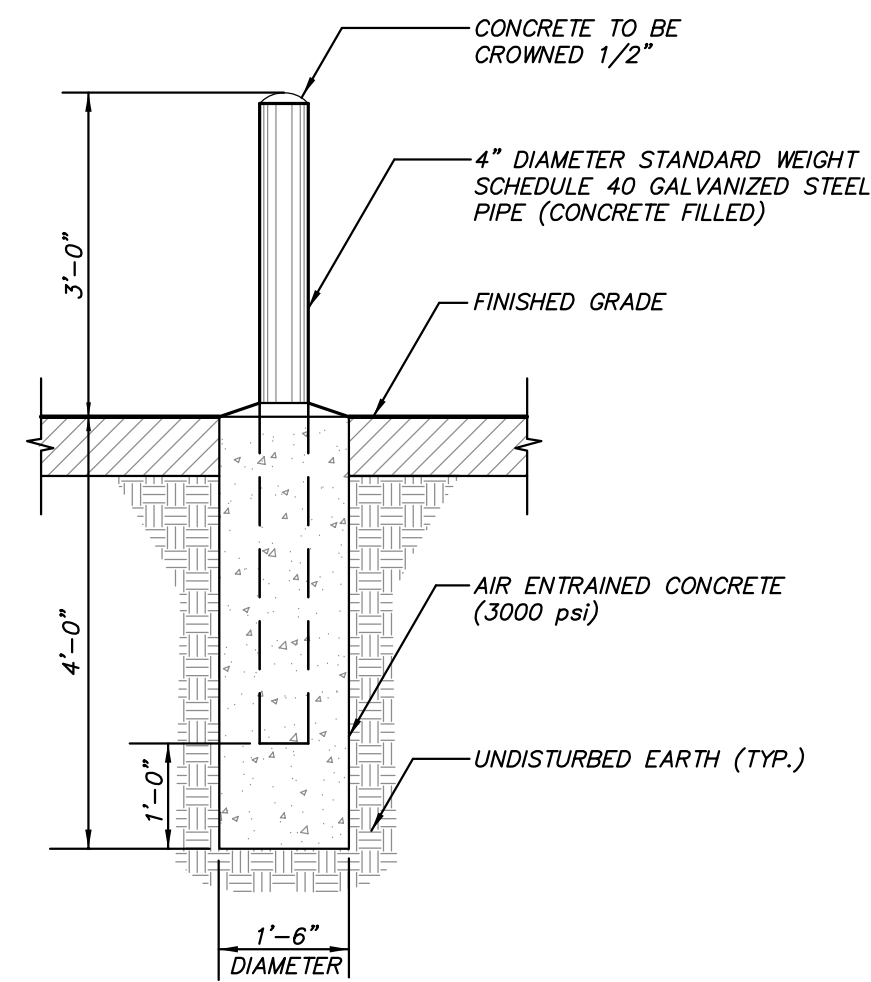
**SHRUB PLANTING DETAIL**  
(N.T.S.)

SIGN DATA TABLE				
LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (S.F.)	DESCRIPTION
1		R6-1C	12" x 36"	Black Background White Arrow Black Letters
2		R6-1C	12" x 36"	Black Background White Arrow Black Letters
3		R5-1C	30" x 30"	White on Red
4		R7-1	12" x 18"	Red on White
5		R7-8	12" x 18"	Blue on White
6		R1-1C	30" x 30"	White on Red



**PAINTED HANDICAP PARKING DETAIL**  
(N.T.S.)

NOTE:  
1. ALL HANDICAP STRIPING SHALL BE 4" WIDE BLUE PAINT



**STEEL BOLLARD DETAIL**  
(N.T.S.)

NOTE:  
WHEN PROTECTION POSTS ARE TO BE USED FOR PROTECTION OF HANDICAP PARKING SIGNS OR OTHER TRAFFIC SIGNS, SIGN SUPPORTING POST SHALL BE EMBEDDED A MINIMUM OF THREE (3) FEET INTO THE CONCRETE.

**Site Plan**

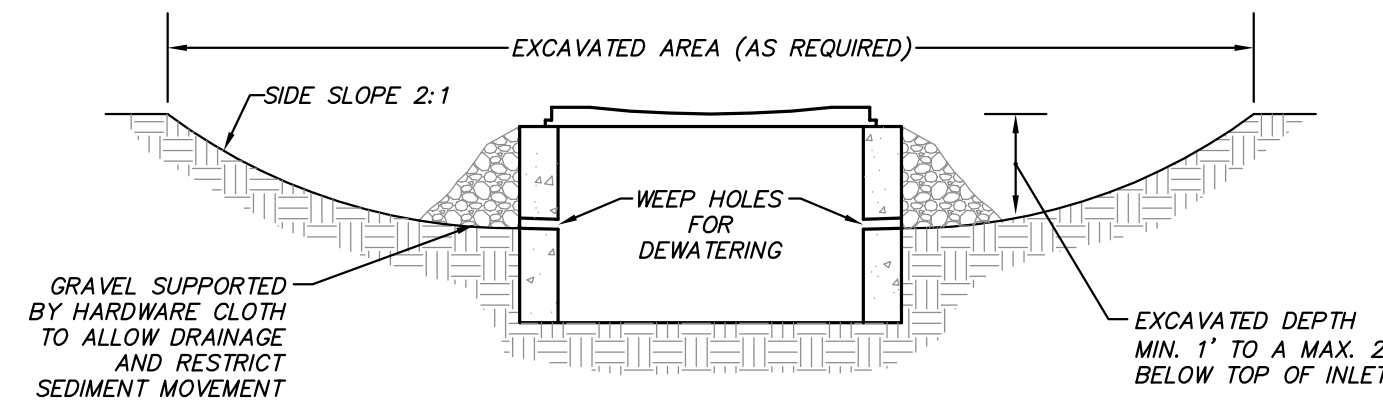
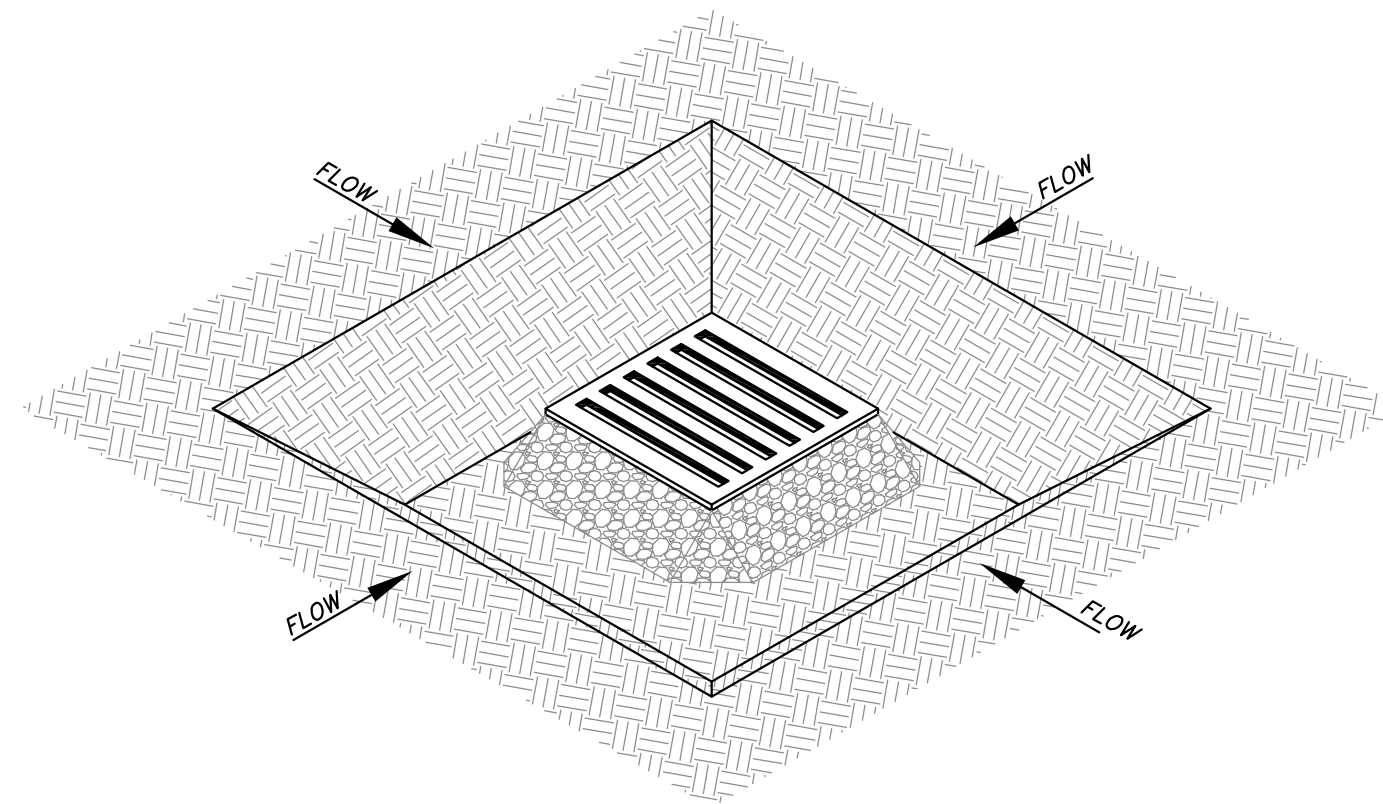
Approval hereby granted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
If building permit is not issued within 12 months from the above date, this approval becomes null and void.

Town of Carmel Planning Board

Signed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by

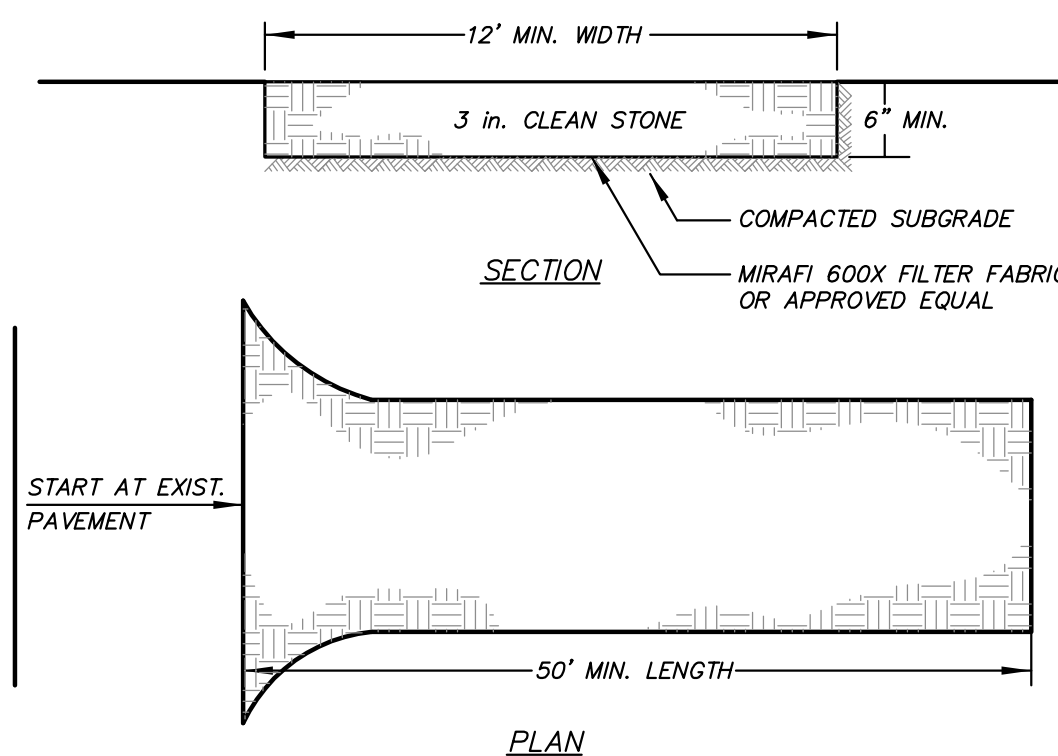
Chairman: \_\_\_\_\_  
Secretary: \_\_\_\_\_

1	7-29-15	REVISED PER TOWN COMMENTS	MEU
NO.	DATE	REVISION	BY
<b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
PROJECT:		PCSB/MAHOPAC BRANCH	
DRAWING:		SITE DETAILS	
PROJECT NUMBER	15130.100	PROJECT MANAGER	J.J.C.
DATE	6-24-15	DRAWN BY	M.E.U.
SCALE	AS SHOWN	CHECKED BY	D.L.M.
150 ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK		DRAWING NO.	SHEET
		D-1	5
			6



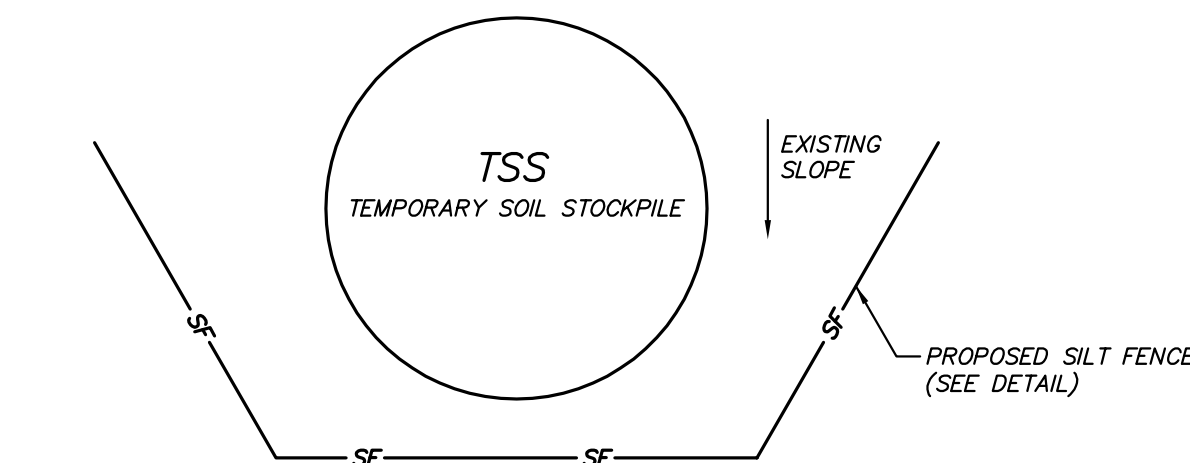
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY, AND STABILIZE WITH PERMANENT SEEDING
5. MAXIMUM DRAINAGE AREA = 1 ACRE

**EXCAVATED DROP INLET PROTECTION DETAIL**  
(N.T.S.)



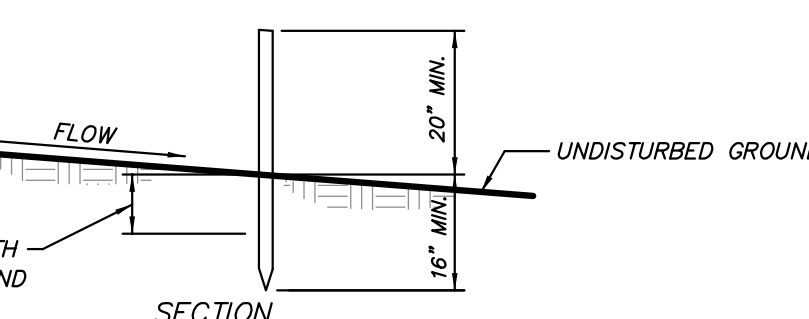
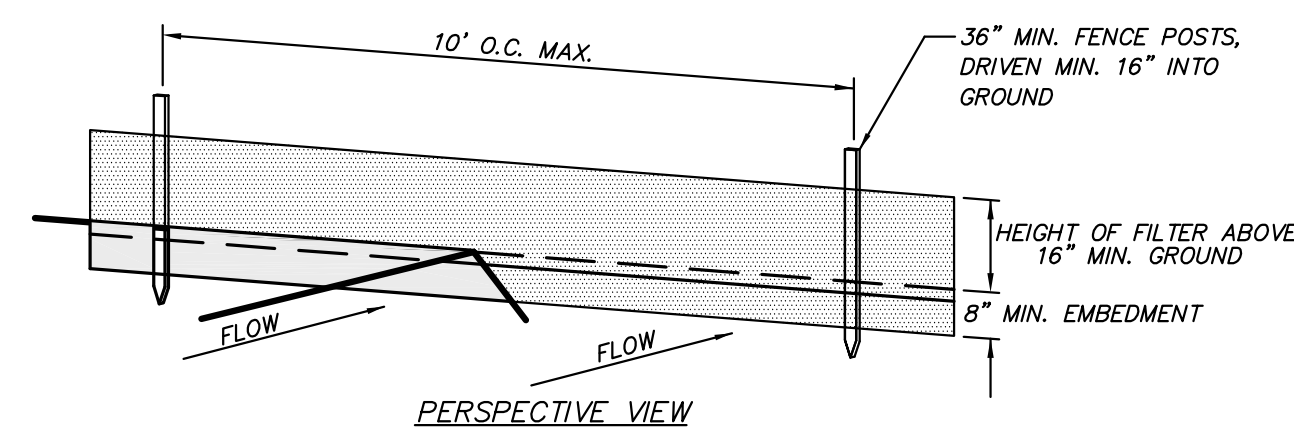
- INSTALLATION NOTES**
1. STONE SIZE - USE 3" STONE
  2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
  3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
  4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
  5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
  6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
  8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
(N.T.S.)



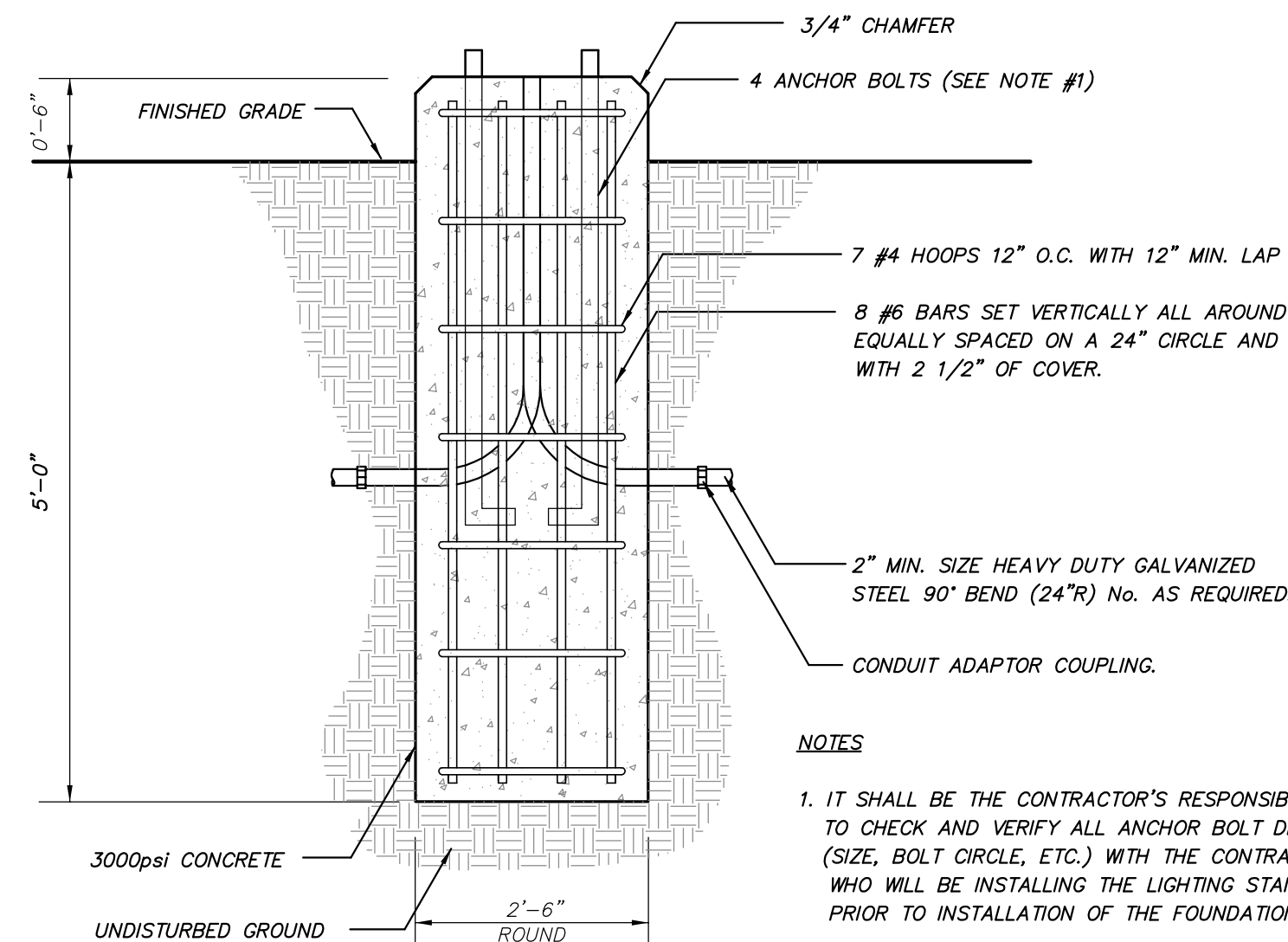
- NOTES:**
1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
  2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
  3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDING WITH K31 PERENNIAL TALL FESCUE.
  4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

**TEMPORARY SOIL STOCKPILE DETAIL**  
(N.T.S.)



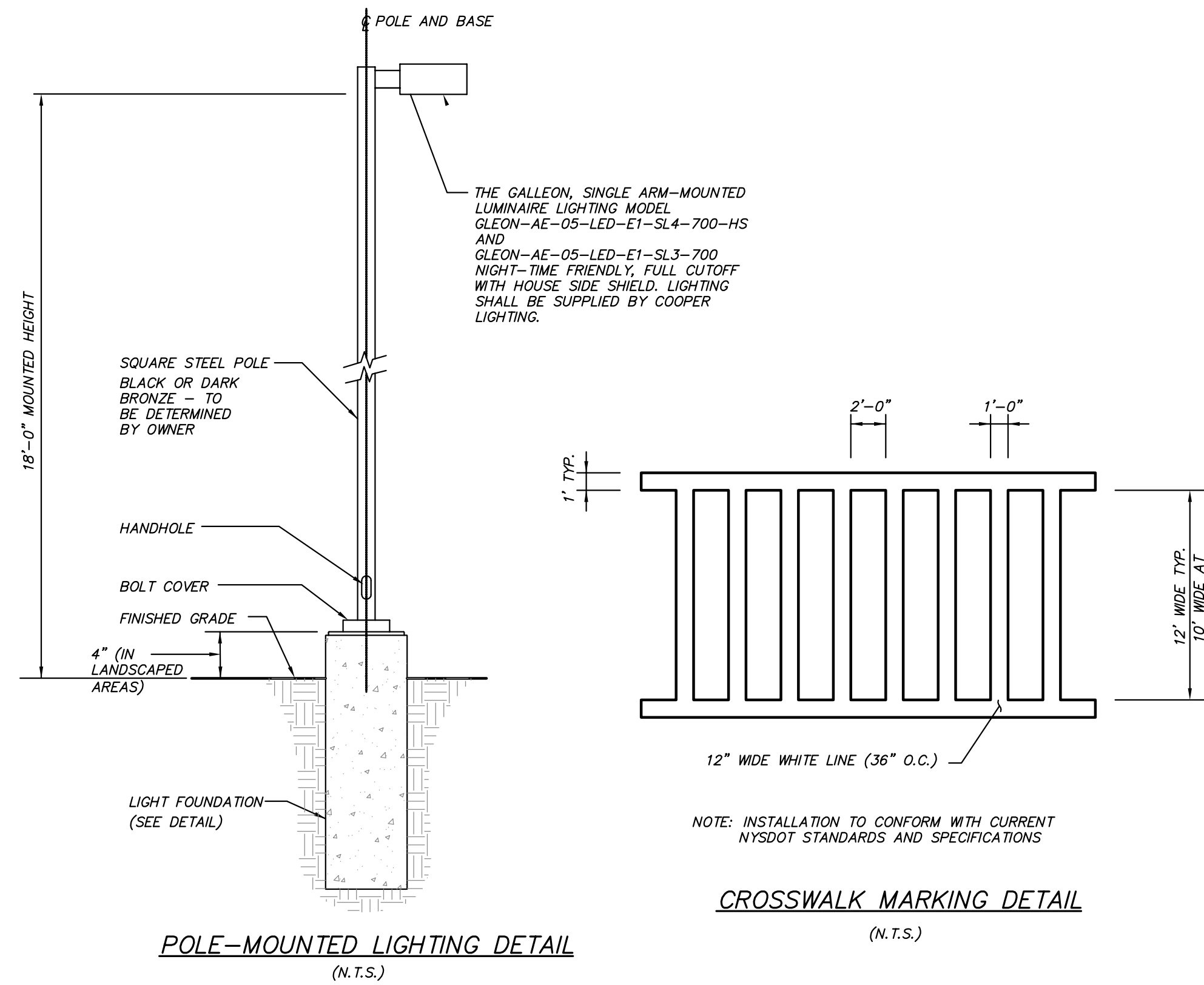
- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
  2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
  3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD  
 FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL  
 PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

**SILT FENCE DETAIL**  
(N.T.S.)



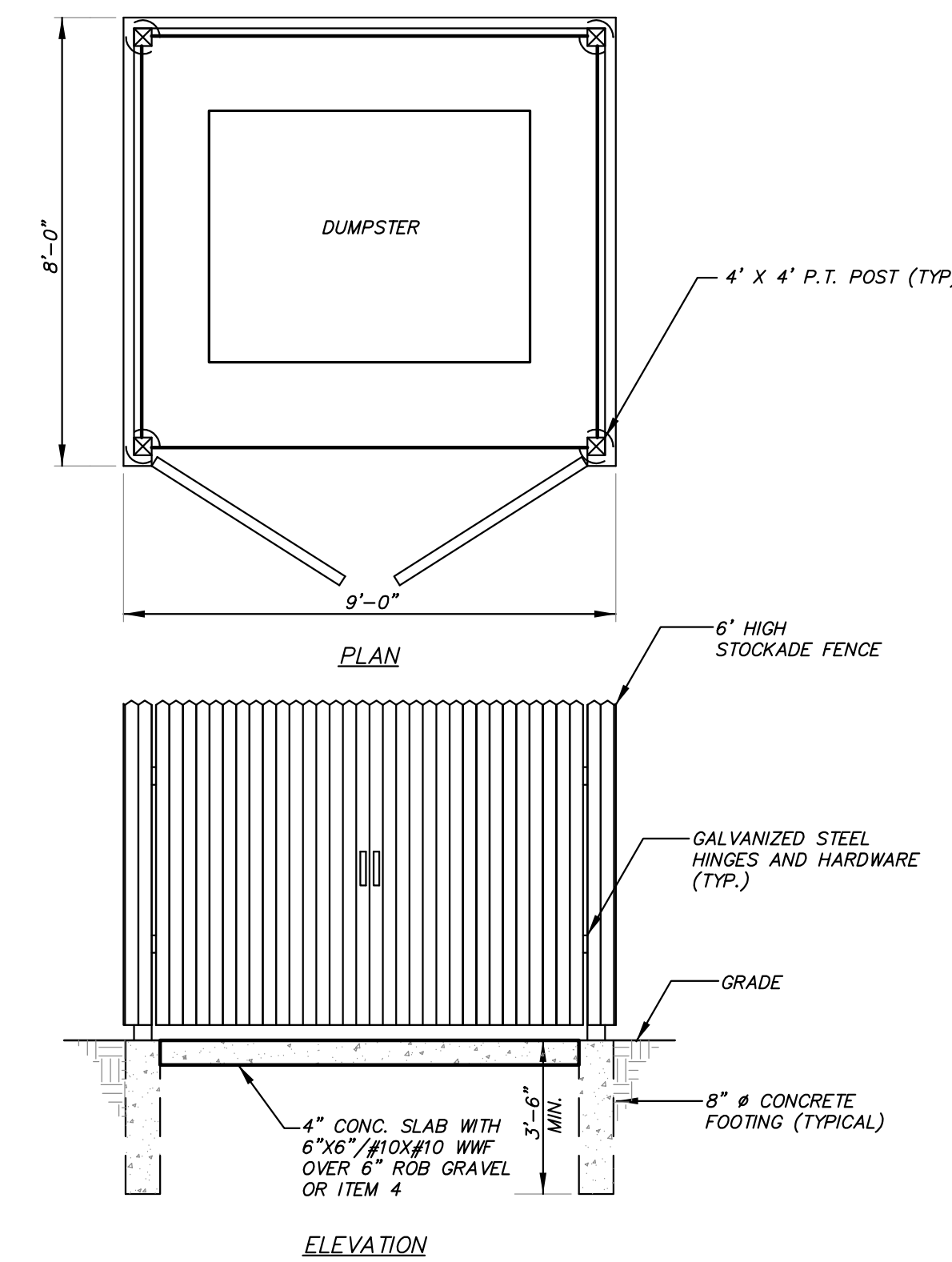
- NOTES**
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
  2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
  3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.

**LIGHTING FOUNDATION DETAIL**  
(N.T.S.)



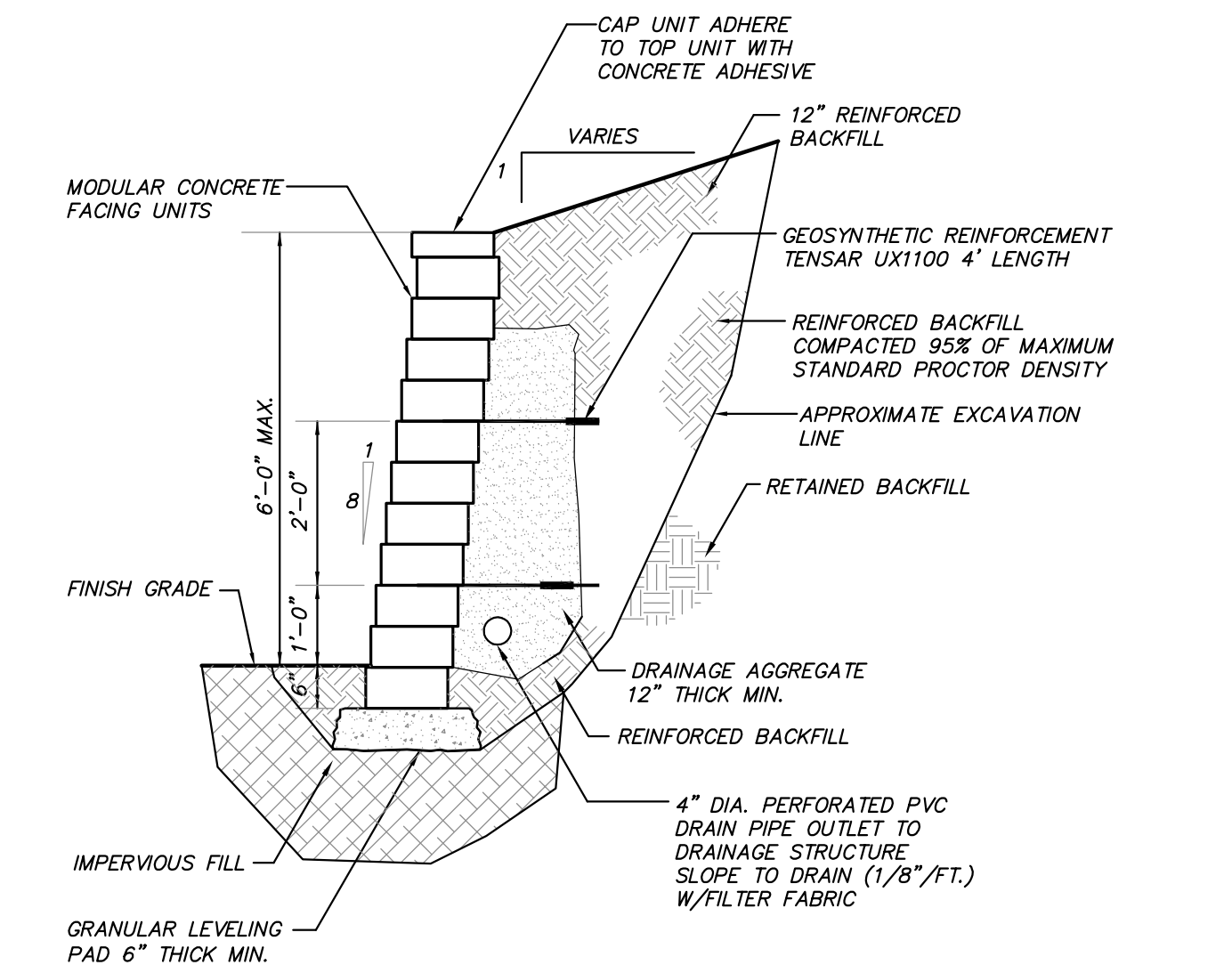
**POLE-MOUNTED LIGHTING DETAIL**  
(N.T.S.)

**CROSSWALK MARKING DETAIL**  
(N.T.S.)



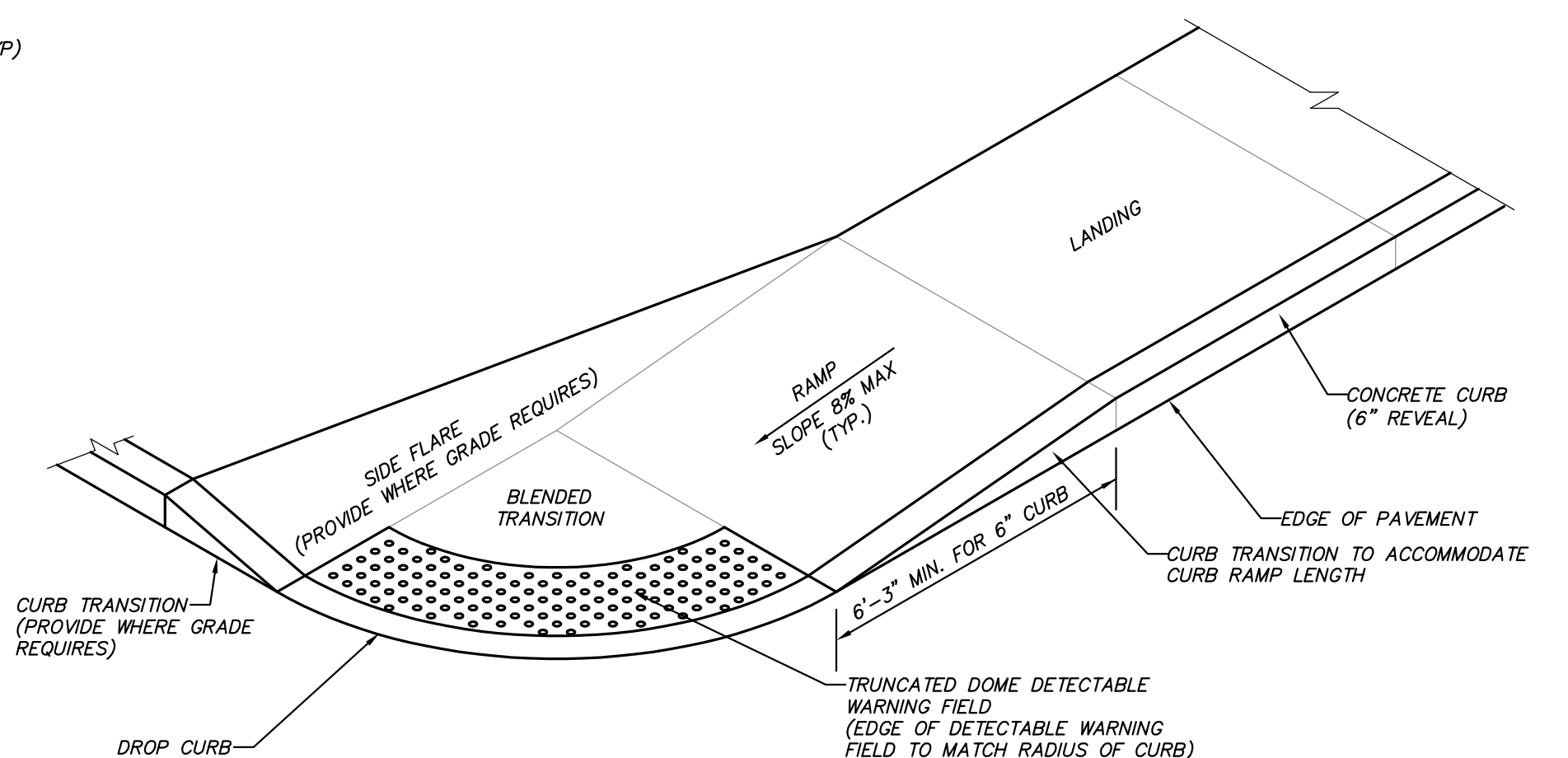
**NOTE:** CHECK WITH REFUSE HAULER PRIOR TO INSTALLATION OF REFUSE ENCLOSURE FOR DIMENSIONS.

**DUMPSTER ENCLOSURE DETAIL**  
(N.T.S.)

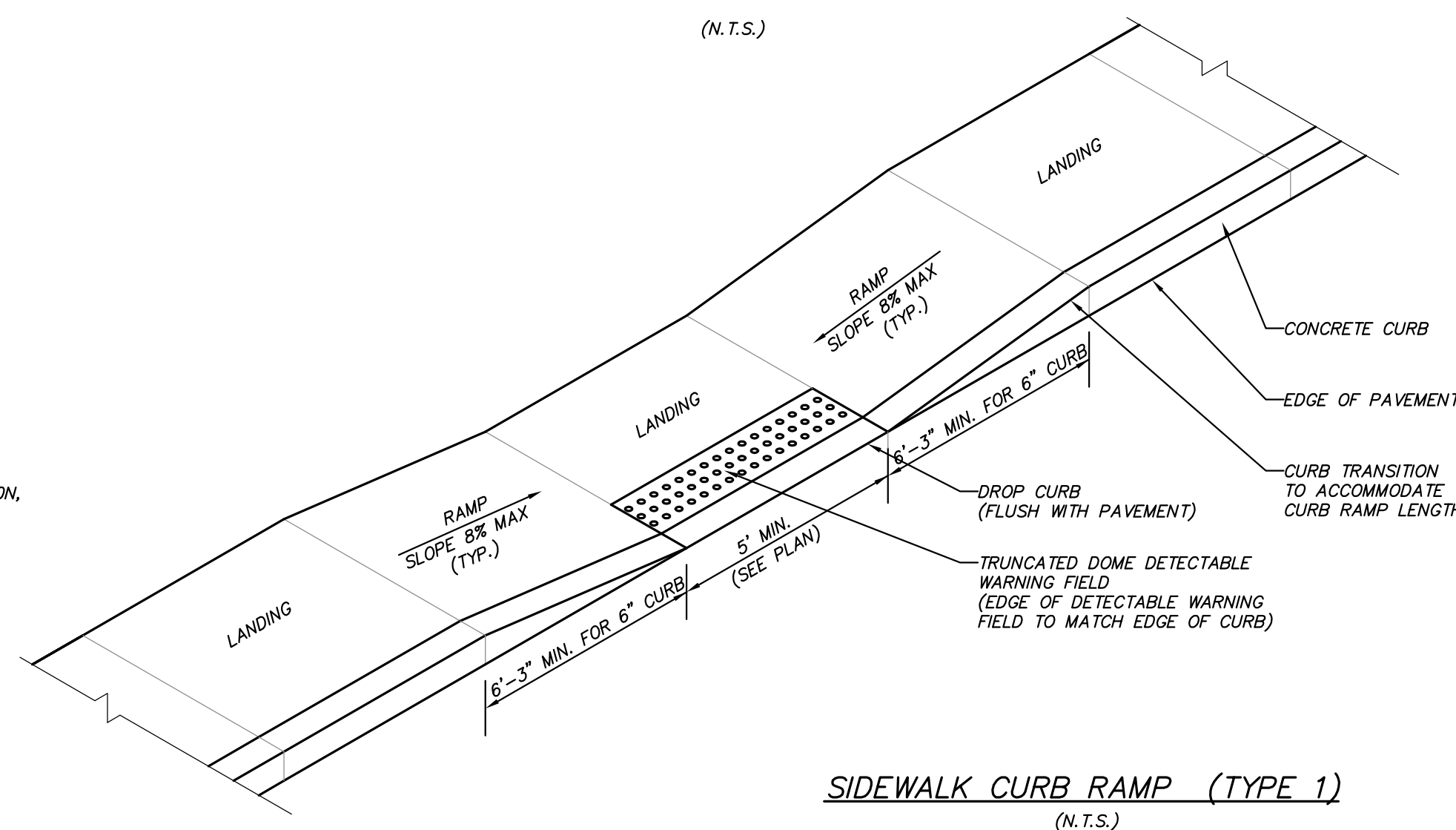


- NOTES:**
1. STRIP VEGETATION AND ORGANIC SOIL FROM WALL AREA.
  2. BENCH CUT ALL EXCAVATED SLOPES.
  3. DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE ENGINEER TO REMOVE UNSUITABLE SOIL.
  4. SITE ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
  5. LEVELING PAD SHALL CONSIST OF COMPACTED COARSE SAND OR CRUSHED GRAVEL, 6" THICK MIN.
  6. CONTRACTOR MAY OPT FOR A LEAN CONCRETE PAD. CONCRETE PAD SHALL BE UNREINFORCED, 3" THICK MAXIMUM.
  7. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 6".
  8. FOR UNITS TO BE EMBEDDED, COMPACT FILL IN FRONT OF UNITS AT THE SAME TIME FILL BEHIND UNITS IS COMPACTED.
  9. DRAINAGE AGGREGATE SHALL BE INSTALLED DIRECTLY BEHIND THE WALL WITHIN 12" OF THE TOP OF THE WALL. DRAINAGE AGGREGATE SHALL NOT EXTEND BELOW FINAL GRADE IN FRONT OF WALL.
  10. COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY.(ASTM D-698)
  11. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER.
  12. COMPACTION WITHIN 3 FT. OF WALL SHALL BE LIMITED TO HAND OPERATED EQUIPMENT.
  13. CONTRACTOR SHALL DIRECT SURFACE RUNOFF TO AVOID DAMAGING WALL WHILE UNDER CONSTRUCTION.
  14. ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT, OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER WALL IS COMPLETED.
  15. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.

**MODULAR BLOCK RETAINING WALL DETAIL**  
(N.T.S.)



**SIDEWALK CURB RAMP (TYPE 2)**  
(N.T.S.)



**SIDEWALK CURB RAMP (TYPE 1)**  
(N.T.S.)

**Site Plan**

Approval hereby granted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
 If building permit is not issued within 12 months from the above date, this approval becomes null and void.

Town of Carmel Planning Board

Signed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by \_\_\_\_\_

Chairman: \_\_\_\_\_  
 Secretary: \_\_\_\_\_

NO.	DATE	REVISION	REVISED PER TOWN COMMENTS	MEU
1	7-29-15			MEU

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

PROJECT: **PCSB/MAHOPAC BRANCH**  
 150 ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **SITE DETAILS**

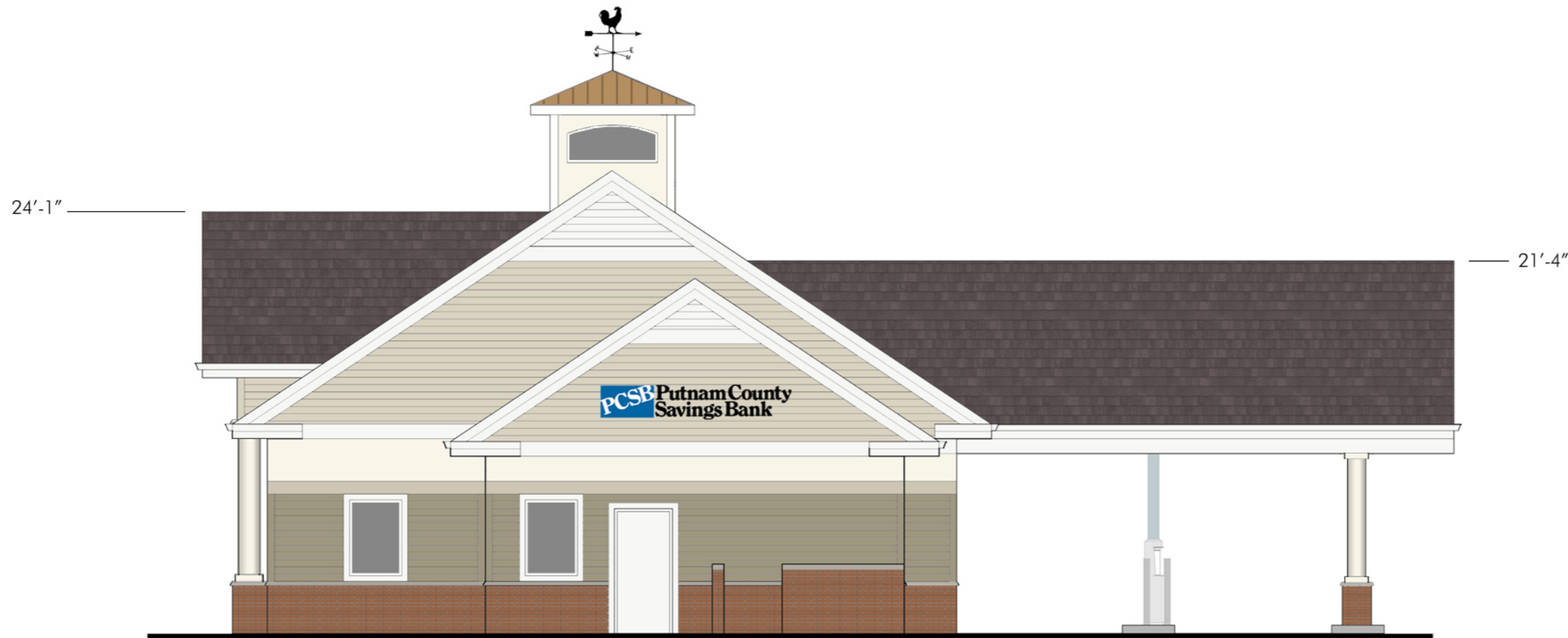
PROJECT NUMBER	15130.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	6-24-15	DRAWN BY	M.E.U.	D-2	6
SCALE	AS SHOWN	CHECKED BY	D.L.M.		

3 Garrett Place  
 Carmel, NY 10512  
 (845) 225-9890  
 (845) 225-9717 fax  
 www.insite-eng.com





East Elevation



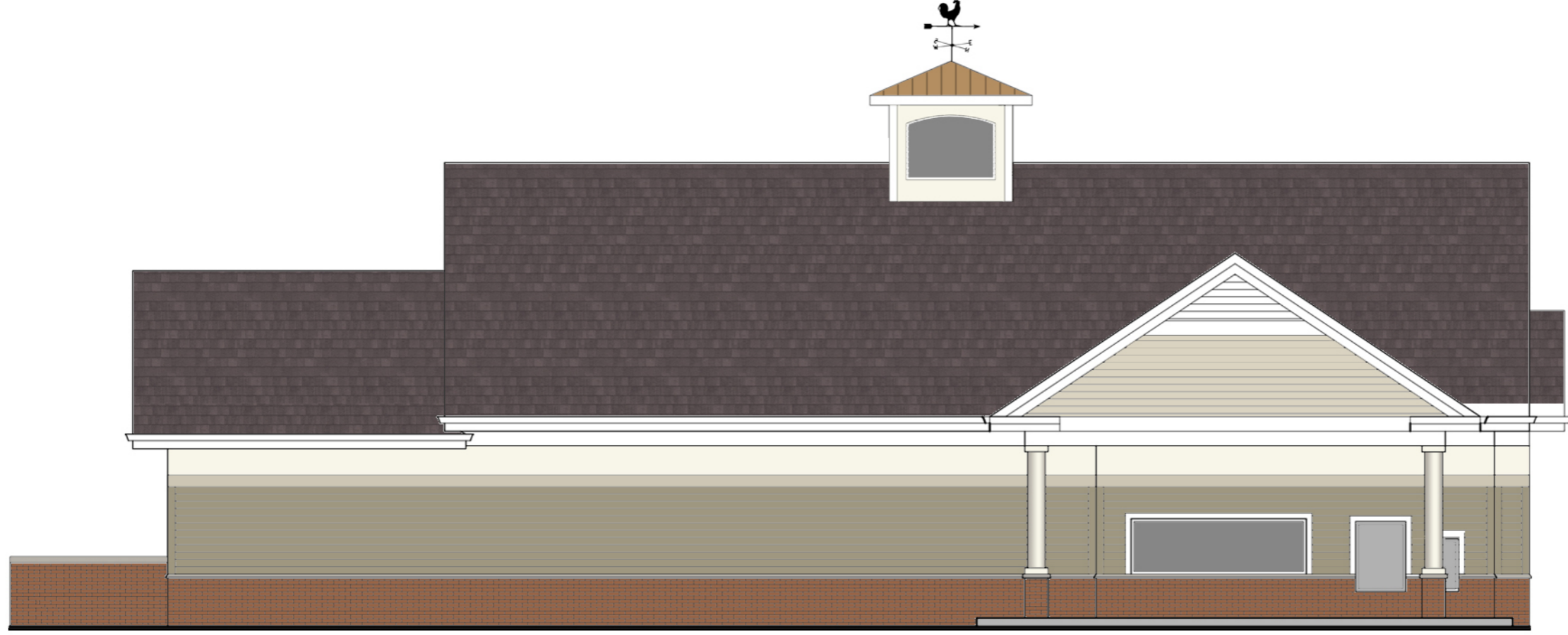
North Elevation



**EXTERIOR ELEVATIONS**

Mahopac, NY  
Job #976  
5/6/2015

Revised 7-20-15



West Elevation



South Elevation



design. build. grow.

R S L COMMERCIAL ARCHITECTURE

**EXTERIOR ELEVATIONS**



16 Sq. Ft. Signage w/ (1)  
Ground Mount Sign  
Light @ Each Side



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

11 Bradhurst Avenue  
Hawthorne, NY 10532  
T: 914.347.7500  
F: 914.347.7266  
[www.maserconsulting.com](http://www.maserconsulting.com)

July 17, 2015

Mr. Harold Gary, Chairman  
Town of Carmel - Planning Board  
Carmel Town Hall  
60 McAlpin Avenue  
Mahopac, New York 10541

Re: Route 6 – Retail/Putnam County Savings Bank  
150 Route 6  
Town of Carmel, Putnam County, NY  
MC Project No. 15001388P

Dear Chairman Gary and Members of the Board:

Maser Consulting, P.A., formerly John Collins Engineers, P.C., had prepared detailed traffic impact studies which addressed this property and had considered significant commercial development on the parcels located at the above referenced location. That study had identified the need to construct an access road aligning opposite the existing Mahopac Village Centre, located on the south side of U.S. Route 6.

**1. Project Location and Description**

The current proposal is for the construction of an approximately 2,650 s.f. branch of the Putnam County Savings Bank, together with a separate retail component consisting of approximately 5,000 s.f. on the adjacent parcel. The proposed access to the development will align opposite the Mahopac Village Centre and the existing pavement section of U.S. Route 6 will be restriped to provide a separate left-turn lane for vehicles entering the project. This eastbound left-turn lane will align opposite the existing westbound separate left-turn lane for vehicles entering the Mahopac Village Centre driveway. The proposal also calls for the installation of the traffic signal at this location. The access improvements and signalization will be subject to New York State Department of Transportation (NYSDOT) Highway permit process which has commenced.

**2. Project Trip Generation (Table No. 1)**

Table No. 1 summarizes the expected trip generation for the proposed development. As can be seen from the table, it will result in significantly lower traffic volumes than analyzed in the previous traffic studies.



3. **NYSDOT Route 6 Improvements**

It should also be noted that the NYSDOT has recently awarded a contract (PIN 8392.02) which will improve several intersections in the vicinity of the site. These include the intersection of Route 6 and Route 118/Baldwin Place Road (CR37). The intersection will be reconstructed to provide an additional eastbound lane on Route 6 through the intersection and the traffic signal will be modified accordingly. This will help alleviate existing peak hour congestion at this location. The intersection of U.S. Route 6 and Union Valley Road will also be modified to provide a separate left-turn lane on Route 6 westbound, as well as associated signal modifications. The project is expected to be completed within the next year. These improvements will help improve existing and future operations at these area intersections.

4. **Summary**

The currently proposed development will generate significantly less traffic than what was originally analyzed in the previous traffic studies. The improvements at the adjacent intersections will help accommodate any additional traffic generated by the current proposal. With the access-related improvements, which we are currently pursuing permits from the NYSDOT, including provision of a separate left-turn lane for entering traffic and the associated new signalization at the access, the project traffic will be adequately accommodated.

Lastly, it should also be noted that an easement is being provided to allow access to the adjacent Koehler Senior Center. This will allow the future connection to that development, which will in turn provide access for traffic from that facility to take advantage of the new traffic signal at the site access.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to read 'Philip J. Grealy', is written over the typed name and title.

Philip J. Grealy, Ph.D., P.E.  
Principal/Department Manager

PJG/anr  
Enclosures  
cc: P. Cleary, AICP, PPE  
J. Contelmo, P.E.  
F. Koelsch

**TABLE NO. 1**  
**HOURLY TRIP GENERATION RATES (HTGR) AND ANTICIPATED**  
**SITE GENERATED TRAFFIC VOLUMES**























PCSB - ROUTE 6 RETAIL MAHOPAC, NEW YORK	ENTRY			EXIT		
	HTGR <sup>1</sup>	VOLUME	NEW TRIPS <sup>2</sup>	HTGR <sup>1</sup>	VOLUME	NEW TRIPS <sup>2</sup>
DRIVE-IN BANK (2,656 SQ. FT.)						
PEAK AM HOUR	6.89	18	14	5.19	14	11
PEAK PM HOUR	12.15	32	24	12.15	32	24
SATURDAY PEAK HOUR	13.68	36	27	12.63	34	28
RETAIL (5,000 SQ. FT.)						
PEAK AM HOUR	3.11	16	12	1.91	10	8
PEAK PM HOUR	8.05	40	30	8.05	40	30
SATURDAY PEAK HOUR	12.47	62	47	12.47	62	47
TOTAL						
PEAK AM HOUR	-	34	26	-	24	18
PEAK PM HOUR	-	72	54	-	72	54
SATURDAY PEAK HOUR	-	98	74	-	96	72

**NOTES:**

- 1) THE HOURLY TRIP GENERATION RATES (HTGR) ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 9TH EDITION, 2012. ITE LAND USE CODE - 912 - DRIVE-IN BANK AND ITE LAND USE CODE - 820 - SHOPPING CENTER.
- 2) "NEW TRIPS" INCLUDE A 25% PASS-BY/DIVERTED LINK TRIP CREDIT APPLIED TO BOTH LAND USES TO ACCOUNT FOR TRIPS ATTRACTED FROM THE EXISTING TRAFFIC STREAM ALONG U.S. ROUTE 6.

2015 BUILD TRAFFIC VOLUMES  
 12: U.S. ROUTE 6 & SITE ACCESS/A&P SHOPPING CENTER

PM PEAK HOUR  
 7/16/2015

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	36	0	36	89	0	152	36	682	184	80	548	36
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	16	12	12	10	11	13	12
Storage Length (ft)	0		0	0		0	300		300	200		200
Storage Lanes	1		0	0		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850				0.850			0.850			0.850
Flt Protected	0.950				0.950		0.950			0.950		
Satd. Flow (prot)	1770	1583	0	0	1805	1812	1770	1881	1478	1745	1963	1583
Flt Permitted	0.528				0.732		0.293			0.157		
Satd. Flow (perm)	984	1583	0	0	1391	1812	546	1881	1478	288	1963	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		313				165			196			76
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		270			220			783			521	
Travel Time (s)		6.1			5.0			13.3			8.9	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.87	0.89	0.85	0.88	0.92
Heavy Vehicles (%)	2%	2%	2%	0%	2%	1%	2%	1%	2%	0%	0%	2%
Adj. Flow (vph)	39	0	39	97	0	165	39	784	207	94	623	39
Shared Lane Traffic (%)												
Lane Group Flow (vph)	39	39	0	0	97	165	39	784	207	94	623	39
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	0.85	1.00	1.00	1.09	1.04	0.96	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1		1	1	1	1	1	1	1	1	1
Detector Template												
Leading Detector (ft)	50	50		50	50	50	50	50	50	50	50	50
Trailing Detector (ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	50	50		50	50	50	50	50	50	50	50	50
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Turn Type	pm+pt	NA		Perm	NA	pm+ov	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		8	1	5	2			1	6	
Permitted Phases	4			8	8	2			2	6		6
Detector Phase	7	4		8	8	1	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	21.0	21.0		21.0	21.0	8.0	9.0	21.0	21.0	8.0	21.0	21.0

2015 BUILD TRAFFIC VOLUMES  
12: U.S. ROUTE 6 & SITE ACCESS/A&P SHOPPING CENTER

PM PEAK HOUR  
7/16/2015

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (s)	30.0	51.0		21.0	21.0	8.0	9.0	99.0	99.0	8.0	98.0	98.0
Total Split (%)	19.0%	32.3%		13.3%	13.3%	5.1%	5.7%	62.7%	62.7%	5.1%	62.0%	62.0%
Maximum Green (s)	25.0	46.0		16.0	16.0	4.0	4.0	94.0	94.0	4.0	93.0	93.0
Yellow Time (s)	3.0	3.0		3.0	3.0	3.5	3.0	3.0	3.0	3.5	3.0	3.0
All-Red Time (s)	2.0	2.0		2.0	2.0	0.5	2.0	2.0	2.0	0.5	2.0	2.0
Lost Time Adjust (s)	-1.0	-1.0			-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	0.0
Total Lost Time (s)	4.0	4.0			4.0	3.0	4.0	4.0	4.0	3.0	4.0	5.0
Lead/Lag	Lead			Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)	5.0	5.0		5.0	5.0			5.0	5.0		5.0	5.0
Flash Dont Walk (s)	11.0	11.0		11.0	11.0			11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)	0	0		0	0			0	0		0	0
v/c Ratio	0.12	0.06		0.43	0.26	0.09	0.78	0.23	0.34	0.54	0.04	0.04
Control Delay	26.2	0.2		43.3	6.7	7.8	22.6	2.8	10.2	15.3	0.6	0.6
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	26.2	0.2		43.3	6.7	7.8	22.6	2.8	10.2	15.3	0.6	0.6
Queue Length 50th (ft)	15	0		48	0	8	336	3	19	234	0	0
Queue Length 95th (ft)	47	0		120	54	22	524	34	40	372	4	4
Internal Link Dist (ft)		190			140			703			441	
Turn Bay Length (ft)							300		300	200		200
Base Capacity (vph)	633	1108		315	631	411	1817	1435	279	1889	1520	1520
Starvation Cap Reductn	0	0		0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0		0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.06	0.04		0.31	0.26	0.09	0.43	0.14	0.34	0.33	0.03	0.03

Intersection Summary

Area Type: Other  
 Cycle Length: 158  
 Actuated Cycle Length: 81.5  
 Natural Cycle: 90  
 Control Type: Actuated-Uncoordinated

Splits and Phases: 12: U.S. ROUTE 6 & SITE ACCESS/A&P SHOPPING CENTER

8 s	99 s						51 s				
9 s	98 s						30 s			21 s	

























2015 BUILD TRAFFIC VOLUMES  
12: U.S. ROUTE 6 & SITE ACCESS/A&P SHOPPING CENTER

PM PEAK HOUR  
7/16/2015

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	36	0	36	89	0	152	36	682	184	80	548	36
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus. Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1900	1900	1956	1863	1881	1863	1900	1976	1863
Adj Flow Rate, veh/h	39	0	39	97	0	0	39	784	0	94	623	39
Adj No. of Lanes	1	1	0	0	1	1	1	1	1	1	1	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.87	0.89	0.85	0.88	0.92
Percent Heavy Veh, %	2	2	2	2	2	1	2	1	2	0	0	2
Cap, veh/h	463	0	375	267	0	294	434	979	824	361	1036	805
Arrive On Green	0.06	0.00	0.22	0.11	0.00	0.00	0.05	0.52	0.00	0.07	0.52	0.51
Sat Flow, veh/h	1774	0	1583	1390	0	1663	1774	1881	1583	1810	1976	1583
Grp Volume(v), veh/h	39	0	39	97	0	0	39	784	0	94	623	39
Grp Sat Flow(s),veh/h/ln	1774	0	1583	1390	0	1663	1774	1881	1583	1810	1976	1583
Q Serve(g_s), s	1.1	0.0	1.2	4.2	0.0	0.0	0.6	21.5	0.0	1.4	13.7	0.8
Cycle Q Clear(g_c), s	1.1	0.0	1.2	4.2	0.0	0.0	0.6	21.5	0.0	1.4	13.7	0.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	463	0	375	267	0	294	434	979	824	361	1036	805
V/C Ratio(X)	0.08	0.00	0.10	0.36	0.00	0.00	0.09	0.80	0.00	0.26	0.60	0.05
Avail Cap(c_a), veh/h	1086	0	1187	492	0	563	491	2849	2398	384	2962	2348
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	20.3	0.0	19.1	26.7	0.0	0.0	7.5	12.4	0.0	9.9	10.4	7.8
Incr Delay (d2), s/veh	0.1	0.0	0.1	0.8	0.0	0.0	0.1	1.6	0.0	0.4	0.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.0	0.6	1.7	0.0	0.0	0.3	11.3	0.0	0.7	7.6	0.3
LnGrp Delay(d),s/veh	20.3	0.0	19.2	27.5	0.0	0.0	7.6	13.9	0.0	10.3	10.9	7.8
LnGrp LOS	C		B	C			A	B		B	B	A
Approach Vol, veh/h		78			97			823			756	
Approach Delay, s/veh		19.8			27.5			13.6			10.7	
Approach LOS		B			C			B			B	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6	7	8				
Phs Duration (G+Y+Rc), s	7.2	36.6		18.9	7.0	36.9	8.0	10.9				
Change Period (Y+Rc), s	4.0	5.0		5.0	5.0	5.0	5.0	5.0				
Max Green Setting (Gmax), s	4.0	94.0		46.0	4.0	93.0	25.0	16.0				
Max Q Clear Time (g_c+I1), s	3.4	23.5		3.2	2.6	15.7	3.1	6.2				
Green Ext Time (p_c), s	0.0	8.2		0.5	0.0	8.2	0.1	0.3				
<b>Intersection Summary</b>												
HCM 2010 Ctrl Delay			13.4									
HCM 2010 LOS			B									

2015 BUILD TRAFFIC VOLUMES  
12: U.S. ROUTE 6 & SITE ACCESS/A&P SHOPPING CENTER

SAT PEAK HOUR  
7/16/2015

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	48	0	48	90	0	180	49	547	322	314	951	49
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	16	12	12	10	11	13	12
Storage Length (ft)	0		0	0		0	300		300	200		200
Storage Lanes	1		0	0		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850				0.850			0.850			0.850
Flt Protected	0.950				0.950		0.950			0.950		
Satd. Flow (prot)	1770	1583	0	0	1805	1812	1770	1863	1492	1745	1925	1583
Flt Permitted	0.553				0.723		0.060			0.201		
Satd. Flow (perm)	1030	1583	0	0	1374	1812	112	1863	1492	369	1925	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		150				217			339			87
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		303			220			684			1173	
Travel Time (s)		6.9			5.0			11.7			20.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.83	0.92	0.95	0.93	0.92	0.95	0.92
Heavy Vehicles (%)	2%	2%	2%	0%	2%	1%	2%	2%	1%	0%	2%	2%
Adj. Flow (vph)	52	0	52	98	0	217	53	576	346	341	1001	53
Shared Lane Traffic (%)												
Lane Group Flow (vph)	52	52	0	0	98	217	53	576	346	341	1001	53
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	0.85	1.00	1.00	1.09	1.04	0.96	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	pm+pt	NA		Perm	NA	pm+ov	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4			8	1	5	2		1	6	
Permitted Phases	4			8		8	2		2	6		6
Minimum Split (s)	9.0	21.0		21.0	21.0	9.0	9.0	21.0	21.0	9.0	21.0	21.0
Total Split (s)	19.0	53.0		34.0	34.0	26.0	9.0	71.0	71.0	26.0	88.0	88.0
Total Split (%)	12.7%	35.3%		22.7%	22.7%	17.3%	6.0%	47.3%	47.3%	17.3%	58.7%	58.7%
Maximum Green (s)	14.0	48.0		29.0	29.0	21.0	4.0	66.0	66.0	21.0	83.0	83.0
Yellow Time (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	-1.0	-1.0			-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	0.0
Total Lost Time (s)	4.0	4.0			4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0
Lead/Lag	Lead			Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Walk Time (s)		5.0		5.0	5.0			5.0	5.0		5.0	5.0
Flash Dont Walk (s)		11.0		11.0	11.0			11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0		0	0			0	0		0	0
v/c Ratio	0.13	0.08			0.36	0.27	0.49	0.69	0.41	0.79	0.93	0.06
Control Delay	36.0	0.3			56.1	4.5	33.1	38.6	4.1	30.7	45.7	0.8

2015 BUILD TRAFFIC VOLUMES  
 12: U.S. ROUTE 6 & SITE ACCESS/A&P SHOPPING CENTER

SAT PEAK HOUR  
 7/16/2015

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay	0.0	0.0			0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	36.0	0.3			56.1	4.5	33.1	38.6	4.1	30.7	45.7	0.8
Queue Length 50th (ft)	35	0			84	0	19	446	4	150	870	0
Queue Length 95th (ft)	69	0			143	39	47	589	62	#276	#1199	6
Internal Link Dist (ft)		223			140			604			1093	
Turn Bay Length (ft)							300		300	200		200
Base Capacity (vph)	410	618			274	812	109	832	854	430	1078	914
Starvation Cap Reductn	0	0			0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0			0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0			0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.13	0.08			0.36	0.27	0.49	0.69	0.41	0.79	0.93	0.06

Intersection Summary























Area Type: Other  
 Cycle Length: 150  
 Actuated Cycle Length: 150  
 Offset: 9 (6%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green  
 Natural Cycle: 90  
 Control Type: Pretimed  
 # 95th percentile volume exceeds capacity, queue may be longer.  
 Queue shown is maximum after two cycles.

Splits and Phases: 12: U.S. ROUTE 6 & SITE ACCESS/A&P SHOPPING CENTER

p1	p2 (R)	p4
26 s	71 s	53 s
p5	p6 (R)	p7
9 s	88 s	19 s
		p8
		34 s

2015 BUILD TRAFFIC VOLUMES  
 12: U.S. ROUTE 6 & SITE ACCESS/A&P SHOPPING CENTER

SAT PEAK HOUR  
 7/16/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	48	0	48	90	0	180	49	547	322	314	951	49
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1900	1900	1956	1863	1863	1881	1900	1937	1863
Adj Flow Rate, veh/h	52	0	52	98	0	0	53	576	0	341	1001	53
Adj No. of Lanes	1	1	0	0	1	1	1	1	1	1	1	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.83	0.92	0.95	0.93	0.92	0.95	0.92
Percent Heavy Veh, %	2	2	2	2	2	1	2	2	1	0	2	2
Cap, veh/h	554	0	517	323	0	576	155	832	714	483	1085	876
Arrive On Green	0.10	0.00	0.32	0.20	0.00	0.00	0.03	0.45	0.00	0.15	0.56	0.55
Sat Flow, veh/h	1774	0	1583	1374	0	1663	1774	1863	1599	1810	1937	1583
Grp Volume(v), veh/h	52	0	52	98	0	0	53	576	0	341	1001	53
Grp Sat Flow(s),veh/h/ln	1774	0	1583	1374	0	1663	1774	1863	1599	1810	1937	1583
Q Serve(g_s), s	3.1	0.0	3.5	9.2	0.0	0.0	2.4	37.2	0.0	13.7	70.6	2.3
Cycle Q Clear(g_c), s	3.1	0.0	3.5	9.2	0.0	0.0	2.4	37.2	0.0	13.7	70.6	2.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	554	0	517	323	0	576	155	832	714	483	1085	876
V/C Ratio(X)	0.09	0.00	0.10	0.30	0.00	0.00	0.34	0.69	0.00	0.71	0.92	0.06
Avail Cap(c_a), veh/h	554	0	517	323	0	576	155	832	714	483	1085	876
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	36.4	0.0	35.5	51.7	0.0	0.0	31.5	33.2	0.0	22.8	30.0	15.5
Incr Delay (d2), s/veh	0.3	0.0	0.4	2.4	0.0	0.0	5.9	4.7	0.0	8.4	14.1	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	0.0	1.6	3.7	0.0	0.0	1.4	20.1	0.0	7.9	41.8	1.0
LnGrp Delay(d),s/veh	36.8	0.0	35.9	54.1	0.0	0.0	37.4	37.9	0.0	31.3	44.1	15.6
LnGrp LOS	D		D	D			D	D		C	D	B
Approach Vol, veh/h		104			98			629			1395	
Approach Delay, s/veh		36.3			54.1			37.9			39.9	
Approach LOS		D			D			D			D	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6	7	8				
Phs Duration (G+Y+Rc), s	26.0	71.0		53.0	9.0	88.0	19.0	34.0				
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0	5.0	5.0				
Max Green Setting (Gmax), s	21.0	66.0		48.0	4.0	83.0	14.0	29.0				
Max Q Clear Time (g_c+I1), s	15.7	39.2		5.5	4.4	72.6	5.1	11.2				
Green Ext Time (p_c), s	0.6	9.4		0.6	0.0	5.8	0.1	0.5				
<b>Intersection Summary</b>												
HCM 2010 Ctrl Delay			39.8									
HCM 2010 LOS			D									



July 29, 2015

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

RE: Route 6 Retail Site Plan  
Route 6  
Tax Map No. 86.11-1-1 – Proposed Lot 2

Dear Chairman Gary and Members of the Board:

Please find enclosed the following plans and documents in support of an application for site plan approval for the above referenced project:

- Six (6) sheet Site Plan Set, last revised July 29, 2015. (5 copies)
- One (1) sheet Building floor plan and elevations, prepared by JFM Architect, last revised July 15, 2015. (5 copies)
- Traffic Study prepared by Maser Consulting, dated July 17, 2015. (5 copies)
- CD containing pdfs of submitted plans and documents. (1 copy)

In response to specific comments by the Planning Board at the meeting on July 8, 2015, please find the following response:

1. A stone watercourse has been added to the building elevations.
2. A standing seam copper roof has been provided on the cupola.
3. A sidewalk / crosswalk connection between the proposed Route 6 Retail site and the adjacent PCSB project site has been added to the site plan.

**Memorandum from Michael G. Carnazza, Director of Code Enforcement for the Town of Carmel, dated June 30, 2015:**

1. It is acknowledged that the proposed retail use is permitted according to the schedule of district regulations.
2. The proposed retaining walls have been revised to provide a maximum retained height of less than 6 feet for each wall. Therefore, variances would not be required.
3. It is acknowledged that all other zoning criteria have been addressed.

**Memorandum from Richard J. Franzetti, P.E., Town Engineer for the Town of Carmel, dated July 6, 2015:**

**General Comments:**

1. & 2. It is acknowledged that the following agency referral/permitting/review would be required:
  - a. NYSDEC – for stormwater and wetlands.

---

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717  
[www.insite-eng.com](http://www.insite-eng.com)

- b. NYSDOT for work permit and traffic study.
  - c. NYCDEP for stormwater and sub-surface treatment system (SSTS).
  - d. PCDOH for well and SSTS.
  - e. Town of Carmel ECB for wetlands permit.
  - f. Mahopac Fire Department
3. The PCSB site plan and the Route 6 Retail Site Plan are designed to be built in conjunction with one another with shared stormwater management practices and a shared septic field. Therefore, it is relevant to show improvements on the adjacent lot and reference the adjacent site plan for details. Stormwater and sewer easements will be provided at a later date for review. Each site will have its own drilled well.
  4. An overall site plan has been added to the site plan set.
  5. A NYSDEC wetland validation is good for 10 years, but we will confirm the delineation with the Town consultant.
  6. A Stormwater Pollution Prevention Plan shall be prepared for the project and included in a later submission.
  7. A traffic study has been prepared by Maser Consulting and is included as part of this submission.
  8. It is understood that should any public improvements be deemed necessary as part of the development of the project, a performance bond and associated engineering inspection fee must be established for the work. A quantity takeoff and Engineer's Estimate of Probable Costs will be prepared and included in a later submission for the purpose of establishing the bond amount.

**Detailed Comments:**

1. Layout and Landscape Plan – SP-1
  - a. The agreements/easements for site access, SMPs and utilities will be provided in a later submission.
  - b. It is understood that all plantings should be verified by the Town of Carmel Wetlands Inspector.
  - c. It is understood that all plantings shall be installed per Section 142 of the Town of Carmel Code.
  - d. The traffic signal has been labelled as proposed on the site plan.
  - e. A lighting photometric plan shall be provided in a later submission.
  - f. Top and bottom elevations have been provided for the proposed retaining wall.
  - g. Wind load calculations would be provided as part of the building permit review.
  - h. The proposed plantings at the south east corner of the PCSB project site have been relocated to not extend off-site, therefore an easement is not required.
  - i. Maser Consulting is working with the NYSDOT relative to the Route 6 traffic improvements associated with the entrance to the project. Should available sight distances be required to be evaluated as part of the proposed traffic improvements, these will be established and reviewed by the NYSDOT.
  - j. The location of sidewalk curb ramps have been provided on the site plan. Corresponding details have been provided on the site detail sheets.
  - k. There is a service entrance/exit from the building at that corner. The sidewalk from that door provides access from the loading space in that area.
2. Grading and Utilities Plan – SP-2
  - a. Rim and invert elevations will be provided in a later submission.
  - b. Hydraulic calculations and pipe sizes will be provided in a later submission.
  - c. More detailed utility information will be provided in a later submission. The details for the proposed well and septic will be reviewed by the Putnam County Dept. of Health.
  - d. See response to Item 3.d. above.

- e. A sewer agreement / easement for the SSTS located on Lot 1 will be provided in a later submission.
3. Erosion and Sediment Control Plan – SP-3
  - a. Rim and invert elevations will be provided in a later submission.
  - b. A SWPPP will be prepared and provided in a later submission.
  - c. Additional silt fence has been provided at the south entrance.
4. Site Details – D-1 and D-2
  - a. The concrete sidewalk and curb details have been revised to meet the criteria defined in Section 128 of the Town code.
  - b. The end section material shall be HDPE to match the contributing drainage pipe. This has been added to the End Section Detail.

**Memorandum from Patrick Cleary, AICP, Cleary Consulting, dated July 8, 2015:**

**Site Plan Review Comments:**

1. Proposed Use:
  - It is understood that the proposed retail use is permitted in the C/BP zoning district.
2. Site Access:
  - It is acknowledged that a new two-way driveway from Route 6 will provide access to the proposed retail site as well as the proposed bank retail/service establishment on the adjacent parcel.
  - It is acknowledged that the proposed driveway access from Route 6 corresponds to the location of one of the main access roadways that were proposed as part of the Union Place development.
  - It is acknowledged that the proposed alignment of proposed access driveway as located opposite the existing driveway for the Putnam Square shopping center is an appropriate design approach.
  - Maser Consulting is working with the NYSDOT relative to the Route 6 traffic improvements associated with the entrance to the project. Should available sight distances be required to be evaluated as part of the proposed traffic improvements, these will be established and reviewed by the NYSDOT.
  - It is acknowledged that an entrance to the retail site is provided off of the main entrance driveway from Route 6 on the right at approximately 100' feet back from Route 6.
  - A traffic study has been prepared by Maser Consulting and is included as part of this submission.
3. Building Location:
  - It is acknowledged that the western portion of this parcel is constrained by NYSDEC Wetland ML-11, therefore the proposed development area is located along the Route 6 frontage.
  - It is acknowledged that the narrow usable development area, which is deeper than it is wider, and is narrower towards the front of the site and wider towards the back, works best with the parking located in the front of the building (rather than to the side of the building).
  - Moving the building to the front of the site would reduce the building size to less than the minimum 5,000 s.f. required by zoning. The current configuration allows the front of the building to be the front with pedestrian access for patrons, and helps to keep the service areas and drive-up in the back.
4. Zoning Dimensional Compliance:
  - It is acknowledged that the proposed project complies with the applicable C-BP zoning dimensional requirements.
5. Off-Street Parking:
  - It is acknowledged that the proposed retail uses at the site require 25 off-street parking spaces, with 26 parking spaces provided.

6. Off-Street Loading:

- It is acknowledged that two off-street loading spaces are required, with two loading spaces provided.

7. Vehicle Circulation:

- The site plan provides for one drive-up lane and one bypass lane at the rear of the building.
- The specific proposed use / tenant has not yet been determined.
- Most likely, the refuse hauler will be accessing the site during off hours. In any event, their access to the site will be temporary and of short duration. The proposed location of the refuse enclosure has been adjusted, with pavement markings provided to reduce potential conflict with drive-up traffic. Even though the truck may have to maneuver with drive-up traffic, this would be preferred to maneuvering with pedestrian traffic.
- It is our opinion that the refuse enclosure works best in the location provided. Relocating it to the south side would potentially provide conflict with the future connection to the County site.

8. Traffic:

- A traffic study has been prepared by Maser Consulting and is included as part of this submission.

9. Building Aesthetics:

- The materials for the building are provided on the building plan / elevations included in this submission.
- The mechanical equipment will be located up in the attic space. The HVAC units will be located on the north side of the building.

10. Site Lighting:

- The pole-mounted parking lot lights will be LEDs, downward directed and shielded, to be night-sky friendly and to minimize light spill at the property lines. A photometric lighting plan will be provided in a later submission.
- Details of the building mounted light fixtures shall be provided in a later submission.
- The free-standing project sign will be lighted externally with directed up lighting. Additional information will be provided in a later submission.

11. Landscaping:

- Additional plantings have been added to the site plan along the Route 6 frontage.

12. Stormwater Management:

- A SWPPP will be provided for the project in a later submission. It is not anticipated that changes to the stormwater management basins will directly impact the site layout.

13. Utilities:

- Proposed site utility locations will be provided in a later submission.



14. Easements:

- The project sign has been relocated onto the bank property, therefore an easement will not be required. The other required easements for access, drainage, SSTS and utilities will be provided in a later submission.

**SEQR:**

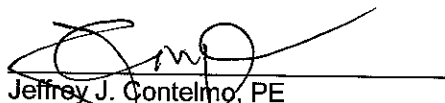
It is understood that the proposed project is classified as an unlisted action under SEQR and that a SEQR determination of significance will need to be adopted by the Board.

We trust the enclosed information will be found adequate. Please place the project on the agenda for the August 5, 2015 Planning Board meeting for continued discussion with the Board.

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

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

By:

  
Jeffrey J. Contelmo, PE  
Senior Principal Engineer

JJC/dlm/amh

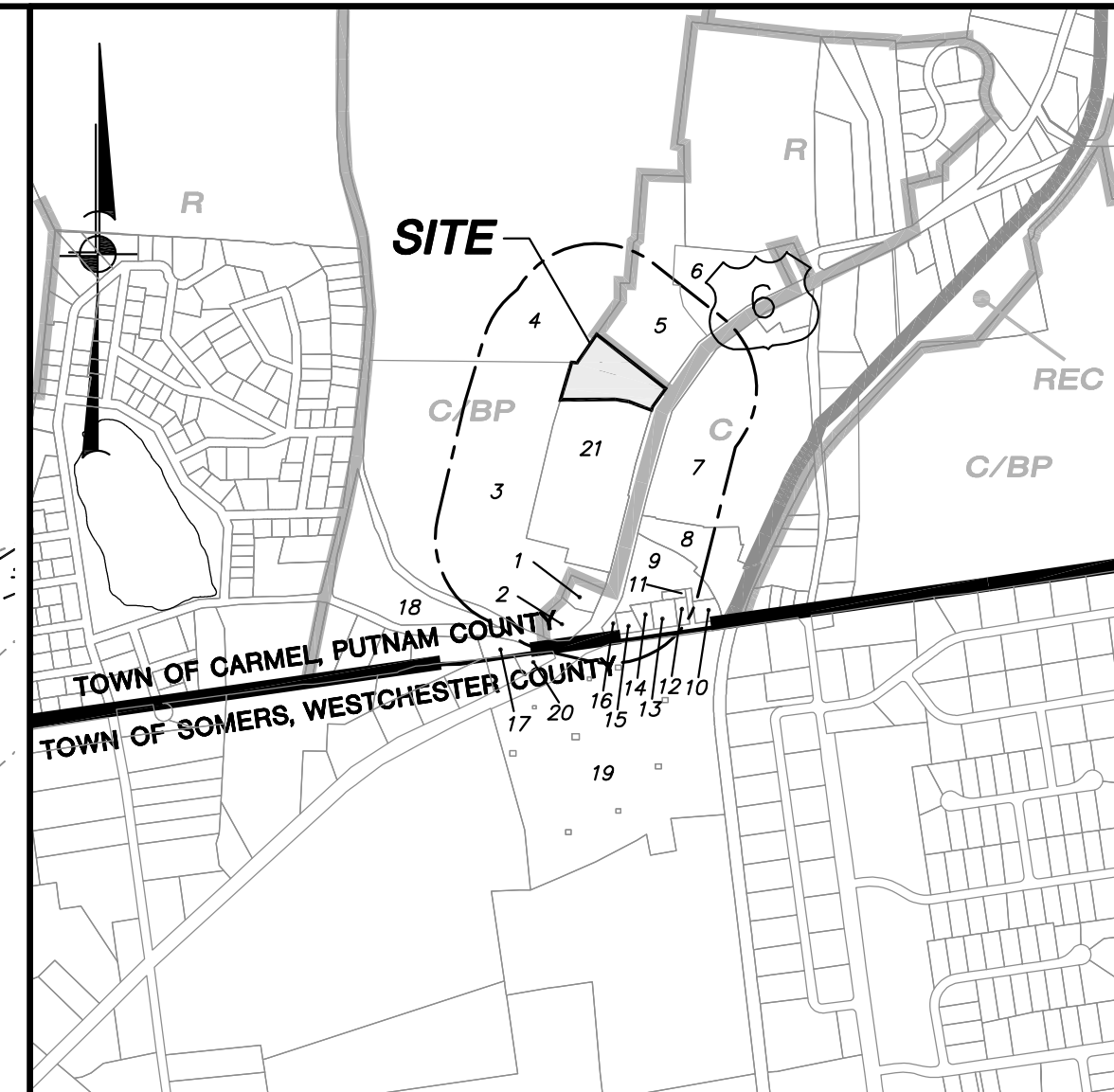
Enclosures

cc: Fred Koelsch, w/enclosures  
Mahopac Fire Department w/enclosures

Insite File No. 02119.100

**500' ADJOINERS:**

- |                                       |                                   |
|---------------------------------------|-----------------------------------|
| 1. N/F Bernad Creations LTD           | 11. N/F Dring                     |
| 2. N/F 102 Route 6, LLC               | 12. N/F Baldwin Place Realty LLC  |
| 3. N/F Bernad Creations LTD           | 13. N/F Baldwin Place Realty LLC  |
| 4. N/F Baldwin Hills Realty LLC       | 14. N/F Stokmann Co., LLC         |
| 5. N/F Senior Housing at Mahopac Hill | 15. N/F Stokmann Co., LLC         |
| 6. N/F County of Putnam               | 16. N/F Baldwin Place Realty LLC  |
| 7. N/F Mahopac Improvements LLC       | 17. N/F Ferrara                   |
| 8. N/F Barile & Boniello              | 18. N/F Serg Inc.                 |
| 9. N/F Dring Holding Corp.            | 19. N/F UB Somers, Inc.           |
| 10. N/F Mirable                       | 20. N/F Reinhard                  |
|                                       | 21. N/F Baldwin Hills Realty, LLC |



LOCATION MAP SCALE: 1" = 1,000'±

**OWNER/APPLICANT:** Site Data:  
 Baldwin Hills Realty, LLC  
 C/o Camarda Realty Investments, LLC  
 1699 Route 6 Suite 1  
 Carmel NY 10512  
 Zone: C/BP - Commerce/Business Park  
 Total Acreage: 3.13 AC  
 Tax Map No.: 86.11-1-1 (Subdivision Lot 2)  
 Proposed Use: Retail Sales and Service Establishments

- GENERAL NOTES:**
- Property line as shown hereon is based on a boundary survey prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated June 19, 2015.
  - Topography as shown hereon is based on aerial photography dated December 10, 2001 and is photogrammetrically compiled at a scale of 1" = 50'. The contour interval is 2 feet.
  - The wetland flagging as shown hereon is taken from a "Map of Wetlands Prepared for Union Place", as prepared by Terry Bergendorff Collins, last revised April 7, 2009.
  - Up to ten (10) employees are estimated to be on-site at any time (up to 5 employees per establishment).
  - The Subsurface Sewage Treatment System (SSTS) for the subject property (Baldwin Subdivision - Lot 2) will utilize the absorption fields to be provided on Baldwin Subdivision - Lot 1.



C/BP ZONE REQUIREMENTS		
	REQUIRED	PROPOSED (LOT 2)
Minimum Lot Area:	3 AC.	3.13 AC. ±
Minimum Lot Width:	200'	292' ±
Minimum Lot Depth:	200'	497' ±
Minimum Setbacks:		
Principal Bldg:	Front Yard: 50'	149' ±
	Side Yard: 40'	47' ±
	Rear Yard: 40'	204' ±
Maximum Building Height:	40'	Less Than 40'
Minimum Building Floor Area:	5,000 sf	5,000 sf
Maximum Building Coverage:	40%	3.6%

PARKING & LOADING REQUIREMENTS		
PARKING - Retail	5,000 s.f. / 1 Space per 200 s.f.	= 25 Spaces Required
		26 Spaces Provided
LOADING - Retail	1 Space for each establishment x 2	= 2 Spaces Required
		2 Space Provided

**LEGEND**

	Existing Property Line
	Existing 10' Contour
	Existing 2' Contour
	Existing Spot Grade
	Existing Watercourse
	Existing Wetland
	Existing Utility Poles With Overhead Wires
	Existing Edge of Pavement
	Existing White Line
	Existing Curb
	Proposed Curb
	Proposed Retaining Wall

**Site Plan**

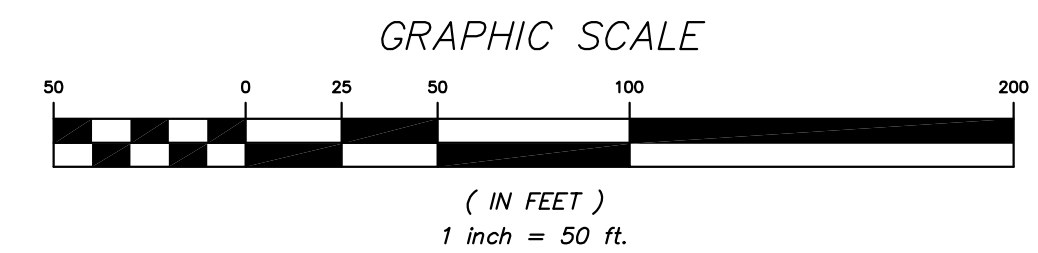
Approval hereby granted this \_\_\_\_\_ day of \_\_\_\_\_, 2015, if building permit is not issued within 12 months from the above date, this approval becomes null and void.

Town of Carmel Planning Board

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by \_\_\_\_\_

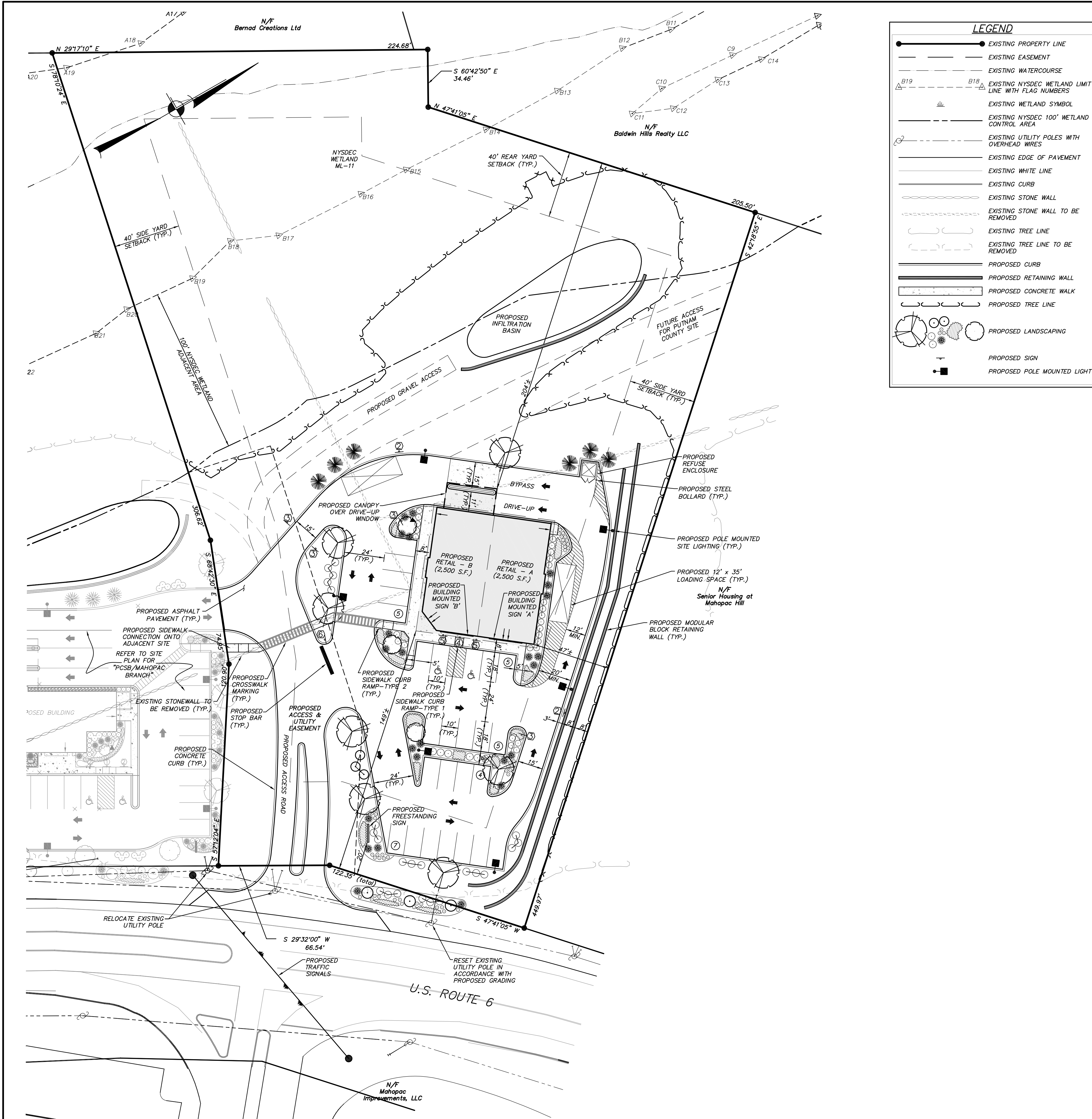
Chairman: \_\_\_\_\_

Secretary: \_\_\_\_\_



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY
 <b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. 3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com			
PROJECT:		ROUTE 6 RETAIL	
DRAWING:		OVERALL PLAN	
PROJECT NUMBER	02119.100	PROJECT MANAGER	J.J.C.
DATE	7-29-15	DRAWN BY	M.E.U.
SCALE	1" = 50'	CHECKED BY	D.L.M.
			DRAWING NO. SHEET OP-1 / 6



**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING WATERCOURSE
- EXISTING NYSEDEC WETLAND LIMIT LINE WITH FLAG NUMBERS
- EXISTING WETLAND SYMBOL
- EXISTING NYSEDEC 100' WETLAND CONTROL AREA
- EXISTING UTILITY POLES WITH OVERHEAD WIRES
- EXISTING EDGE OF PAVEMENT
- EXISTING WHITE LINE
- EXISTING CURB
- EXISTING STONE WALL
- EXISTING STONE WALL TO BE REMOVED
- EXISTING TREE LINE
- EXISTING TREE LINE TO BE REMOVED
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE WALK
- PROPOSED TREE LINE
- PROPOSED LANDSCAPING
- PROPOSED SIGN
- PROPOSED POLE MOUNTED LIGHT

**SCHEMATIC PLANT LIST**

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
<b>SHADE TREES</b>			
PO	<i>Plantanus occidentalis</i> / Planetree	2.5" CAL.	B & B
TC	<i>Tilia cordata</i> "Greenspire" / Littleleaf Linden	2.5" CAL.	B & B
<b>FLOWERING TREES</b>			
AG	<i>Amelanchier x grandiflora</i> "Autumn Brilliance" / Autumn Brilliance Serviceberry	8"-10" HT.	B & B
<b>EVERGREEN TREES</b>			
PG	<i>Picea glauca</i> / White Spruce	5"-6" HT.	B & B
TO	<i>Thuja occidentalis</i> "Techny" / Techny Arborvitae	5"-6" HT.	B & B
<b>SHRUBS &amp; PERENNIALS</b>			
CA	<i>Cornus alba</i> "Elegantissima" / Variegated Red Twig Dogwood	18"-24" HT.	#3 CONT.
CV	<i>Careopsis vert.</i> "Moonbeam" / Moonbeam Coreopsis	#2 CONT.	18" O.C.
HS	<i>Hemerocallis</i> "Stella D'Oro" / Daylily	#2 CONT.	18" O.C.
IG	<i>Ilex glabra</i> "Shamrock" / Compact Inkberry	18"-24" HT.	#3 CONT.
JV	<i>Juniperus virginiana</i> "Grey Owl" / Grey Owl Juniper	15"-18" SPR.	#2 CONT.
PV	<i>Panicum virg.</i> "Shenandoah" / Shenandoah Switchgrass	#2 CONT.	CONT.
PN	<i>Picea abies</i> <i>nidiformis</i> / Birdsnest Spruce	15"-18" SPR.	#3 CONT.
SB	<i>Spiraea bumalda</i> "Gold Mound" / Gold Mound Spiraea	15"-18" SPR.	#3 CONT.

**GENERAL SITE SEEDING NOTES:**

- All proposed seeded areas to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
- Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
  - select seed mixture per drawings and seeding notes.
  - fertilizer applied at the manufacturer's recommended rate using Lesco 10-0-18 (no phosphorous) fertilizer or equivalent.
  - mulch: salt hay or small grain straw applied at a rate of 90 lbs./1000 s.f. or 2 tons/acre, to be applied and anchored according to New York State Standards and Specifications for Erosion and Sediment Control, August 2005.
  - if the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
- The seed mixes as specified on these drawings are as follows:
  - A. Seed Mix for lawn areas and mow strip along roads at a rate of 100 lbs. per acre:
    - Kentucky Bluegrass 20%
    - Creeping Red Fescue 40%
    - Perennial Ryegrass 20%
    - Annual Ryegrass 20%
  - B. Seed Mix for Meadow areas as shown on the drawings, including tops of berms and backspalls of embankments of stormwater basins at a rate of 35 lbs. per acre:
    - New England Erosion Control/Restoration Mix (for Dry Sites) from New England Wetland Plants, Inc. of Amherst, MA.

**GENERAL PLANTING NOTES:**

- All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
- Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
- No fertilizer shall be added in stormwater basin plantings. Nutrient requirements to be met by incorporation of acceptable organic matter.
- All plant material to be nursery grown.
- Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
- Plant material shall be taken from healthy nursery stock.
- All plants shall be grown under climate conditions similar to those in the locality of the project.
- Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
- The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
- Provide a 3" layer of shredded bark mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
- All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.

**SITE PLAN**

Approval hereby granted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

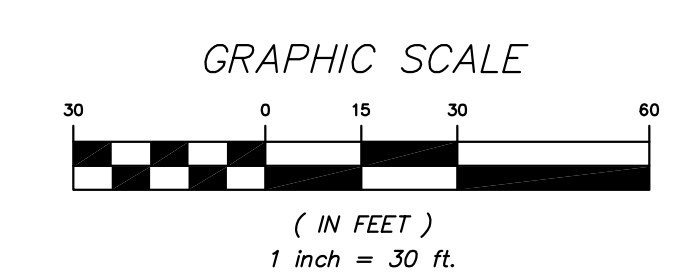
If building permit is not issued within 12 months from the above date, this approval becomes null and void.

Town of Carmel Planning Board

Signed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by \_\_\_\_\_

Chairman: \_\_\_\_\_

Secretary: \_\_\_\_\_



NO.	DATE	REVISION	COMMENTS	BY
1	7-29-15		REVISED PER TOWN COMMENTS	MEU

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

3 Garrett Place  
Carmel, NY 10512  
(845) 225-9890  
(845) 225-9717 fax  
www.insite-eng.com

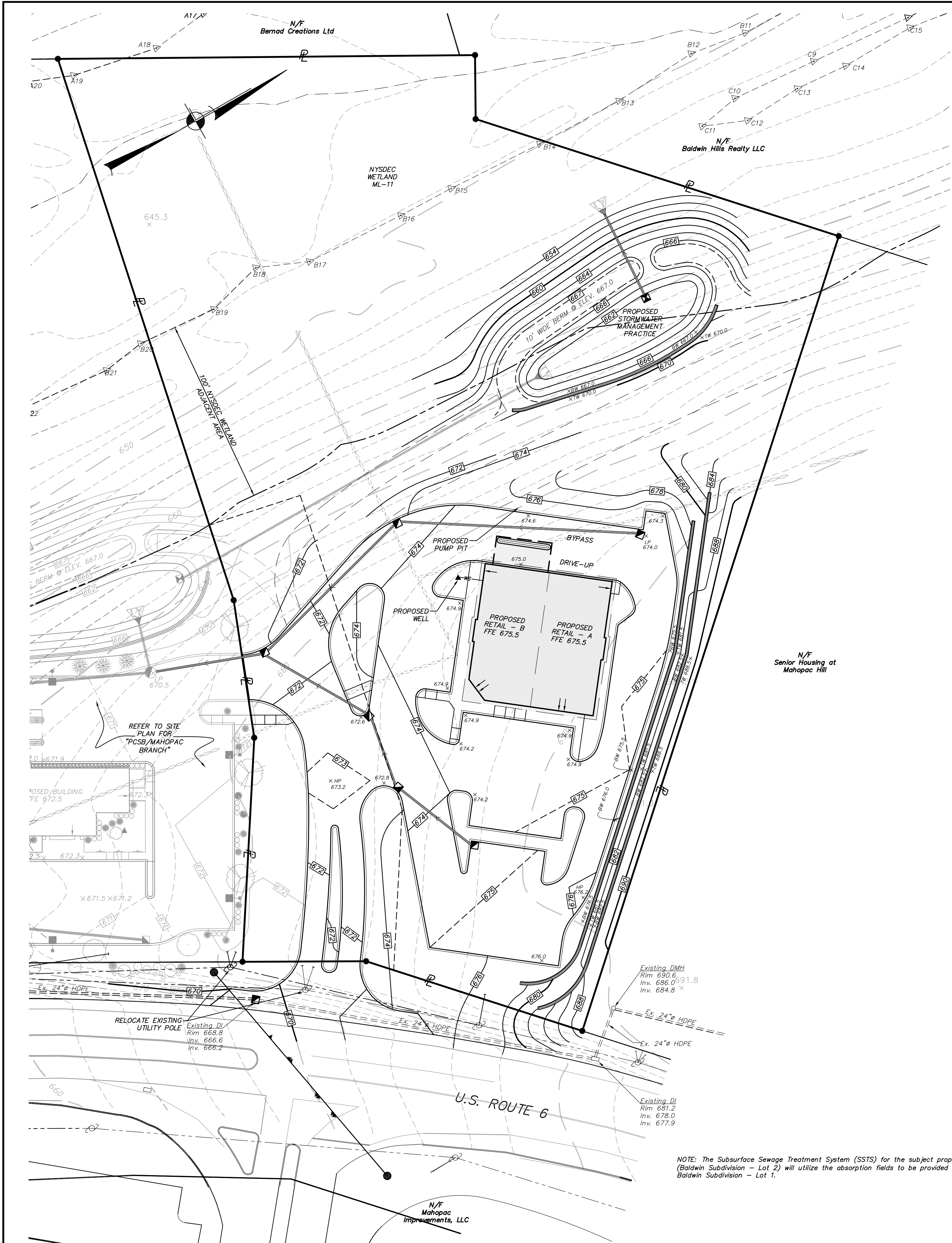
PROJECT: **ROUTE 6 RETAIL**

150 ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **LAYOUT & LANDSCAPE PLAN**

PROJECT NUMBER	02119.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	6-24-15	DRAWN BY	M.E.U.	SP-1	2
SCALE	1" = 30'	CHECKED BY	D.L.M.		

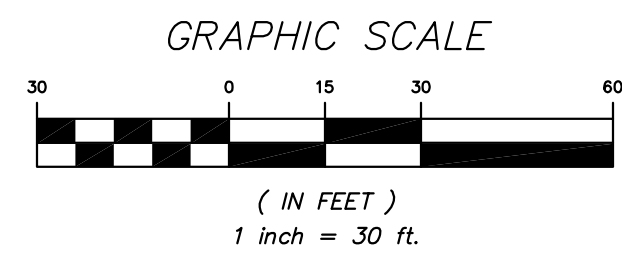
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING WATERCOURSE
	EXISTING NYSDEC WETLAND LIMIT LINE WITH FLAG NUMBERS
	EXISTING WETLAND SYMBOL
	EXISTING NYSDEC 100' WETLAND CONTROL AREA
	EXISTING UTILITY POLES WITH OVERHEAD WIRES
	EXISTING EDGE OF PAVEMENT
	EXISTING WHITE LINE
	EXISTING CURB
	EXISTING STONE WALL
	EXISTING STONE WALL TO BE REMOVED
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	EXISTING DRAINAGE INLET
	EXISTING DRAINAGE MANHOLE
	EXISTING DRAINAGE PIPE
	PROPOSED CURB
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE WALK
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED DRAINAGE INLET
	PROPOSED DRAINAGE PIPE
	PROPOSED END SECTION WITH RIP RAP

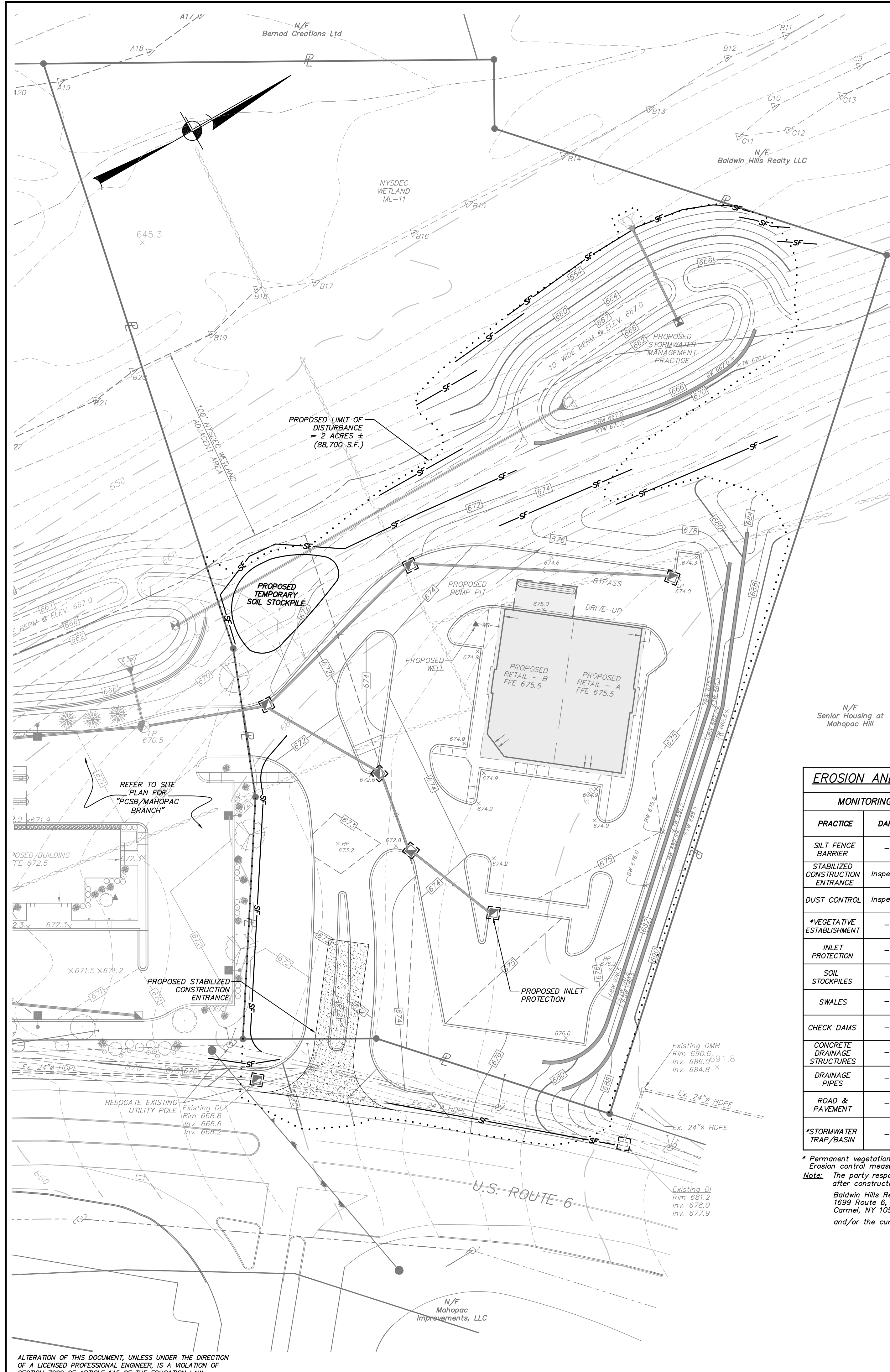
NOTE: The Subsurface Sewage Treatment System (SSTS) for the subject property (Baldwin Subdivision - Lot 2) will utilize the absorption fields to be provided on Baldwin Subdivision - Lot 1.



1	7-29-15	REVISED PER TOWN COMMENTS	MEU
NO.	DATE	REVISION	BY
 <b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
PROJECT:		3 Garrett Place Carmel, NY 10512 (845) 225-0690 (845) 225-9717 fax www.insite-eng.com	
<b>ROUTE 6 RETAIL</b> 150 ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: <b>GRADING &amp; UTILITIES PLAN</b>			
PROJECT NUMBER	02119.100	PROJECT MANAGER	J.J.C.
DATE	6-24-15	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	D.L.M.
DRAWING NO.	SHEET		
SP-2	3	6	

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

250101910001.dwg 7/29/15 10:00 AM 15



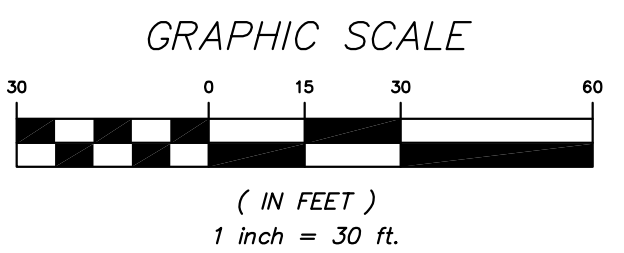
**LEGEND**

- P — EXISTING PROPERTY LINE
- E — EXISTING EASEMENT
- W — EXISTING WATERCOURSE
- NYSDEC WETLAND LIMIT LINE WITH FLAG NUMBERS
- W — EXISTING WETLAND SYMBOL
- NYSDEC 100' WETLAND CONTROL AREA
- U — EXISTING UTILITY POLES WITH OVERHEAD WIRES
- E — EXISTING EDGE OF PAVEMENT
- W — EXISTING WHITE LINE
- C — EXISTING CURB
- S — EXISTING STONE WALL
- EXISTING STONE WALL TO BE REMOVED
- 690 — EXISTING 10' CONTOUR
- 691.0 — EXISTING 2' CONTOUR
- — EXISTING SPOT GRADE
- — EXISTING DRAINAGE INLET
- — EXISTING DRAINAGE MANHOLE
- — EXISTING DRAINAGE PIPE
- — PROPOSED CURB
- — PROPOSED RETAINING WALL
- — PROPOSED CONCRETE WALK
- 660 — PROPOSED 10' CONTOUR
- 674 — PROPOSED 2' CONTOUR
- 673 — PROPOSED 1' CONTOUR
- 7.674.2 — PROPOSED SPOT GRADE
- — PROPOSED DRAINAGE INLET WITH INLET PROTECTION
- — PROPOSED DRAINAGE PIPE
- — PROPOSED END SECTION WITH RIP RAP
- PROPOSED LIMITS OF DISTURBANCE
- — PROPOSED SILT FENCE

**EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE**

PRACTICE	MONITORING REQUIREMENTS			MAINTENANCE REQUIREMENTS	
	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	—	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	—	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	—	Inspect	Mulching/Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	—	Inspect	Inspect	Water/Reseed/Remulch	Reseed to 80% Coverage
INLET PROTECTION	—	Inspect	Inspect	Clean/Repair/Replace	Remove
SOIL STOCKPILES	—	Inspect	Inspect	Mulching/Silt Fence Repair	Remove
SWALES	—	Inspect	Inspect	Clean/Mulch/Repair	Mow Permanent Grass/Replace/Repair Rip Rap
CHECK DAMS	—	Inspect	Inspect	Clean/Replace Stones/Repair	Clean/Replace Stones/Repair
CONCRETE DRAINAGE STRUCTURES	—	Inspect	Inspect	Clean Sumps/Remove Debris/Repair/Replace	Clean Sumps/Remove Debris/Repair/Replace
DRAINAGE PIPES	—	Inspect	Inspect	Clean/Repair	Clean/Repair
ROAD & PAVEMENT	—	Inspect	Inspect	Clean	Clean
*STORMWATER TRAP/BASIN	—	Inspect	Inspect	Clean/Mulch/Repair/Reseed	See Permanent Stormwater Facilities Maintenance Schedule on Drawing SP-x

\* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas are permanently stabilized.  
 Note: The party responsible for implementation of the maintenance schedule during and after construction is:  
 Baldwin Hills Realty LLC  
 1699 Route 6, Suite 1  
 Carmel, NY 12012  
 and/or the current owner(s) of the subject property.



**REQUIRED EROSION CONTROL SWPPP CONTENTS:**

- Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-15-002), all Stormwater Pollution Prevention Plan (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.10-1 of General Permit GP-0-15-002:
- Background Information: The subject project consists of the construction of a 5,000 S.F. retail building with associated parking, well, septic system and stormwater management.
  - Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.
  - Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Paxon fine sandy loam (PnB and PnD), Ridgebury loam (RdA), and Sun loam (Sn), as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Group "B" and "D."
  - Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Sedimentation and Erosion Control Notes contained herein outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.
  - Description of erosion and sediment control practices: This plan, and details / notes shown herein serve to satisfy this SWPPP requirement.
  - Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided herein identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.
  - Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.
  - The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Sedimentation and Erosion Control Maintenance Schedule serve to satisfy this SWPPP requirement.
  - An inspection schedule: Inspections are to be performed twice weekly and by a qualified professional as required by the General Permit GP-0-15-002. In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.
  - A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.
  - A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.
  - Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."

**REQUIRED POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICE COMPONENTS:**

- Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-15-002), all construction projects needing post-construction stormwater management practices shall prepare a SWPPP that also includes practices designed in conformance with the most current version of the technical standard, New York State Stormwater Management Design Manual ("Design Manual"). Where post-construction stormwater management practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of SWPPP components is provided in accordance with Part III.B.20-a and III.B.3:
  - Identification of all post-construction stormwater management practices to be constructed as part of the project; This plan, and details/notes shown herein serve to satisfy this SWPPP requirement.
  - A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice; This plan, and details/notes shown herein serve to satisfy this SWPPP requirement.
  - A Stormwater Modeling and Analysis Report including pre-development conditions, post-development conditions, the results of the stormwater modeling, a summary table demonstrating that each practice has been designed in conformance with the sizing criteria, identification of any deviations from the Design Manual, and identification of any design criteria that are not required. The required analysis is provided in the report titled Stormwater Pollution Prevention Plan for Route 6 Retail.
  - Soil testing results and locations. This SWPPP requirement is provided in the report titled Stormwater Pollution Prevention Plan for Route 6 Retail.
  - Infiltration testing results. This SWPPP requirement is provided in the report titled Stormwater Pollution Prevention Plan for Route 6 Retail.
  - An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice. The Permanent Stormwater Facilities Maintenance Schedule provided on these plans serves to satisfy this requirement.
- Enhanced Phosphorus Removal Standards – Beginning on September 30, 2008, all construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the most current version of the technical standard, New York Stormwater Management Design Manual. At a minimum, the post-construction stormwater management practice component of the SWPPP shall include items 2.a - 2.f above. The permanent stormwater practices for this project have been sized according to chapter 10 of the Design Manual Enhanced Phosphorus Removal Standards. Please see 2.a - 2.f above.

**CONSTRUCTION SEQUENCE:**

- Install silt fence and orange construction fence around the SSTS area and along the wetland buffer in general locations as shown on the plans.
- Install stabilized construction entrance/anti-tracking pad in general location as shown on the plan.
- Begin clearing and grubbing operations associated with access road and building pads.
- Strip and stockpile topsoil on site for later use in lawn and landscape areas.
- Cut in for access road and stabilize with Item 4. Maintain stabilized construction entrance.
- Continue earthwork for building pad and parking area and begin excavation for foundation.
- Install storm drainage systems and underground utilities, drill well and install SSTS in accordance with the plan and details. Install inlet protection.
- Construction building, construct roof leader drains, install concrete curbs and sidewalks.
- Upon completion of grading operations, install finished driveway surfaces.
- Install landscaping and topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the Erosion and Sediment Control Notes and seeding notes.
- Once the site has received final stabilization, remove all temporary erosion and sediment control measures.

**EROSION & SEDIMENT CONTROL NOTES:**

- The Erosion and Sediment Control Plan is only to be referred to for the installation of erosion and sediment control measures. For all other construction related activities, including, but not limited to, grading and utilities, refer to the appropriate drawings.
- Each contractor or subcontractor responsible for soil disturbance shall have a NYSDEC trained contractor onsite during soil disturbing activities. The NYSDEC trained contractor will be responsible to comply with the stormwater pollution prevention plan and for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction. The NYSDEC trained contractor shall sign a certification statement required by GP-0-15-002.
- All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disturbance within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
- Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
- When land is exposed during development, the exposure shall be kept to the shortest practical period of time, but in no case more than 7 days after the construction activity in that portion of the site has ceased. Disturbance shall be minimized in the areas required to perform construction.
- All construction vehicles shall be kept clear of the watercourses and wetland control areas outside the areas of proposed development. Silt fence and orange construction fence shall be installed in the areas where the grading is in close proximity of the watercourses or wetland control areas.
- The stabilized construction entrances, silt fence, and orange construction fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
- All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded with Annual, Perennial or Winter Rye for temporary stabilization. Winter Rye (Grain Rye) shall be used for winter seeding and Annual or Perennial Rye shall be used for spring and summer seeding.
- Any graded areas not subject to further disturbance or construction traffic shall, within 7 days of final grading, receive permanent vegetation cover in combination with a suitable mulch. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched between March 21 and May 20 or between August 15 and October 15 or as directed by project representative, with specified seed mixes as shown in the General Site Seeding Notes.
  - Mulch: Silt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
- Grass seed mix may be applied by either mechanical or hydroseeding methods.
- Cut or fill slopes steeper than 3H:1V shall be stabilized immediately after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.
- Paved roadways shall be kept clean at all times.
- The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
- All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
- Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
- Erosion and sediment control measures shall be inspected and maintained on a daily basis by the contractor. In addition, the contractor shall install, maintain and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the site engineer.
- Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the trained contractor or site engineer.
- Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
- All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
- The NYSDEC Trained Contractor shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
- As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer, the Wetlands Inspector, the Town Engineer and/or NYCDER shall be installed by the contractor.
- Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.
- After completion of the site improvements, the owner will assume responsibility for maintenance of the roads, parking lots, drainage systems and stormwater facilities. Each spring the paved areas shall be cleaned to remove the winter accumulation of traction sand. After this is completed all drain inlet and catch basin sumps should be cleaned. All pipes should be checked for debris and blockage and cleaned as required. During the cleaning process, the drain inlets, catch basins and pipes should be inspected for structural integrity and overall condition. Repairs and/or replacements should be made as required.
- Inspection of the stormwater basins should be performed every 6 months and after large storm events. These inspections should, at a minimum, check the outlet pipes for blockage and the general overall integrity of the basin and appurtenances.
- Maintain basin vegetation including removal of trees and replacement of vegetation that should die. Remove any litter which accumulates as necessary. Typically, the accumulated silt will be required to be removed every 10 to 20 years. Any accumulated silt shall be removed from the stormwater basins once the site has been stabilized.
- Refer to the Stormwater Pollution Prevention Plan for additional details regarding long-term maintenance of the storm drainage facilities.

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

3 Garrett Place  
 Carmel, NY 12012  
 (845) 225-9690  
 (845) 225-9717 fax  
 www.insite-eng.com

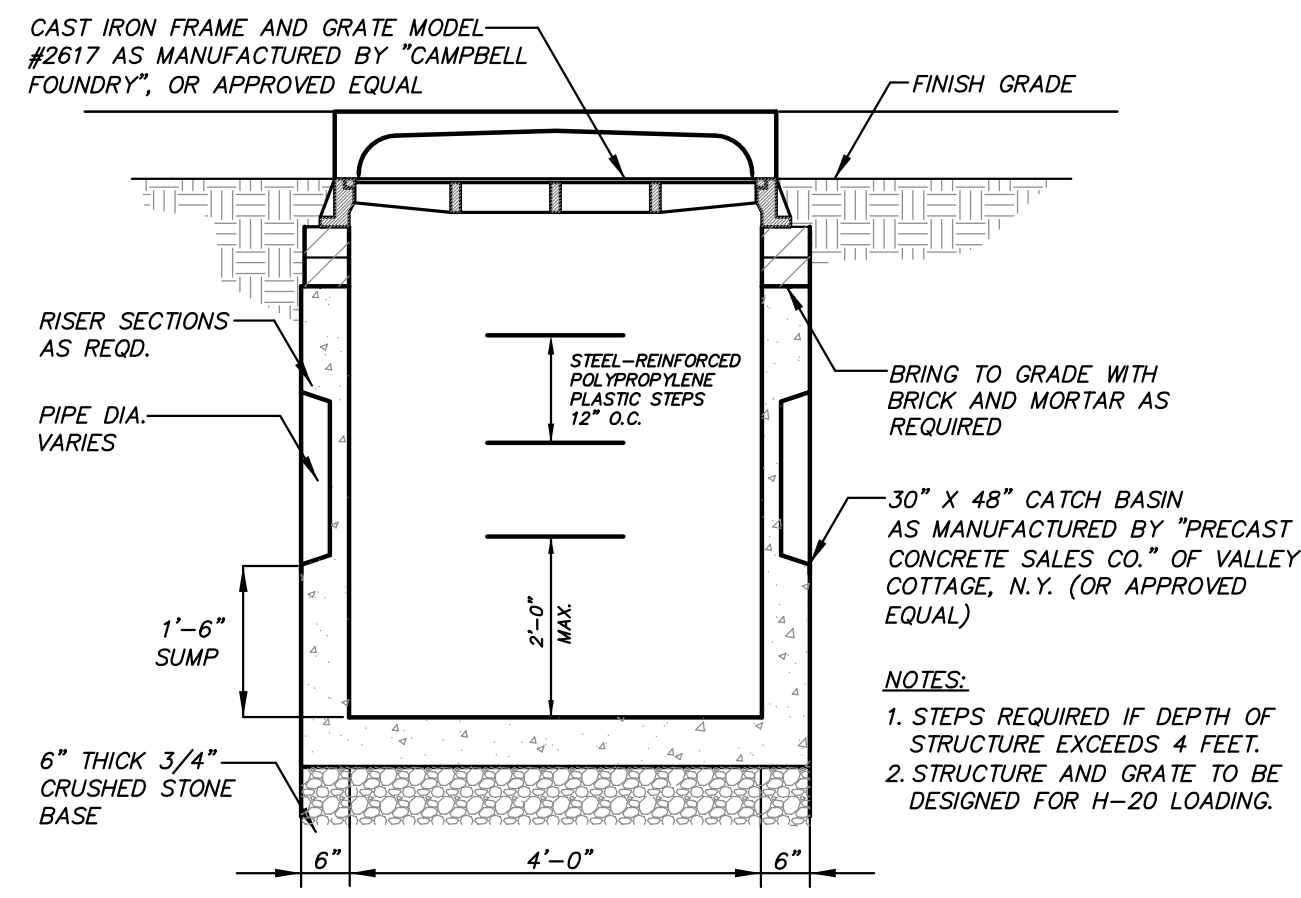
PROJECT:  
**ROUTE 6 RETAIL**

150 ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

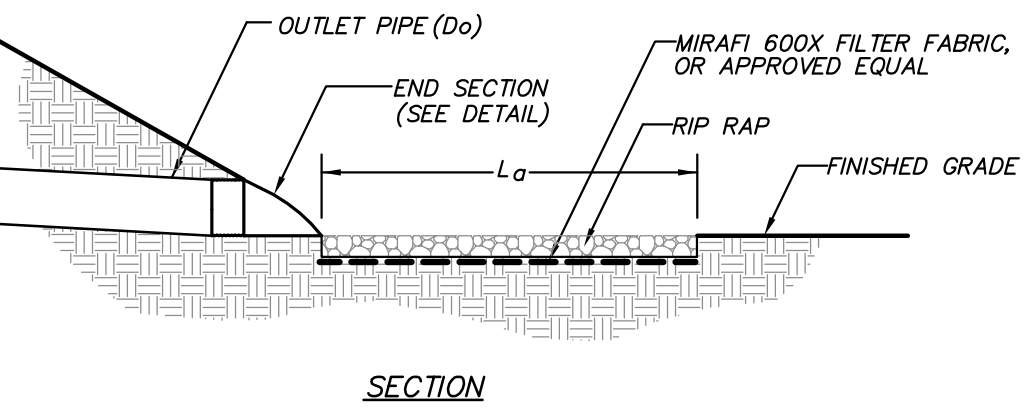
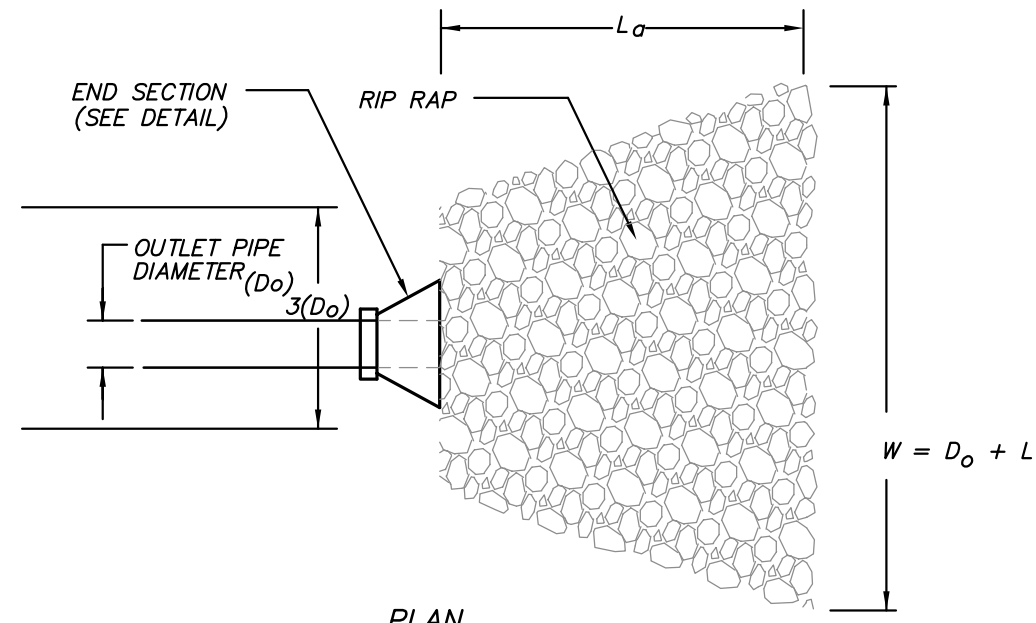
DRAWING:  
**EROSION & SEDIMENT CONTROL PLAN**

PROJECT NUMBER	02119.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	6-24-15	DRAWN BY	M.E.U.	SP-3	4/6
SCALE	1" = 30'	CHECKED BY	D.L.M.		

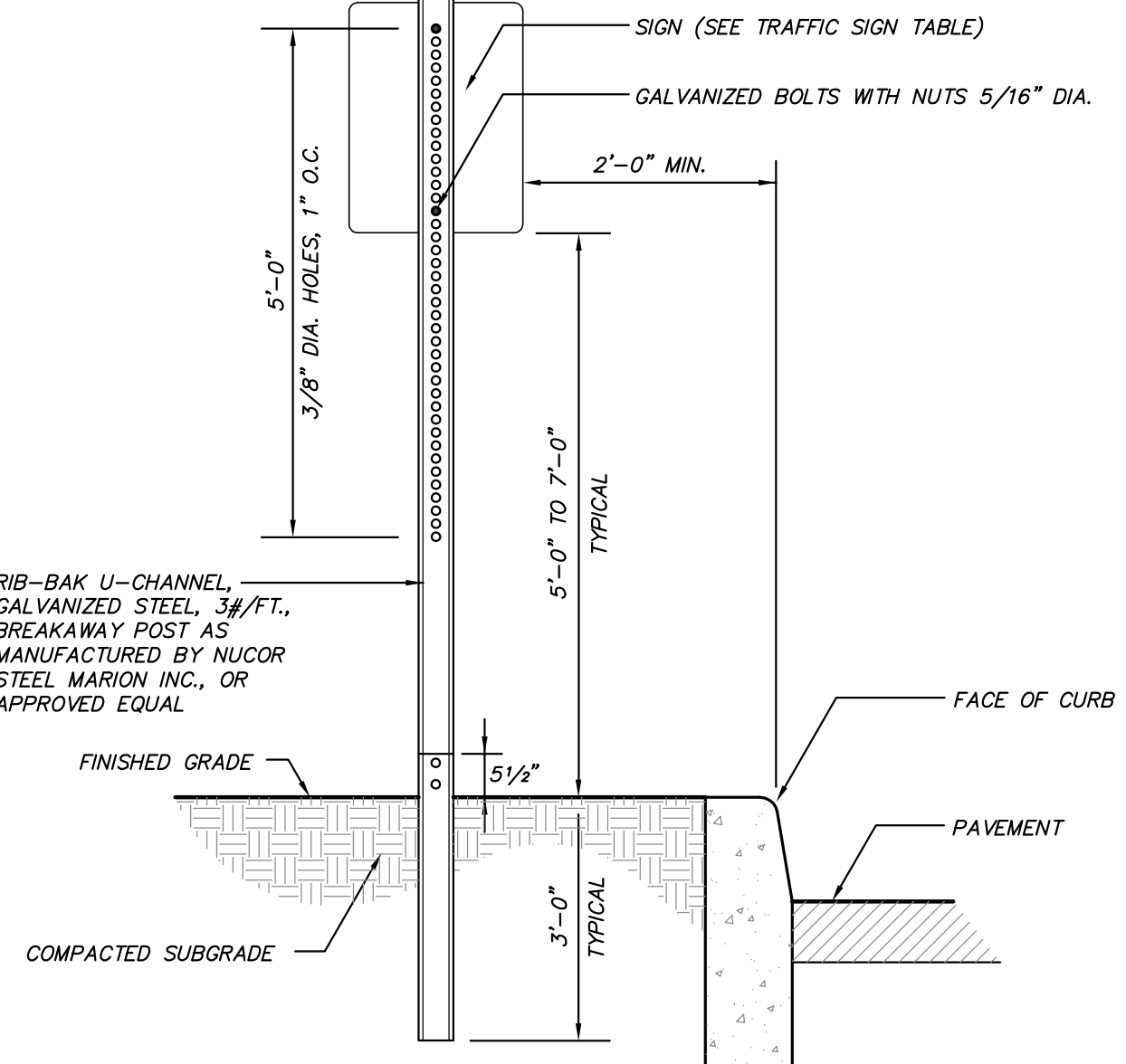
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



**CATCH BASIN DETAIL**  
(N.T.S.)

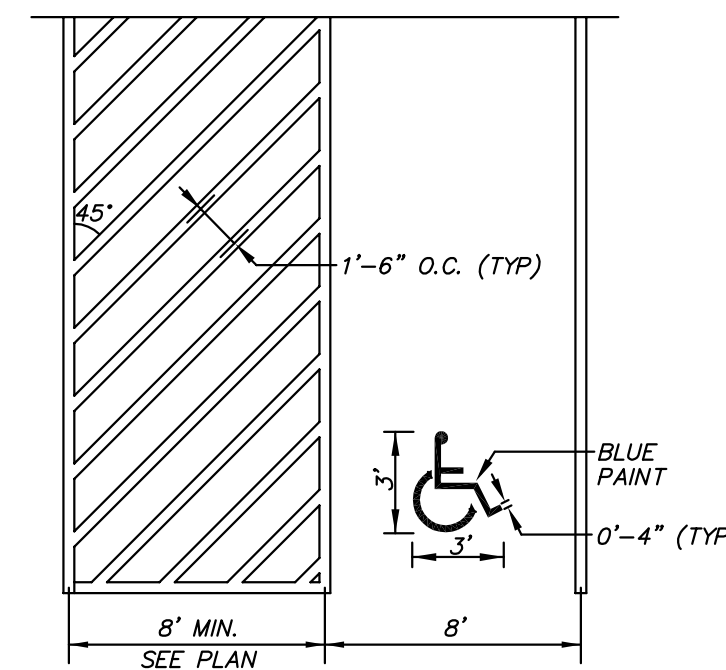


**VELOCITY DISSIPATOR DETAIL**  
(N.T.S.)

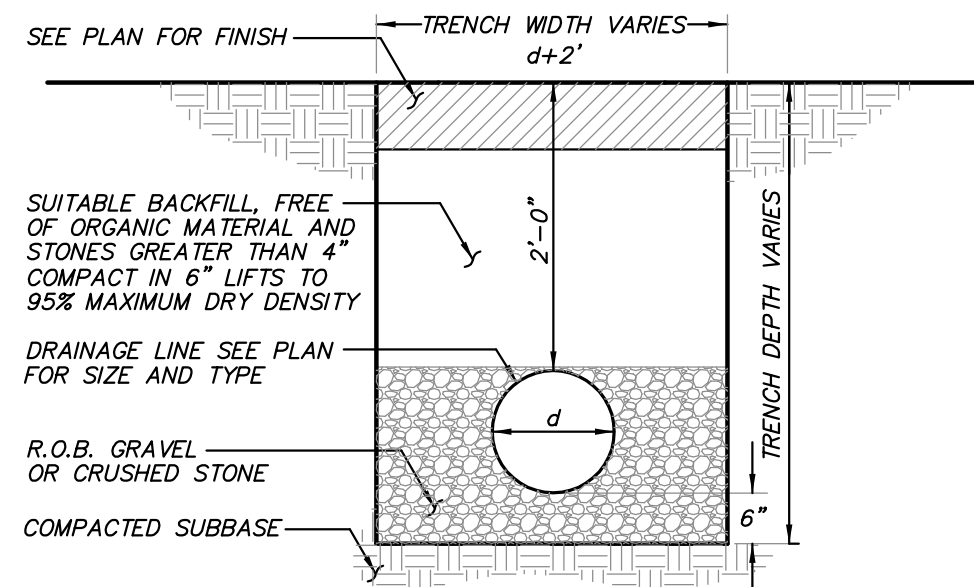


**TRAFFIC SIGN DETAIL**  
(N.T.S.)

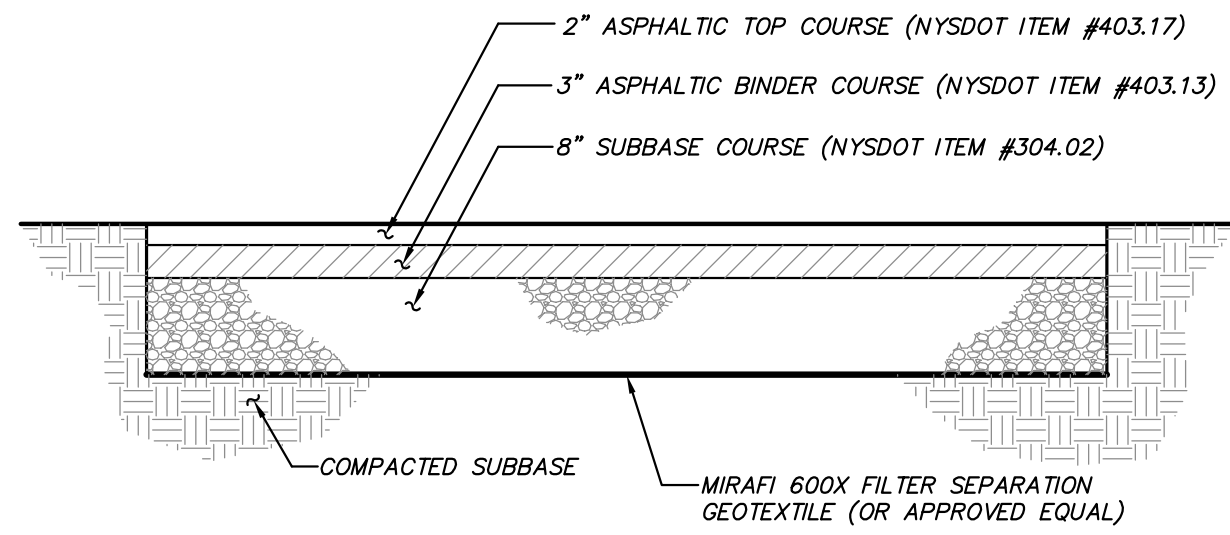
SIGN DATA TABLE				
LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (S.F.)	DESCRIPTION
1		R6-1C	12" x 36"	Black Background White Arrow Black Letters
2		R6-1C	12" x 36"	Black Background White Arrow Black Letters
3		R5-1C	30" x 30"	White on Red
4		R7-1	12" x 18"	Red on White
5		R7-8	12" x 18"	Blue on White
6		R1-1C	30" x 30"	White on Red



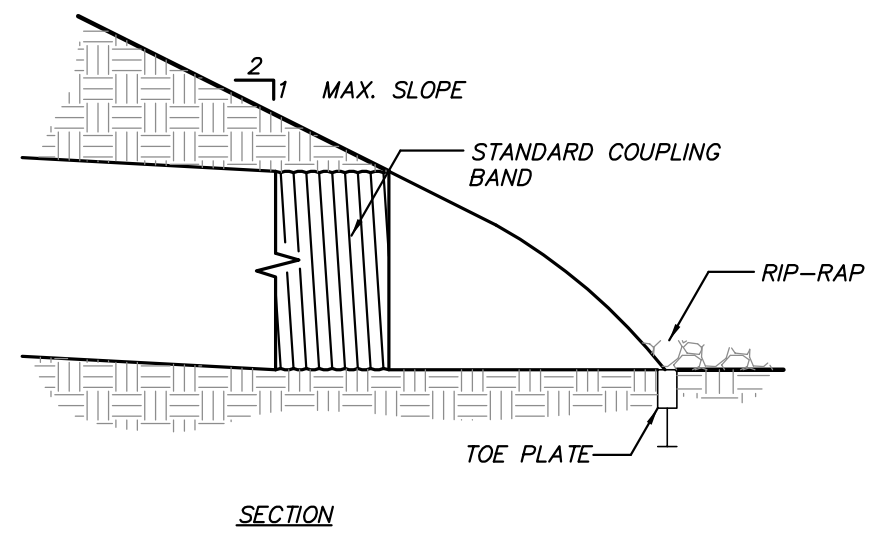
**PAINTED HANDICAP PARKING DETAIL**  
(N.T.S.)



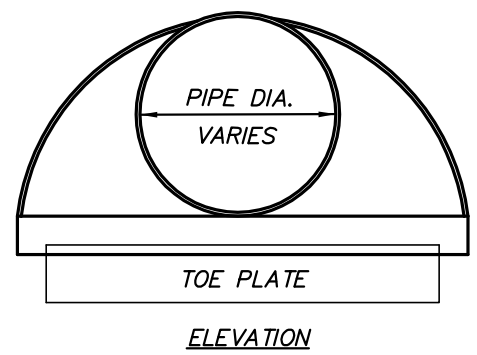
**DRAINAGE LINE TRENCH DETAIL**  
(N.T.S.)



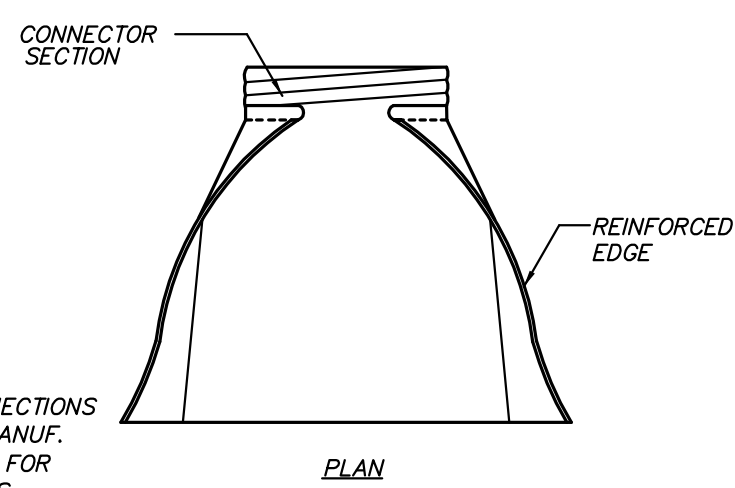
**ASPHALT PAVEMENT DETAIL**  
(N.T.S.)



SECTION

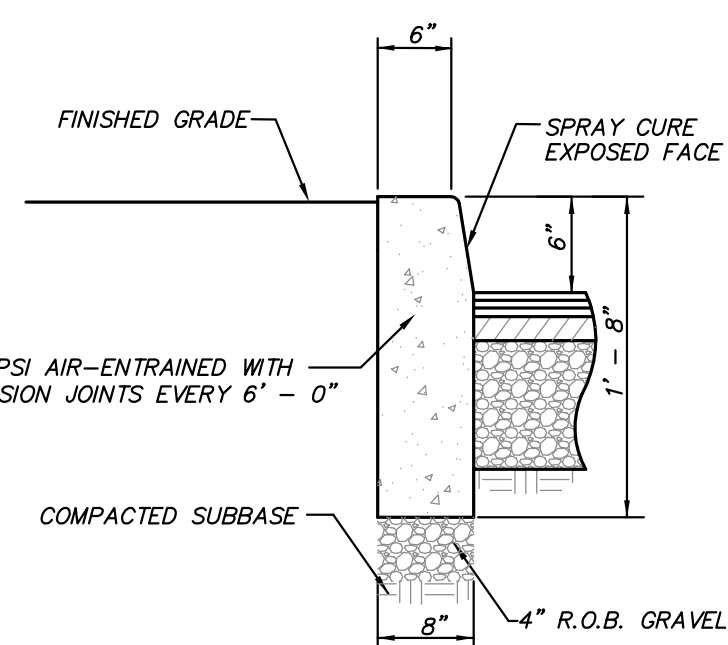


ELEVATION

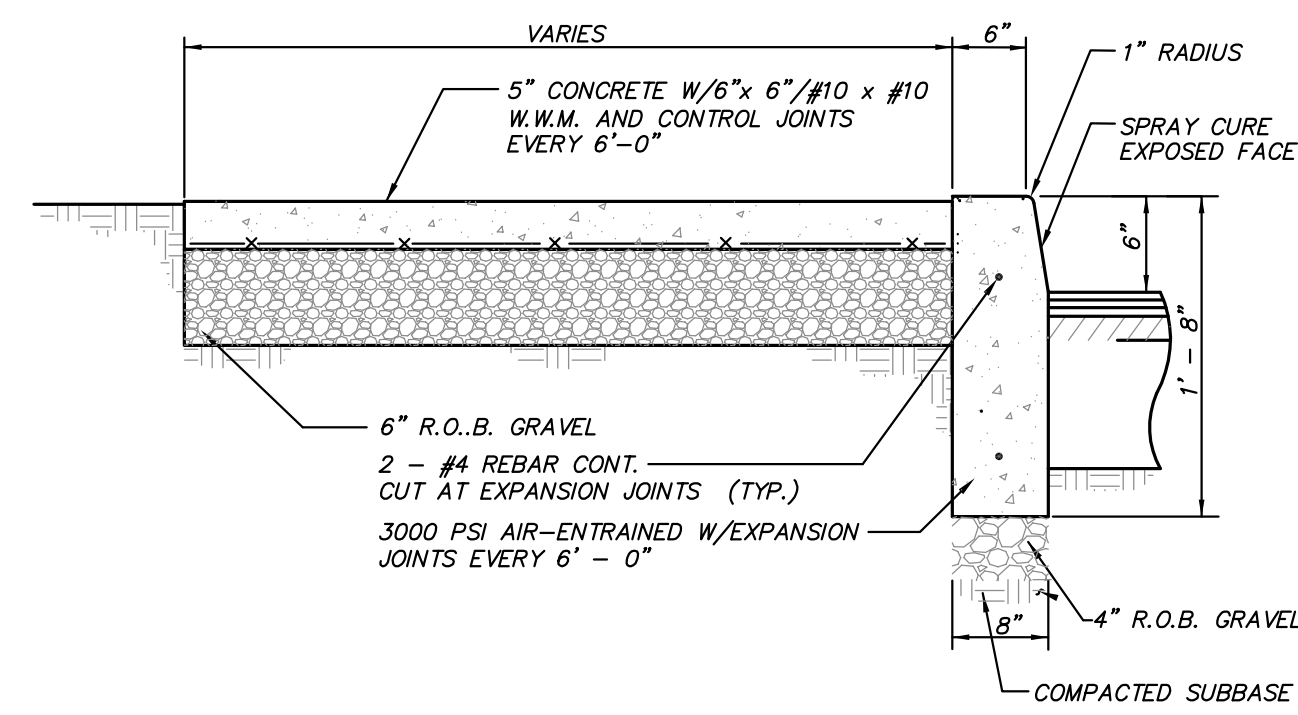


PLAN

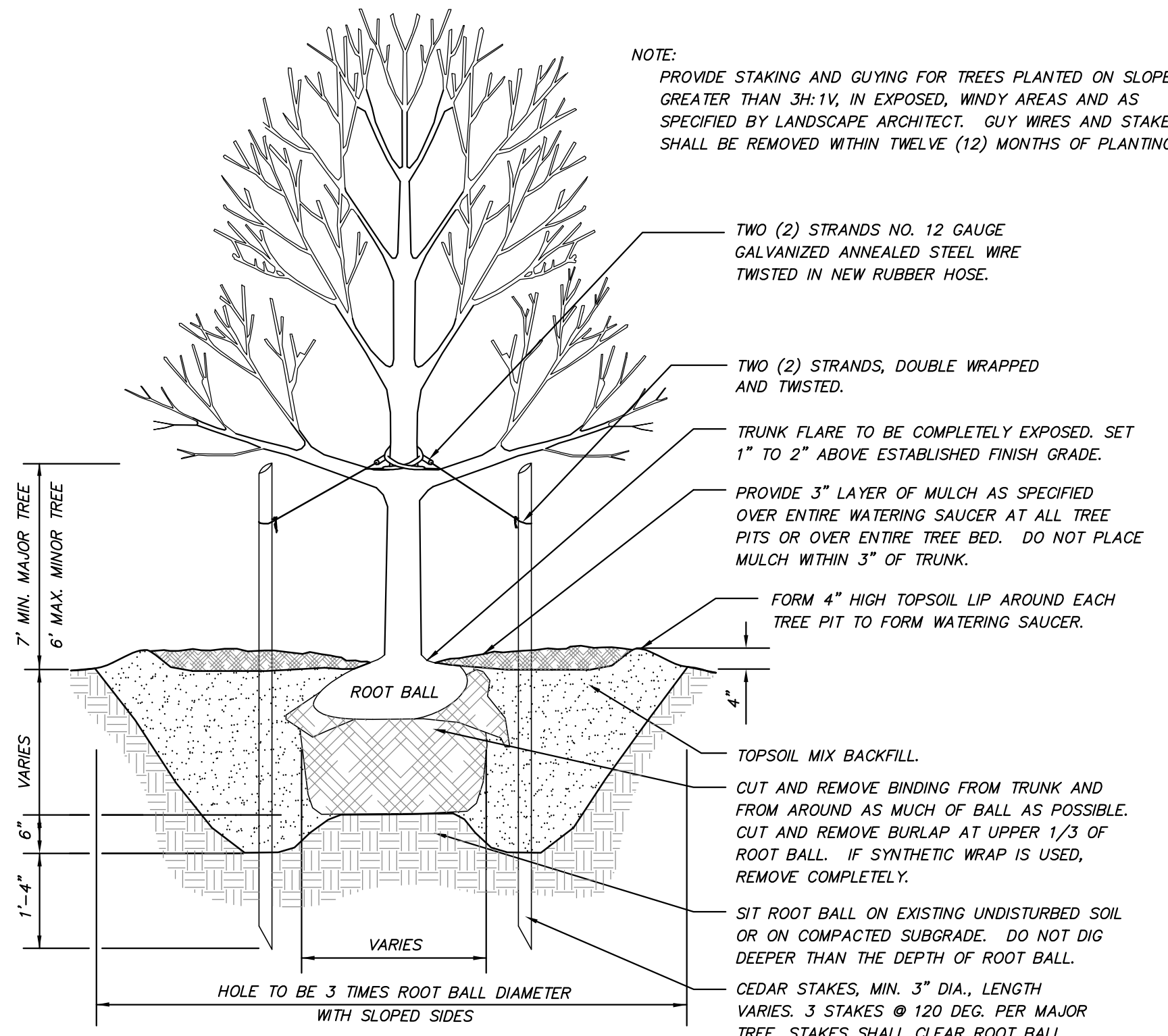
**HDPE END SECTION DETAIL**  
(N.T.S.)



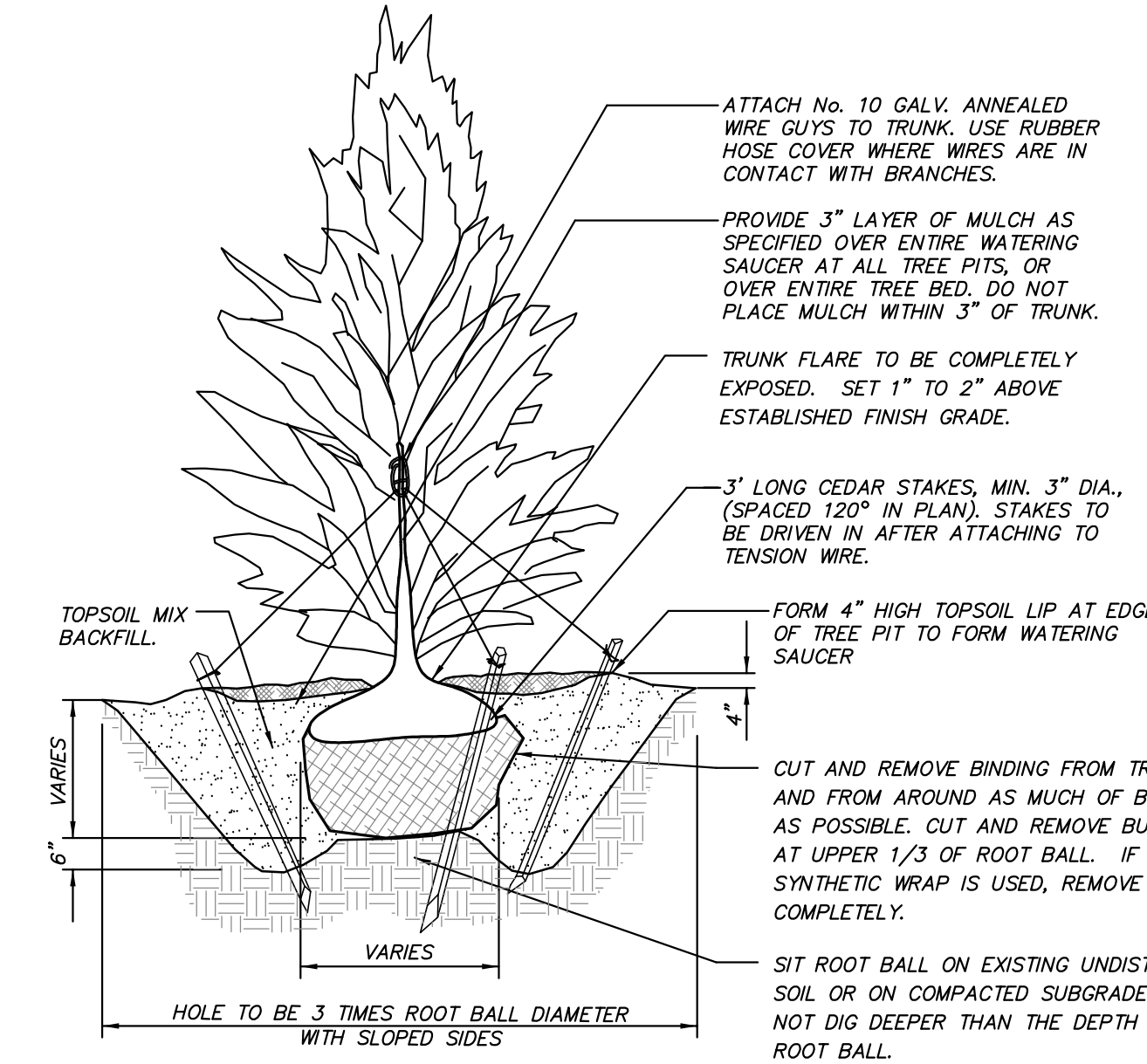
**SITE CONCRETE CURB DETAIL**  
(N.T.S.)



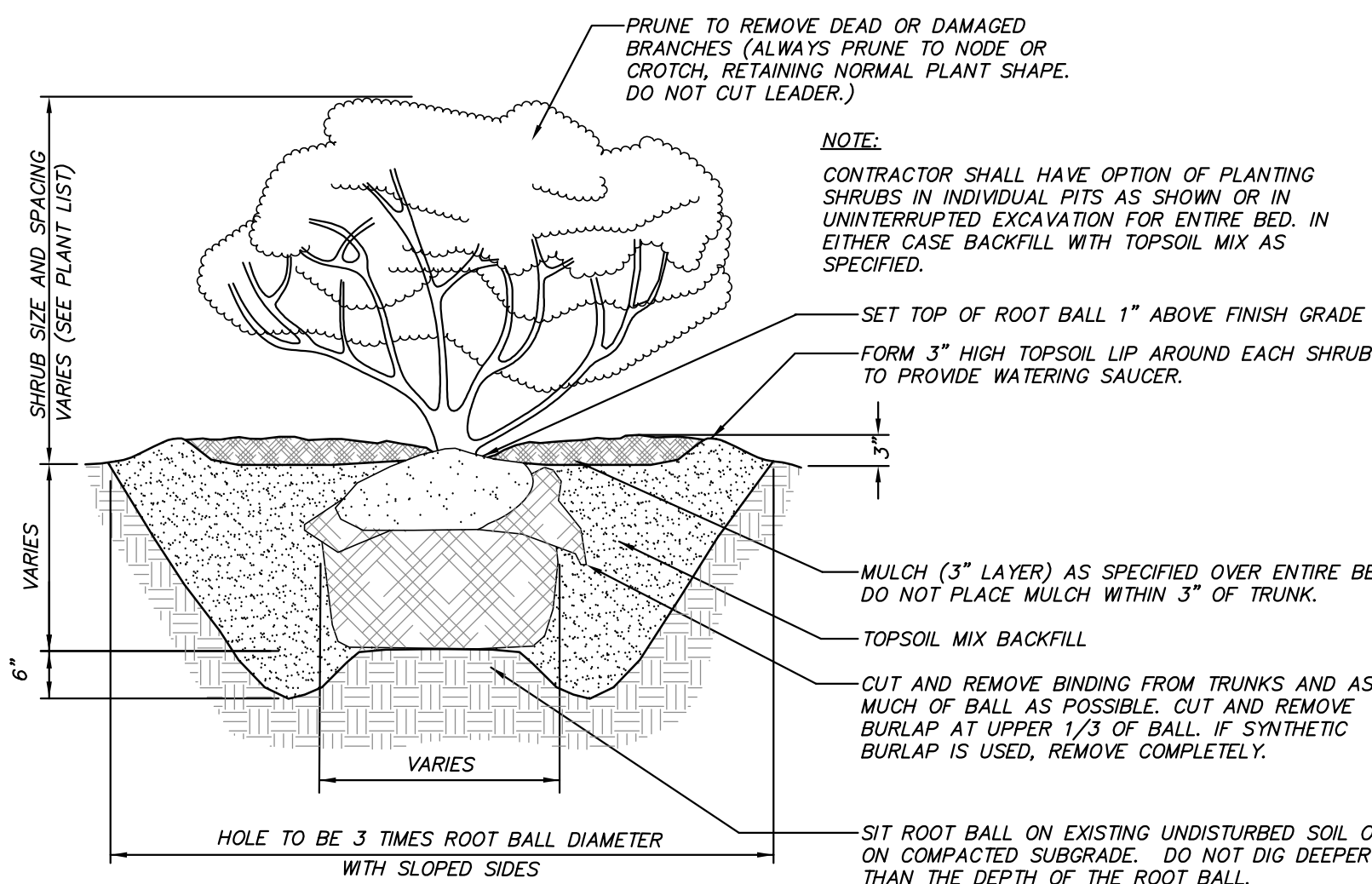
**CONCRETE SIDEWALK AND CURB DETAIL**  
(N.T.S.)



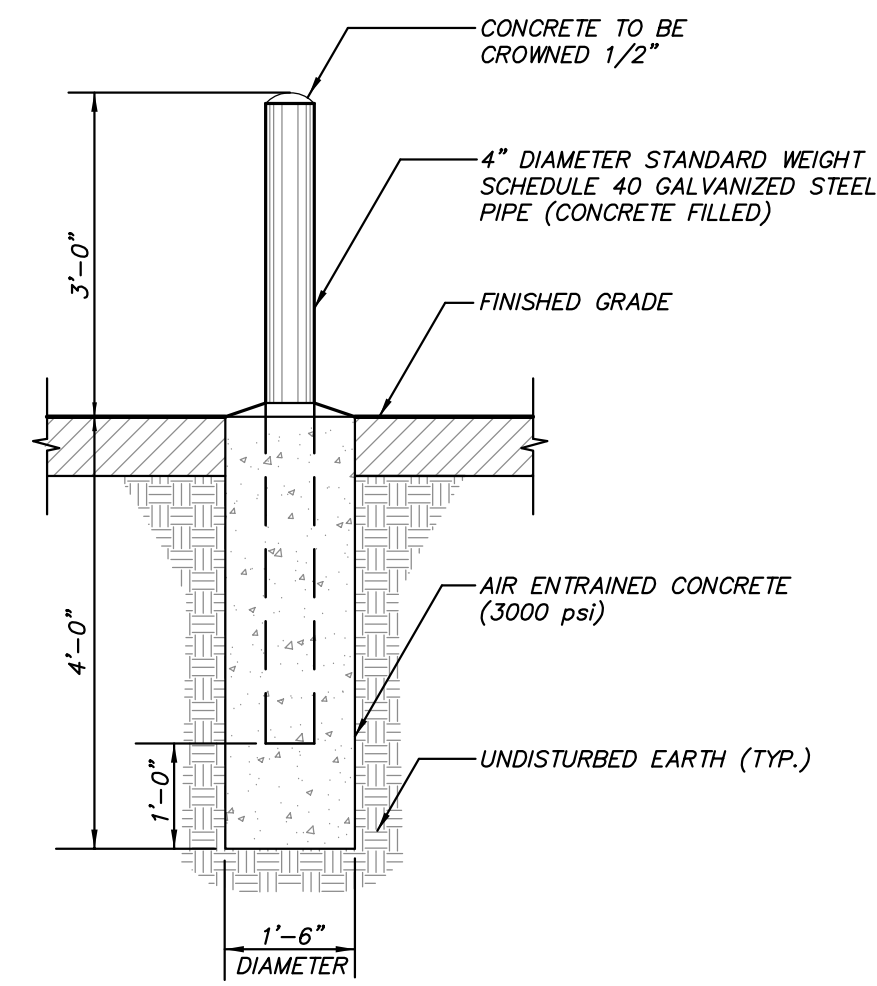
**TREE PLANTING DETAIL**  
(N.T.S.)



**EVERGREEN TREE PLANTING DETAIL**  
(N.T.S.)



**SHRUB PLANTING DETAIL**  
(N.T.S.)



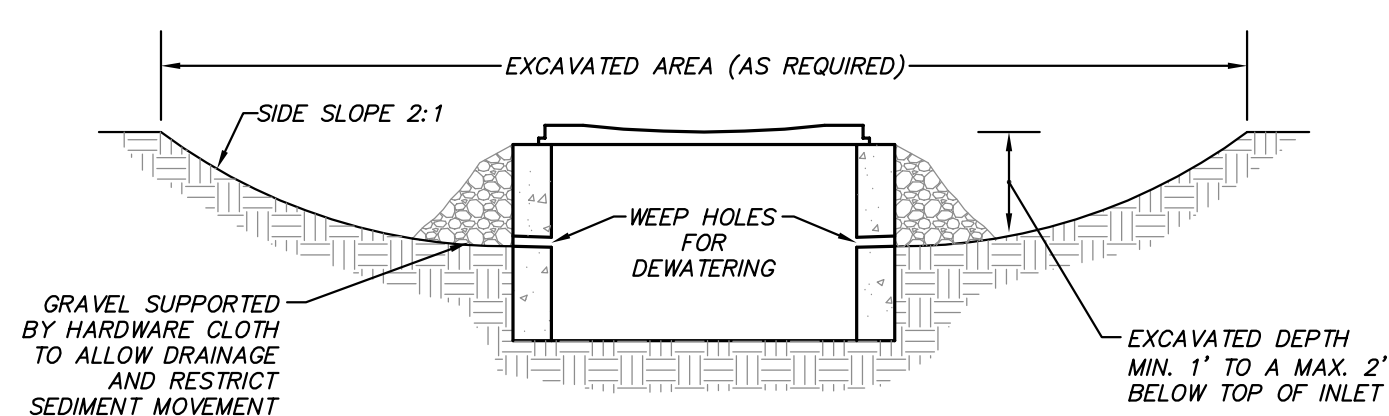
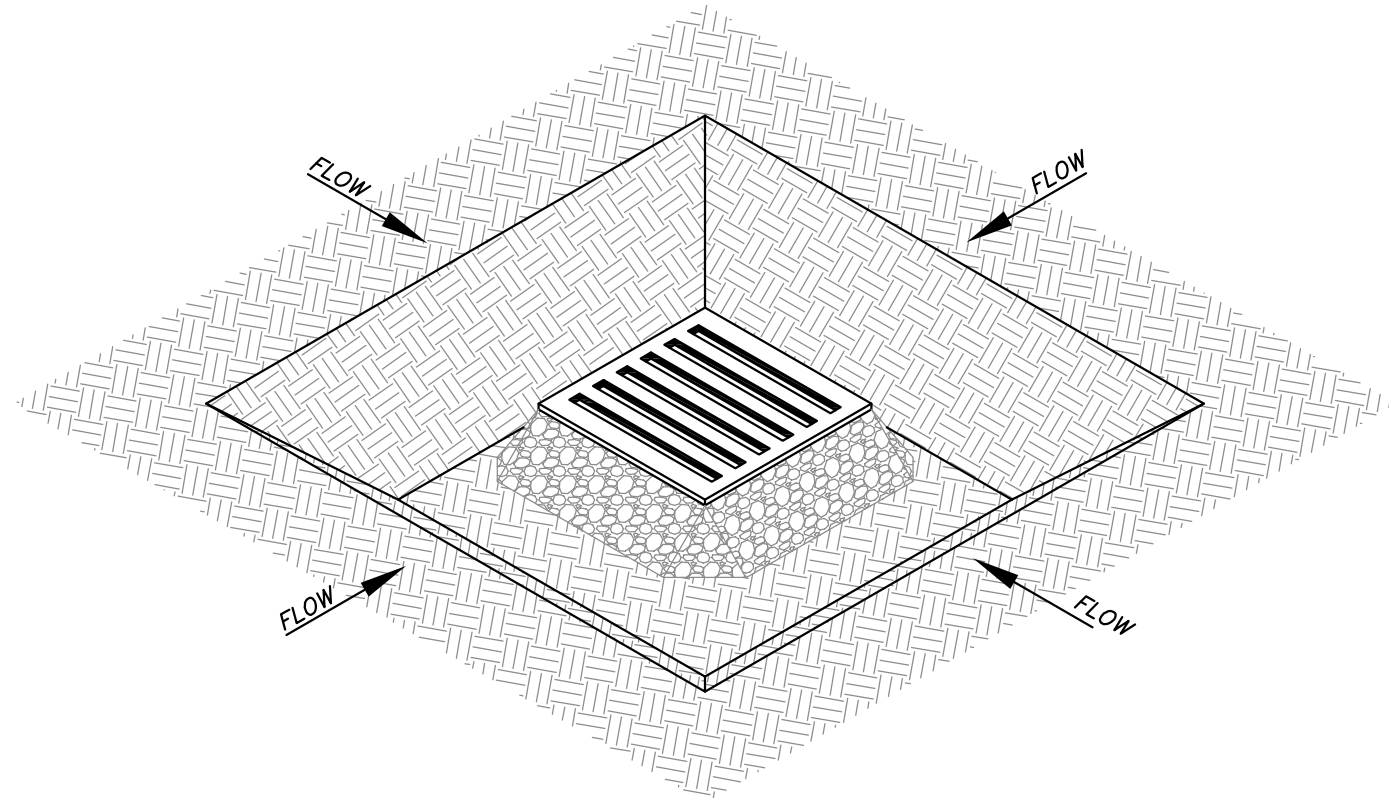
**STEEL BOLLARD DETAIL**  
(N.T.S.)

NO.	DATE	REVISION	COMMENTS	BY
1	7-29-15		REVISED PER TOWN COMMENTS	MEU

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

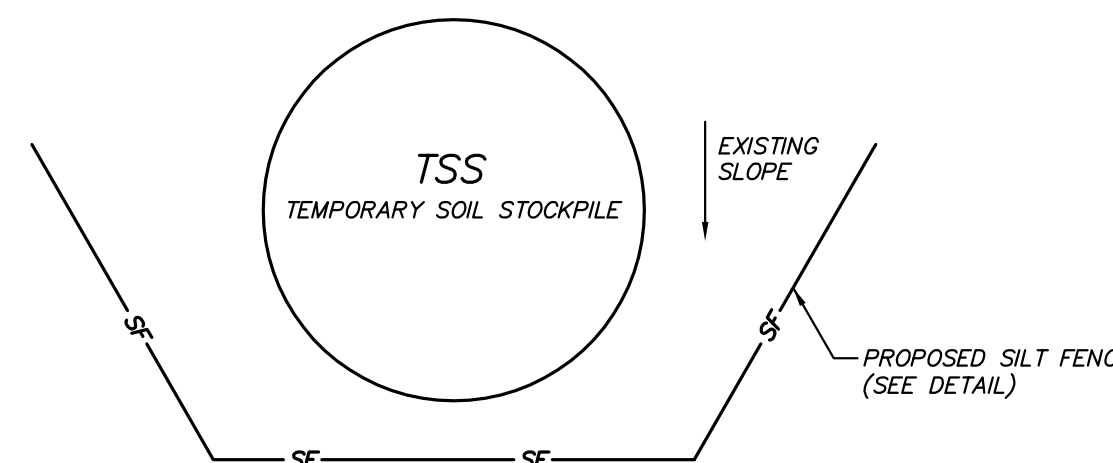
3 Garrett Place  
Carmel, NY 10512  
(845) 225-0690  
(845) 225-9717 fax  
www.insite-eng.com

PROJECT:	ROUTE 6 RETAIL				
DRAWING:	150 ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK				
	DETAILS				
PROJECT NUMBER	02119.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	6-24-15	DRAWN BY	M.E.U.	D-1	5
SCALE	AS SHOWN	CHECKED BY	D.L.M.		6



1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY, AND STABILIZE WITH PERMANENT SEEDING
5. MAXIMUM DRAINAGE AREA = 1 ACRE

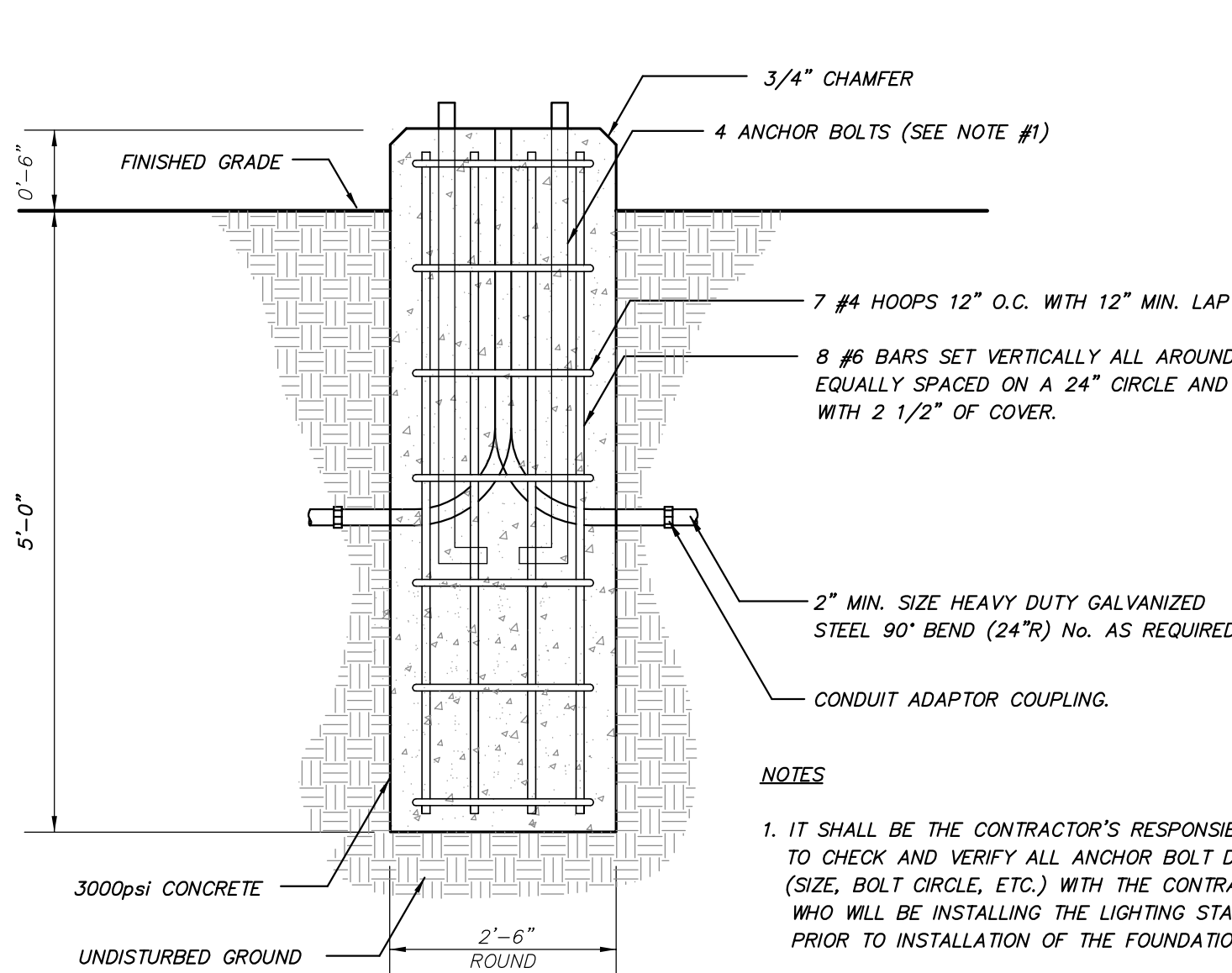
**EXCAVATED DROP INLET PROTECTION DETAIL**  
(N.T.S.)



**NOTES:**

1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

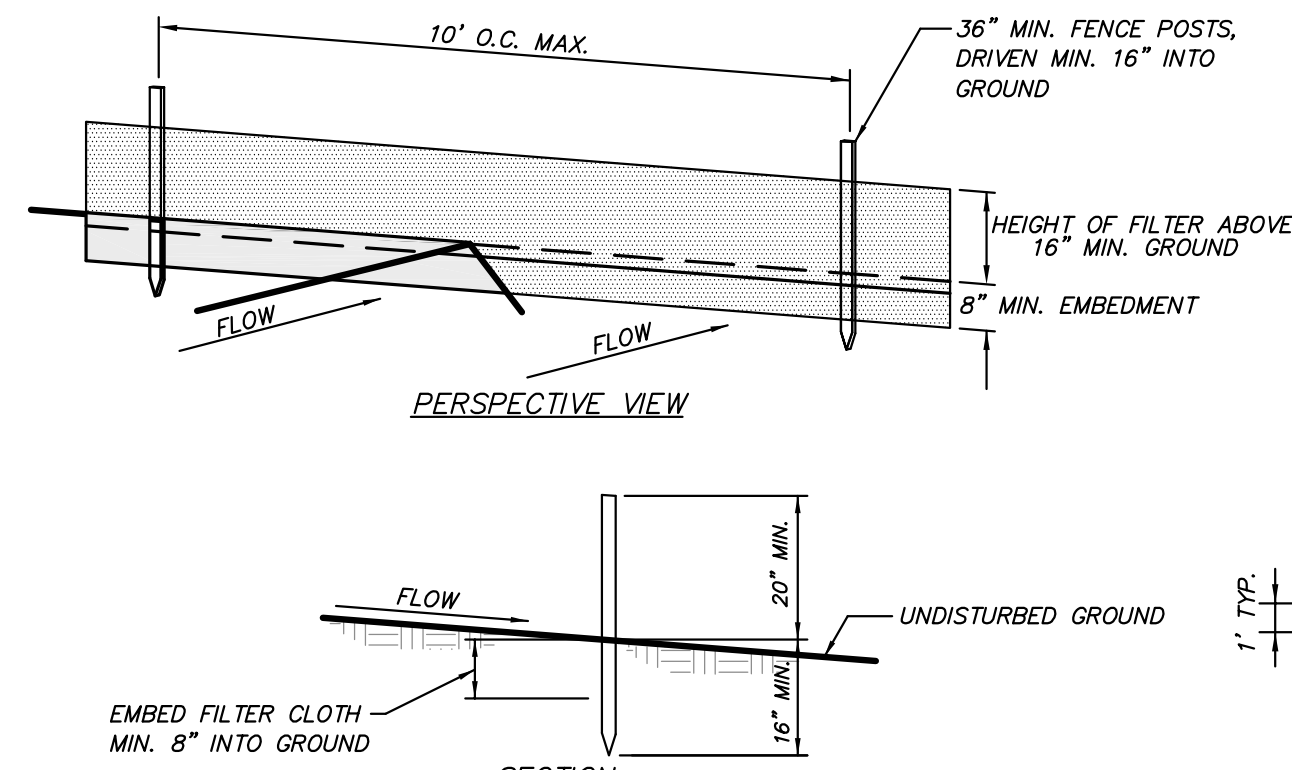
**TEMPORARY SOIL STOCKPILE DETAIL**  
(N.T.S.)



**NOTES:**

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.

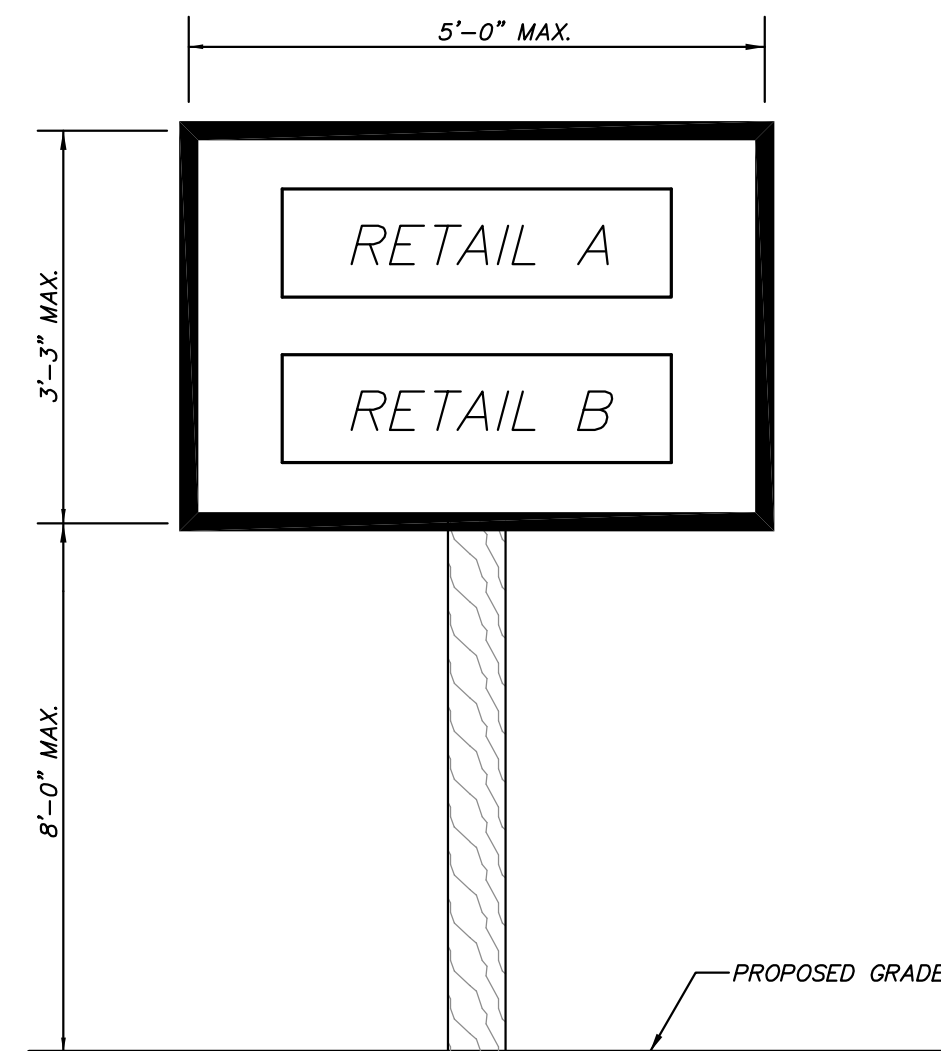
**LIGHTING FOUNDATION DETAIL**  
(N.T.S.)



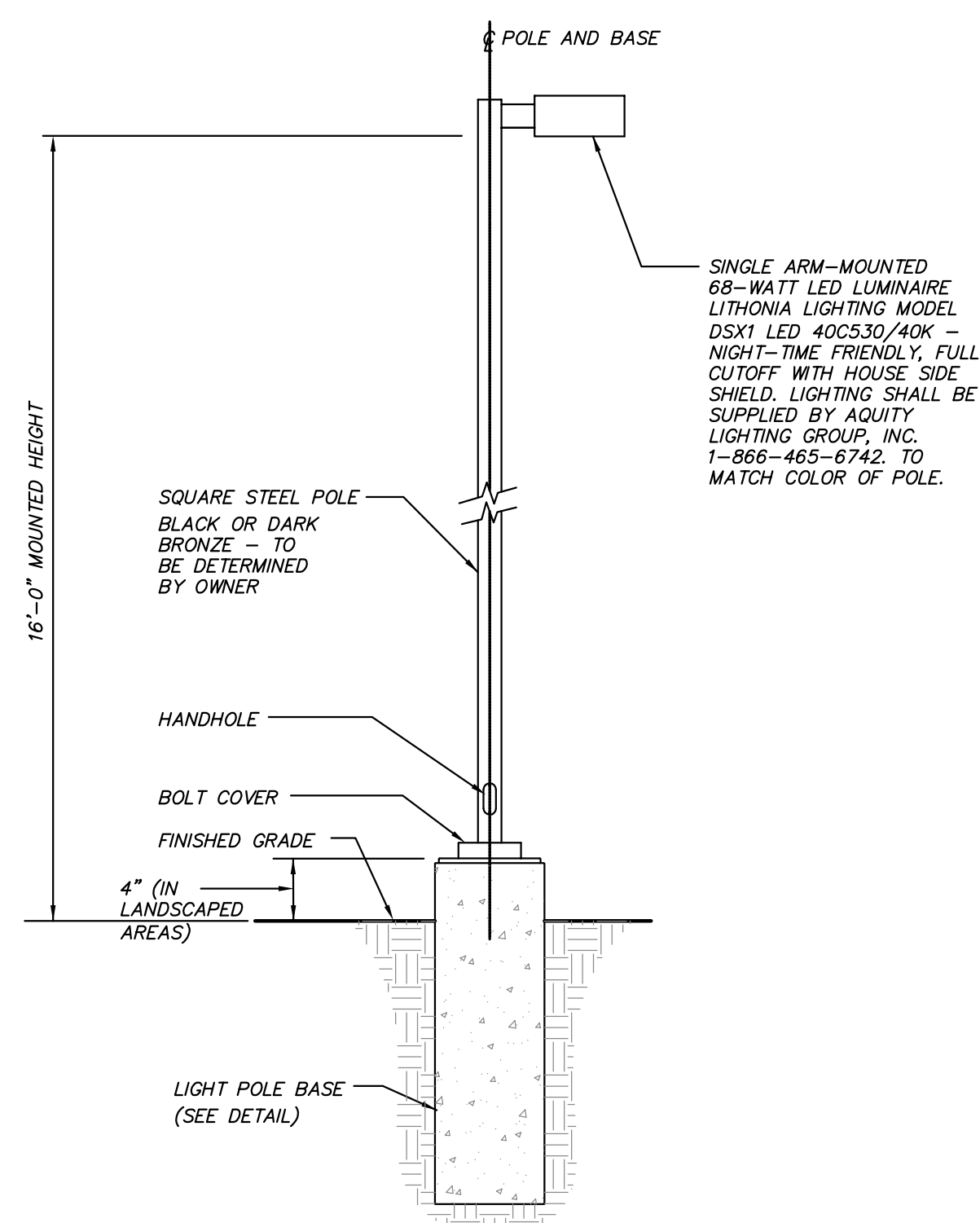
**CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
  2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
  3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD  
 FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL  
 PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

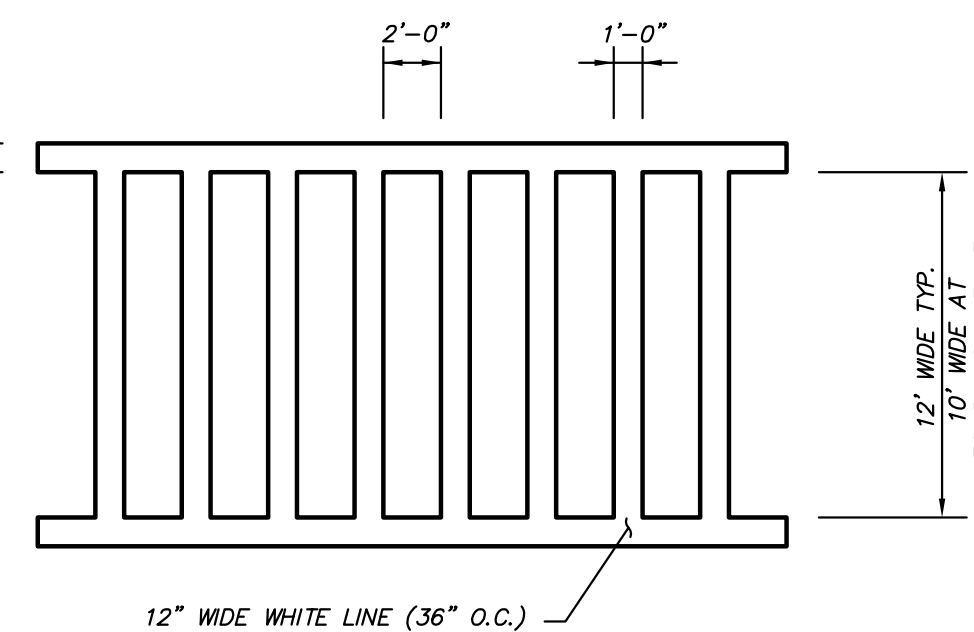
**SILT FENCE DETAIL**  
(N.T.S.)



**FREESTANDING SIGN DETAIL**  
(N.T.S.)

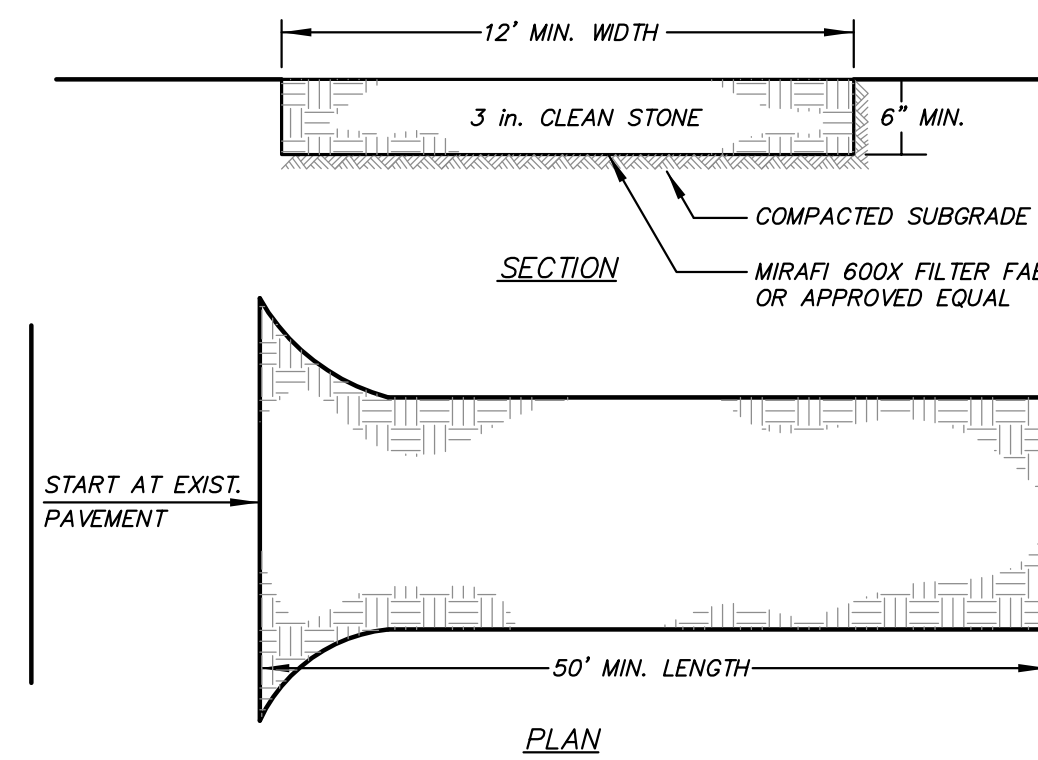


**POLE-MOUNTED LIGHTING DETAIL**  
(N.T.S.)



NOTE: INSTALLATION TO CONFORM WITH CURRENT NYS DOT STANDARDS AND SPECIFICATIONS

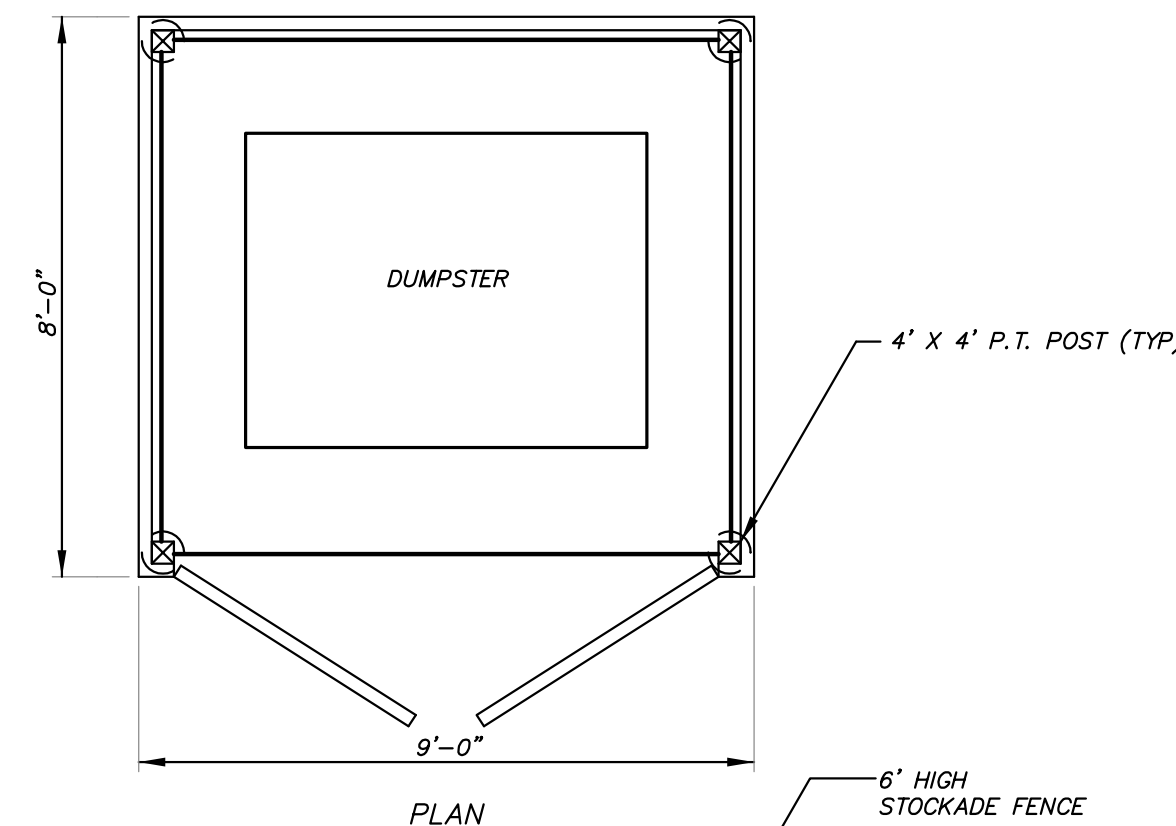
**CROSSWALK MARKING DETAIL**  
(N.T.S.)



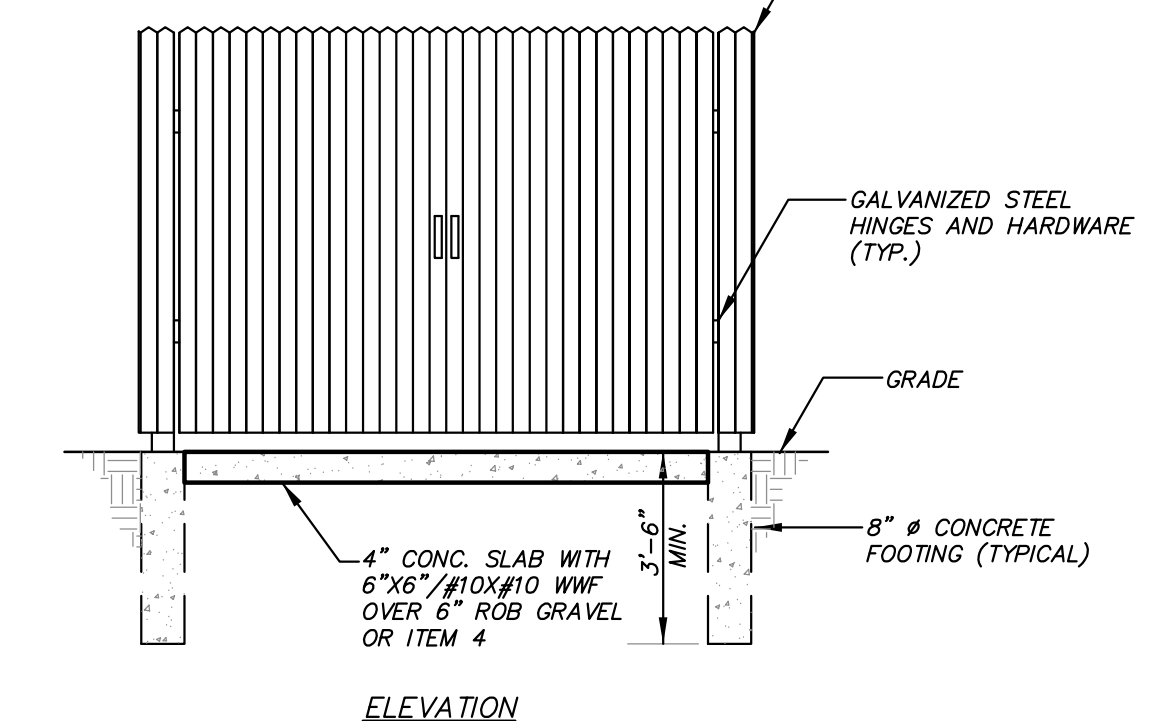
**INSTALLATION NOTES**

1. STONE SIZE - USE 3" STONE
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
(N.T.S.)

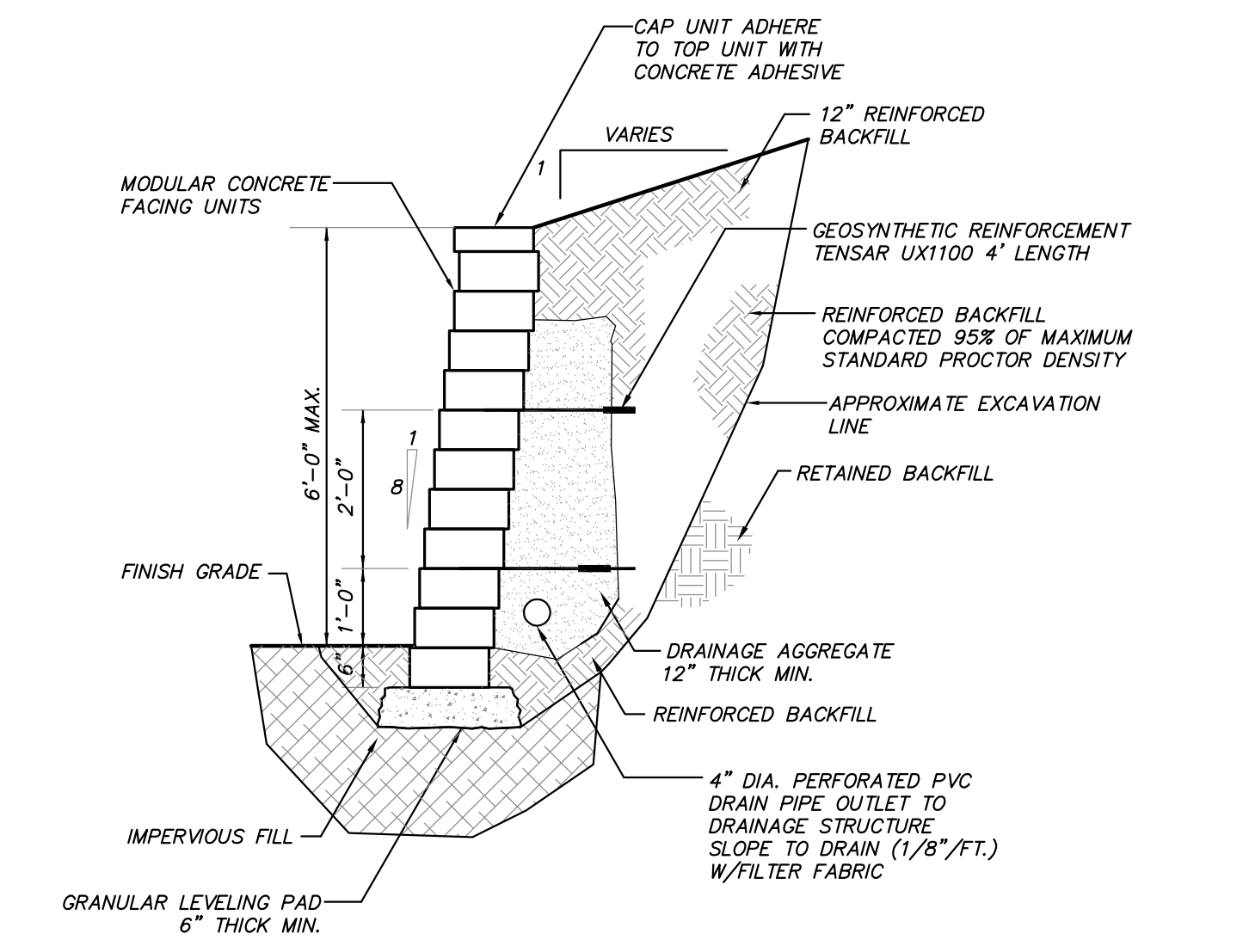


**ELEVATION**



NOTE: CHECK WITH REFUSE HAULER PRIOR TO INSTALLATION OF REFUSE ENCLOSURE FOR DIMENSIONS.

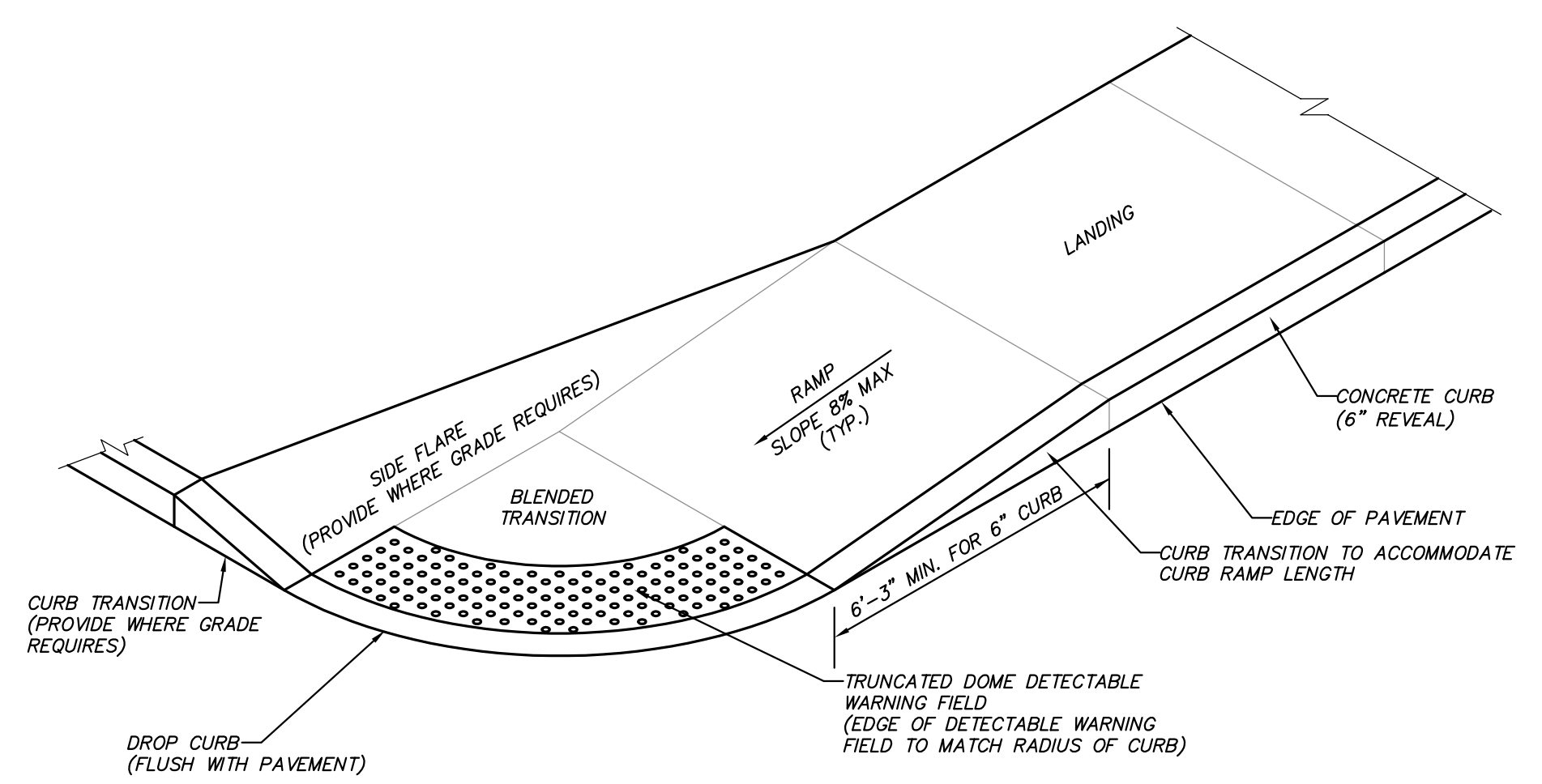
**DUMPSTER ENCLOSURE DETAIL**  
(N.T.S.)



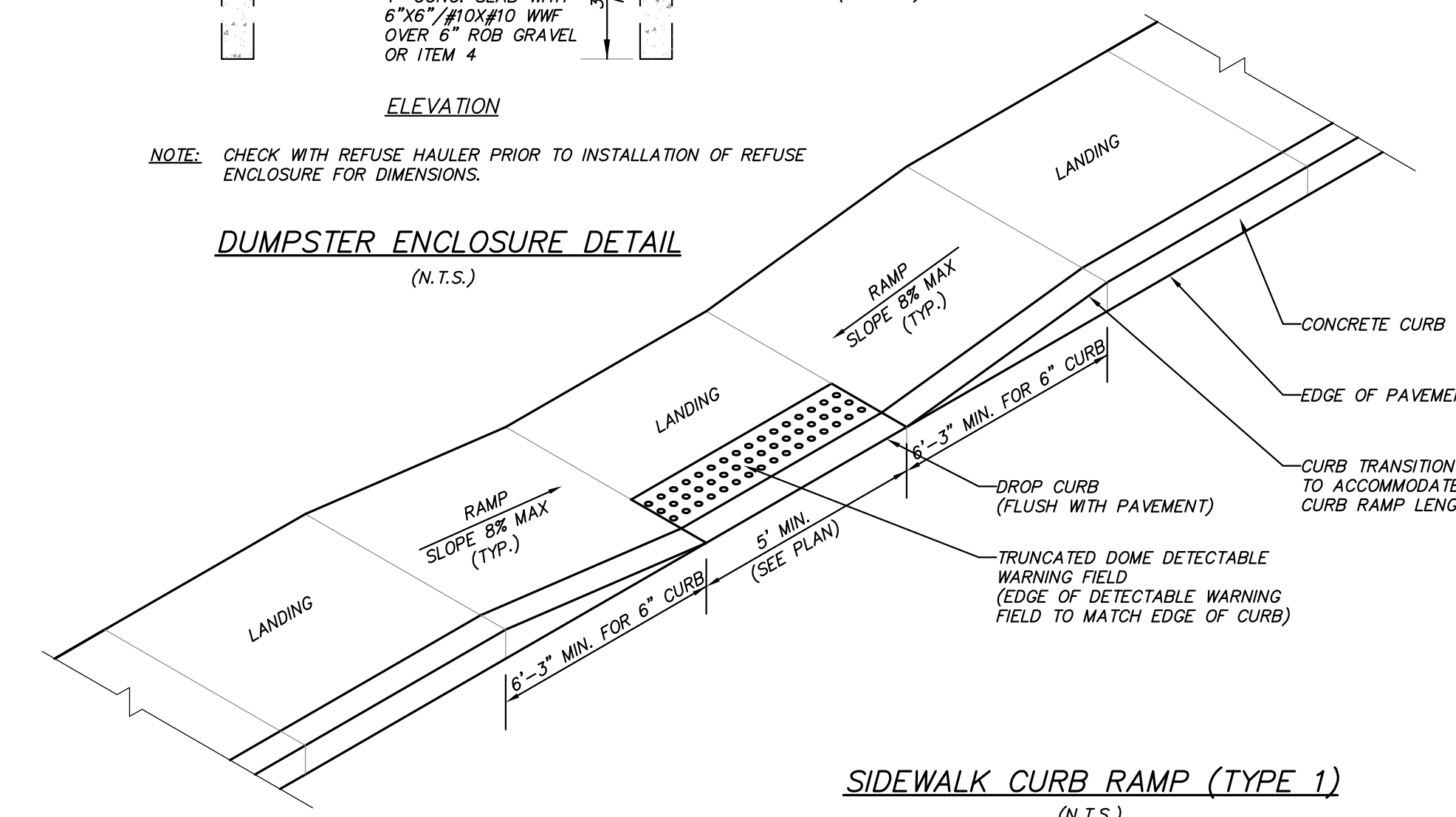
**NOTES:**

1. STRIP VEGETATION AND ORGANIC SOIL FROM WALL AREA.
2. BENCH CUT ALL EXCAVATED SLOPES.
3. DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE ENGINEER TO REMOVE UNSUITABLE SOIL.
4. SITE ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
5. LEVELING PAD SHALL CONSIST OF COMPACTED COARSE SAND OR CRUSHED GRAVEL, 6" THICK MIN.
6. CONTRACTOR MAY OPT FOR A LEAN CONCRETE PAD. CONCRETE PAD SHALL BE UNREINFORCED, 3" THICK MAXIMUM.
7. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 6".
8. FOR UNITS TO BE EMBEDDED, COMPACT FILL IN FRONT OF UNITS AT THE SAME TIME FILL BEHIND UNITS IS COMPACTED.
9. DRAINAGE AGGREGATE SHALL BE INSTALLED DIRECTLY BEHIND THE WALL WITHIN 12" OF THE TOP OF THE WALL. DRAINAGE AGGREGATE SHALL NOT EXTEND BELOW FINAL GRADE IN FRONT OF WALL.
10. COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY.(ASTM D-698)
11. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER.
12. COMPACTION WITHIN 3 FT. OF WALL SHALL BE LIMITED TO HAND OPERATED EQUIPMENT.
13. CONTRACTOR SHALL DIRECT SURFACE RUNOFF TO AVOID DAMAGING WALL WHILE UNDER CONSTRUCTION.
14. ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT, OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER WALL IS COMPLETED.
15. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.

**MODULAR BLOCK RETAINING WALL DETAIL**  
(N.T.S.)



**SIDEWALK CURB RAMP (TYPE 2)**  
(N.T.S.)



**SIDEWALK CURB RAMP (TYPE 1)**  
(N.T.S.)

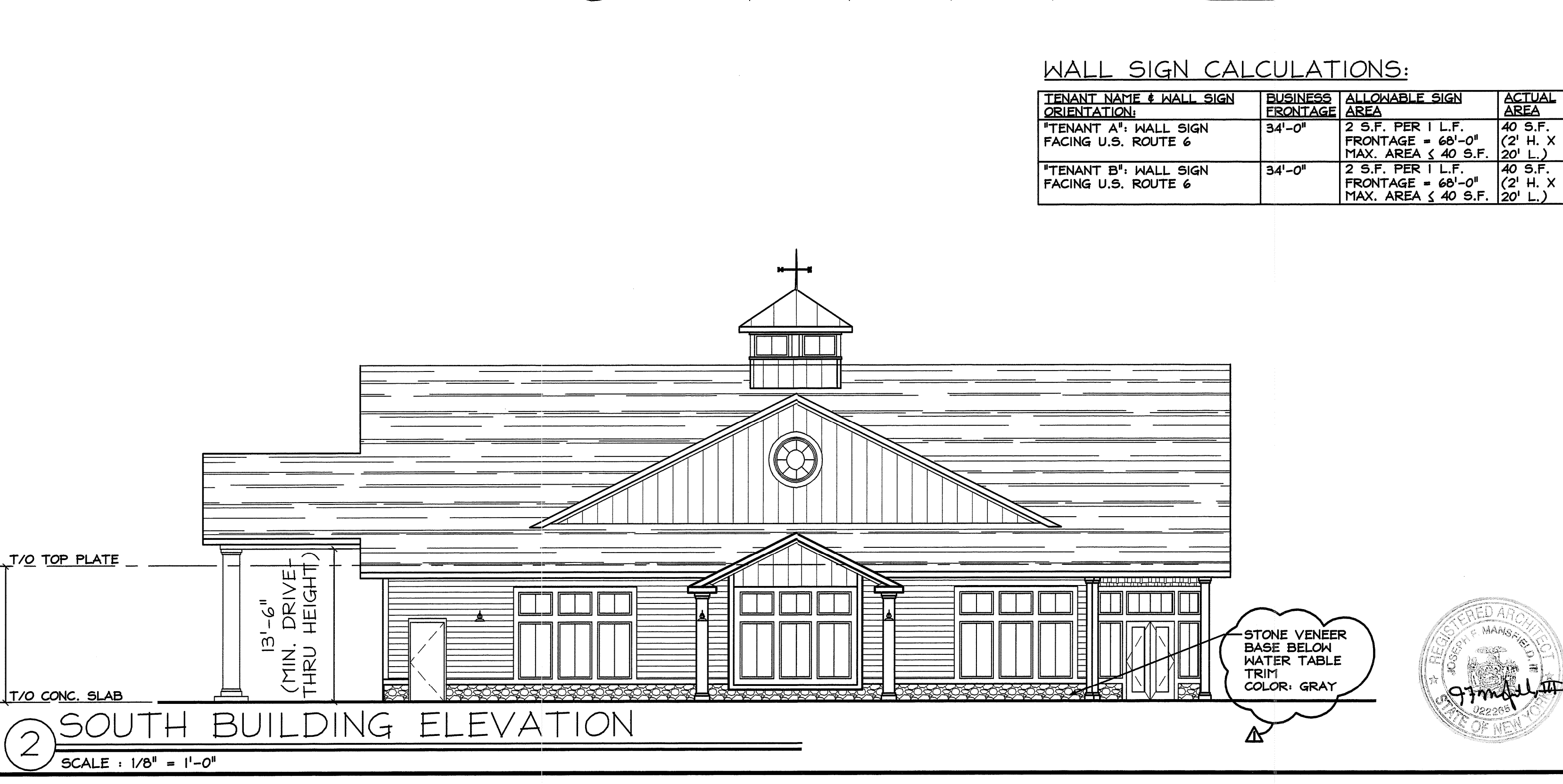
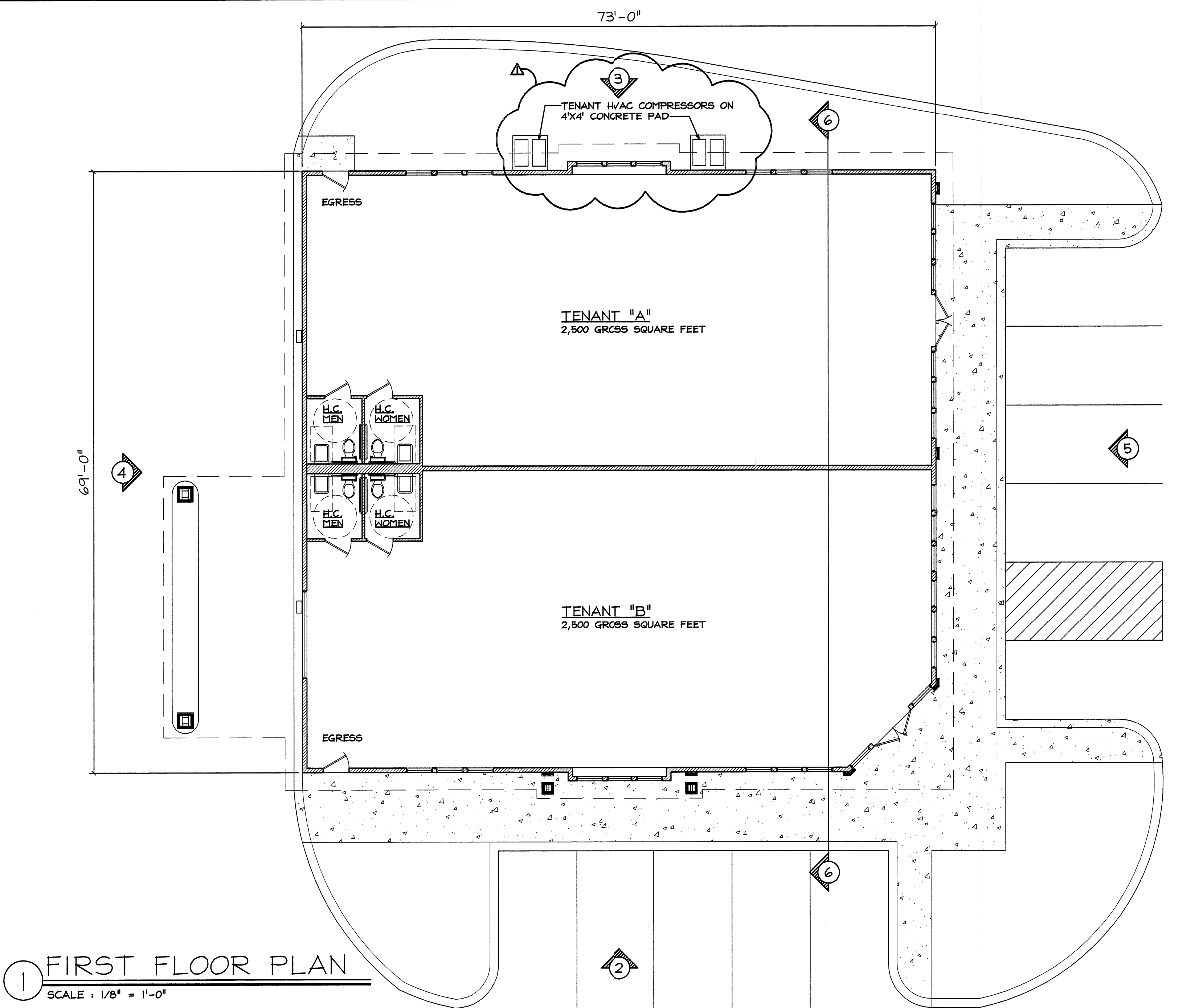
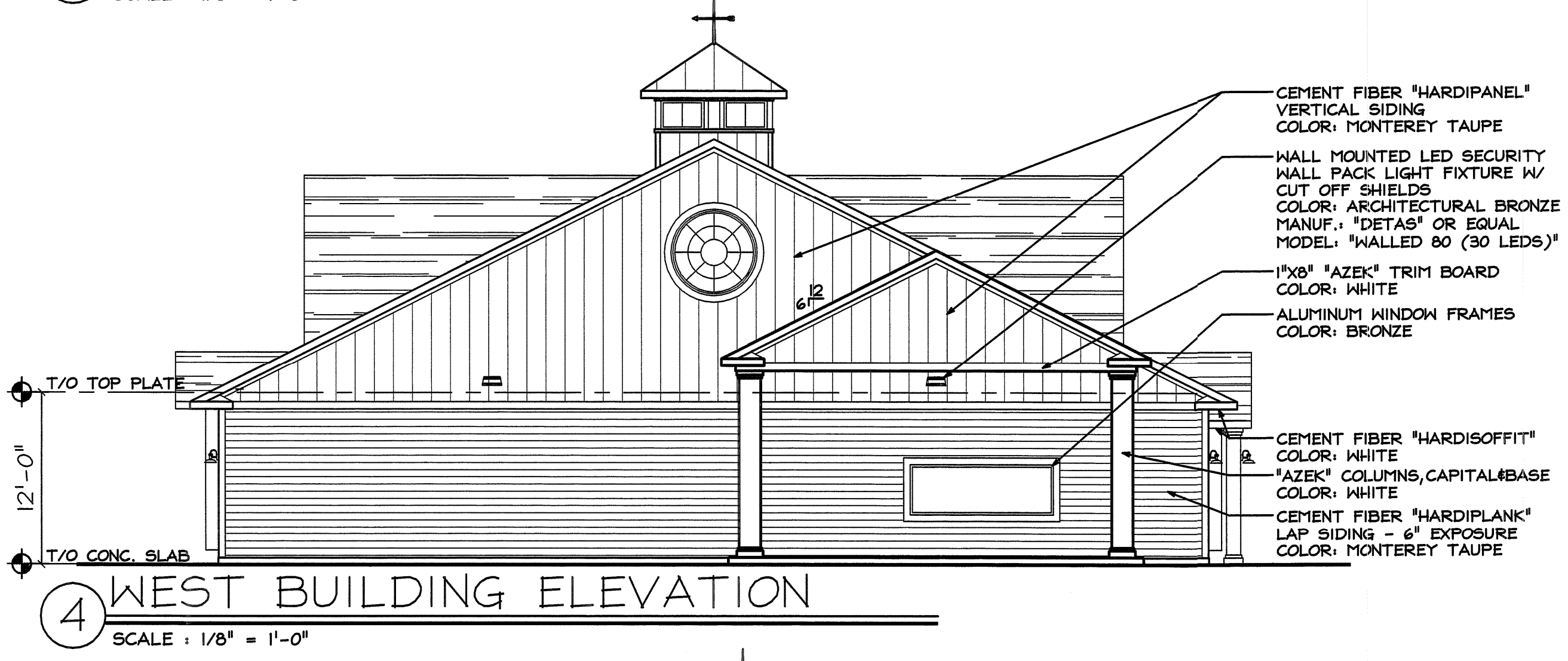
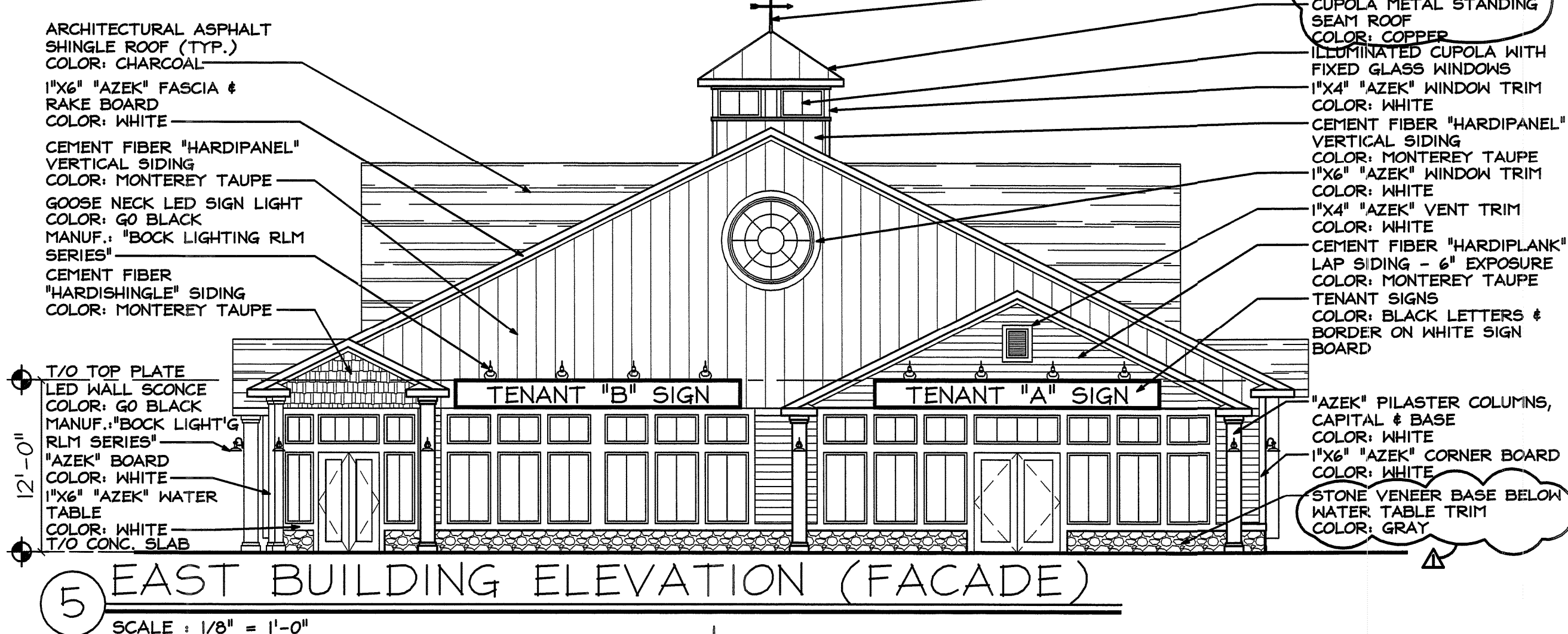
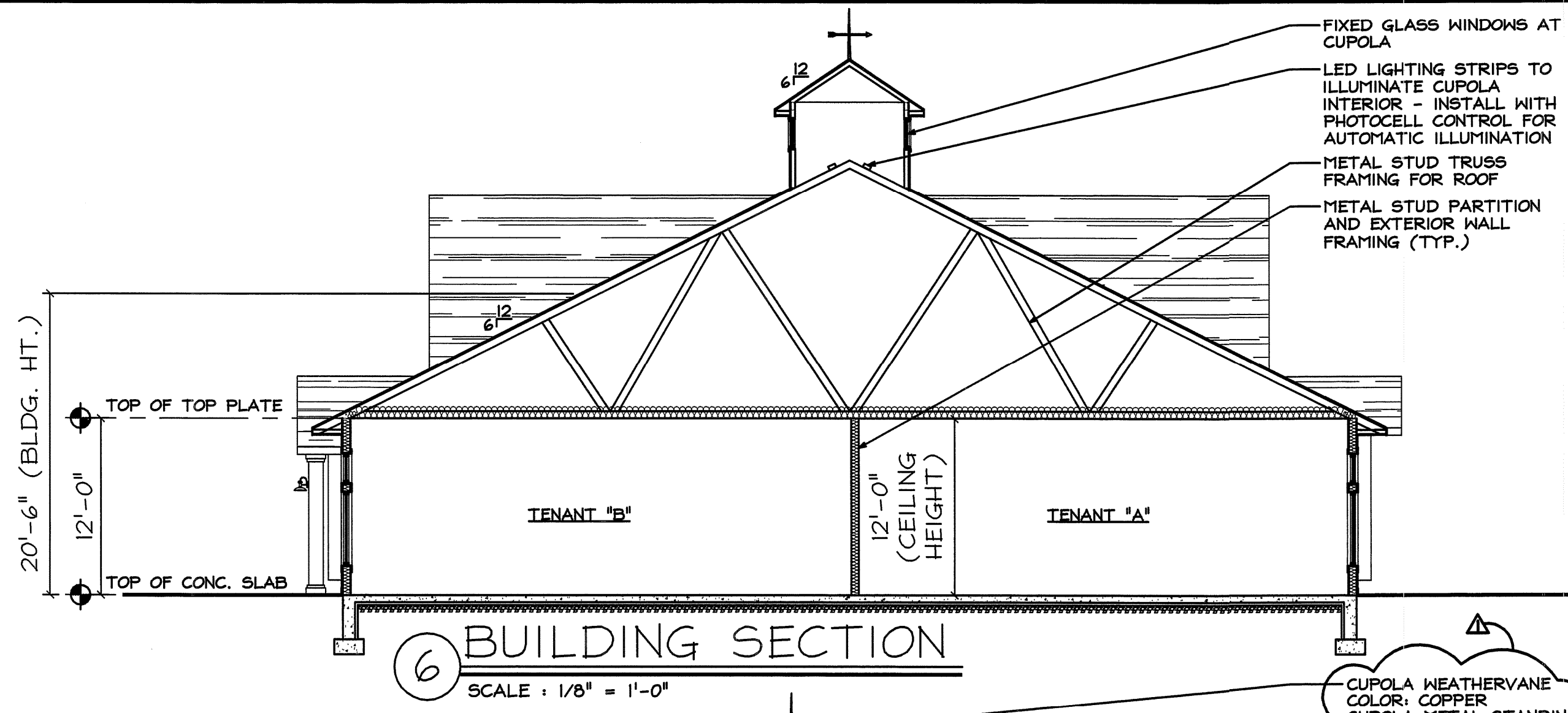
NO.	DATE	REVISION	COMMENTS	MEU	BY
1	7-29-15		REVISED PER TOWN		

**INSITE**  
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.  
3 Garrett Place  
Carmel, NY 10512  
(845) 225-9890  
(845) 225-9717 fax  
www.insite-eng.com

PROJECT: **ROUTE 6 RETAIL**  
150 ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **DETAILS**

PROJECT NUMBER	02119.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	6-24-15	DRAWN BY	M.E.U.	D-2	6
SCALE	AS SHOWN	CHECKED BY	D.L.M.		



WALL SIGN CALCULATIONS:

TENANT NAME & WALL SIGN ORIENTATION	BUSINESS FRONTAGE	ALLOWABLE SIGN AREA	ACTUAL AREA
*TENANT "A", WALL SIGN FACING U.S. ROUTE 6	34'-0"	2 S.F. PER 1 L.F. FRONTAGE = 68'-0" MAX. AREA < 40 S.F.	40 S.F. (2' H. X 20' L.)
*TENANT "B", WALL SIGN FACING U.S. ROUTE 6	34'-0"	2 S.F. PER 1 L.F. FRONTAGE = 68'-0" MAX. AREA < 40 S.F.	40 S.F. (2' H. X 20' L.)

DESCRIPTION: DESIGN, SCHEMATIC DESIGN, PERMITTING, CONSTRUCTION ADMINISTRATION, REVISED PERMITTING, ISSUE FOR CONSTRUCTION

DATE: 6-17-15, 6-23-15, 7-16-15, 7-31-15

REV. 4

**J F M ARCHITECT**

JOE MANFIELD, REGISTERED ARCHITECT  
P.O. BOX 361 Brewster, NY 10504 Telephone: 845-254-3801  
www.jfmarcitect.com

**ROUTE 6 RETAIL**  
150 U.S. ROUTE 6  
MAHOPAC, NEW YORK  
(TOWN OF CARMEL)

FIRST FLOOR PLAN, BUILDING ELEVATIONS & BUILDING SECTION

SCALE: AS NOTED  
DATE: JUNE 15, 2015

DRAWING NUMBER: **A-01**

REGISTERED ARCHITECT  
JOE MANFIELD  
STATE OF NEW YORK  
122259





Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

11 Bradhurst Avenue  
Hawthorne, NY 10532  
T: 914.347.7500  
F: 914.347.7266  
[www.maserconsulting.com](http://www.maserconsulting.com)

July 17, 2015

Mr. Harold Gary, Chairman  
Town of Carmel - Planning Board  
Carmel Town Hall  
60 McAlpin Avenue  
Mahopac, New York 10541

Re: Route 6 – Retail/Putnam County Savings Bank  
150 Route 6  
Town of Carmel, Putnam County, NY  
MC Project No. 15001388P

Dear Chairman Gary and Members of the Board:

Maser Consulting, P.A., formerly John Collins Engineers, P.C., had prepared detailed traffic impact studies which addressed this property and had considered significant commercial development on the parcels located at the above referenced location. That study had identified the need to construct an access road aligning opposite the existing Mahopac Village Centre, located on the south side of U.S. Route 6.

**1. Project Location and Description**

The current proposal is for the construction of an approximately 2,650 s.f. branch of the Putnam County Savings Bank, together with a separate retail component consisting of approximately 5,000 s.f. on the adjacent parcel. The proposed access to the development will align opposite the Mahopac Village Centre and the existing pavement section of U.S. Route 6 will be restriped to provide a separate left-turn lane for vehicles entering the project. This eastbound left-turn lane will align opposite the existing westbound separate left-turn lane for vehicles entering the Mahopac Village Centre driveway. The proposal also calls for the installation of the traffic signal at this location. The access improvements and signalization will be subject to New York State Department of Transportation (NYSDOT) Highway permit process which has commenced.

**2. Project Trip Generation (Table No. 1)**

Table No. 1 summarizes the expected trip generation for the proposed development. As can be seen from the table, it will result in significantly lower traffic volumes than analyzed in the previous traffic studies.



3. **NYSDOT Route 6 Improvements**

It should also be noted that the NYSDOT has recently awarded a contract (PIN 8392.02) which will improve several intersections in the vicinity of the site. These include the intersection of Route 6 and Route 118/Baldwin Place Road (CR37). The intersection will be reconstructed to provide an additional eastbound lane on Route 6 through the intersection and the traffic signal will be modified accordingly. This will help alleviate existing peak hour congestion at this location. The intersection of U.S. Route 6 and Union Valley Road will also be modified to provide a separate left-turn lane on Route 6 westbound, as well as associated signal modifications. The project is expected to be completed within the next year. These improvements will help improve existing and future operations at these area intersections.

4. **Summary**

The currently proposed development will generate significantly less traffic than what was originally analyzed in the previous traffic studies. The improvements at the adjacent intersections will help accommodate any additional traffic generated by the current proposal. With the access-related improvements, which we are currently pursuing permits from the NYSDOT, including provision of a separate left-turn lane for entering traffic and the associated new signalization at the access, the project traffic will be adequately accommodated.

Lastly, it should also be noted that an easement is being provided to allow access to the adjacent Koehler Senior Center. This will allow the future connection to that development, which will in turn provide access for traffic from that facility to take advantage of the new traffic signal at the site access.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to read 'Philip J. Grealy', is written over the typed name and title.

Philip J. Grealy, Ph.D., P.E.  
Principal/Department Manager

PJG/anr  
Enclosures  
cc: P. Cleary, AICP, PPE  
J. Contelmo, P.E.  
F. Koelsch

**TABLE NO. 1**  
**HOURLY TRIP GENERATION RATES (HTGR) AND ANTICIPATED**  
**SITE GENERATED TRAFFIC VOLUMES**

PCSB - ROUTE 6 RETAIL MAHOPAC, NEW YORK	ENTRY			EXIT		
	HTGR <sup>1</sup>	VOLUME	NEW TRIPS <sup>2</sup>	HTGR <sup>1</sup>	VOLUME	NEW TRIPS <sup>2</sup>
DRIVE-IN BANK (2,656 SQ. FT.)						
PEAK AM HOUR	6.89	18	14	5.19	14	11
PEAK PM HOUR	12.15	32	24	12.15	32	24
SATURDAY PEAK HOUR	13.68	36	27	12.63	34	28
RETAIL (5,000 SQ. FT.)						
PEAK AM HOUR	3.11	16	12	1.91	10	8
PEAK PM HOUR	8.05	40	30	8.05	40	30
SATURDAY PEAK HOUR	12.47	62	47	12.47	62	47
TOTAL						
PEAK AM HOUR	-	34	26	-	24	18
PEAK PM HOUR	-	72	54	-	72	54
SATURDAY PEAK HOUR	-	98	74	-	96	72

**NOTES:**

- 1) THE HOURLY TRIP GENERATION RATES (HTGR) ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 9TH EDITION, 2012. ITE LAND USE CODE - 912 - DRIVE-IN BANK AND ITE LAND USE CODE - 820 - SHOPPING CENTER.
- 2) "NEW TRIPS" INCLUDE A 25% PASS-BY/DIVERTED LINK TRIP CREDIT APPLIED TO BOTH LAND USES TO ACCOUNT FOR TRIPS ATTRACTED FROM THE EXISTING TRAFFIC STREAM ALONG U.S. ROUTE 6.

2015 BUILD TRAFFIC VOLUMES  
12: U.S. ROUTE 6 & SITE ACCESS/A&P SHOPPING CENTER

PM PEAK HOUR  
7/16/2015

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	36	0	36	89	0	152	36	682	184	80	548	36
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	16	12	12	10	11	13	12
Storage Length (ft)	0		0	0		0	300		300	200		200
Storage Lanes	1		0	0		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850				0.850			0.850			0.850
Flt Protected	0.950				0.950		0.950			0.950		
Satd. Flow (prot)	1770	1583	0	0	1805	1812	1770	1881	1478	1745	1963	1583
Flt Permitted	0.528				0.732		0.293			0.157		
Satd. Flow (perm)	984	1583	0	0	1391	1812	546	1881	1478	288	1963	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		313				165			196			76
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		270			220			783			521	
Travel Time (s)		6.1			5.0			13.3			8.9	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.87	0.89	0.85	0.88	0.92
Heavy Vehicles (%)	2%	2%	2%	0%	2%	1%	2%	1%	2%	0%	0%	2%
Adj. Flow (vph)	39	0	39	97	0	165	39	784	207	94	623	39
Shared Lane Traffic (%)												
Lane Group Flow (vph)	39	39	0	0	97	165	39	784	207	94	623	39
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	0.85	1.00	1.00	1.09	1.04	0.96	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1		1	1	1	1	1	1	1	1	1
Detector Template												
Leading Detector (ft)	50	50		50	50	50	50	50	50	50	50	50
Trailing Detector (ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	50	50		50	50	50	50	50	50	50	50	50
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Turn Type	pm+pt	NA		Perm	NA	pm+ov	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		8	1	5	2			1	6	
Permitted Phases	4			8	8	2			2	6		6
Detector Phase	7	4		8	8	1	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	21.0	21.0		21.0	21.0	8.0	9.0	21.0	21.0	8.0	21.0	21.0

2015 BUILD TRAFFIC VOLUMES  
12: U.S. ROUTE 6 & SITE ACCESS/A&P SHOPPING CENTER

PM PEAK HOUR  
7/16/2015

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (s)	30.0	51.0		21.0	21.0	8.0	9.0	99.0	99.0	8.0	98.0	98.0
Total Split (%)	19.0%	32.3%		13.3%	13.3%	5.1%	5.7%	62.7%	62.7%	5.1%	62.0%	62.0%
Maximum Green (s)	25.0	46.0		16.0	16.0	4.0	4.0	94.0	94.0	4.0	93.0	93.0
Yellow Time (s)	3.0	3.0		3.0	3.0	3.5	3.0	3.0	3.0	3.5	3.0	3.0
All-Red Time (s)	2.0	2.0		2.0	2.0	0.5	2.0	2.0	2.0	0.5	2.0	2.0
Lost Time Adjust (s)	-1.0	-1.0			-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	0.0
Total Lost Time (s)	4.0	4.0			4.0	3.0	4.0	4.0	4.0	3.0	4.0	5.0
Lead/Lag	Lead			Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)	5.0	5.0		5.0	5.0			5.0	5.0		5.0	5.0
Flash Dont Walk (s)	11.0	11.0		11.0	11.0			11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)	0	0		0	0			0	0		0	0
v/c Ratio	0.12	0.06		0.43	0.26	0.09	0.78	0.23	0.34	0.54	0.04	0.04
Control Delay	26.2	0.2		43.3	6.7	7.8	22.6	2.8	10.2	15.3	0.6	0.6
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	26.2	0.2		43.3	6.7	7.8	22.6	2.8	10.2	15.3	0.6	0.6
Queue Length 50th (ft)	15	0		48	0	8	336	3	19	234	0	0
Queue Length 95th (ft)	47	0		120	54	22	524	34	40	372	4	4
Internal Link Dist (ft)		190		140			703			441		
Turn Bay Length (ft)							300		300	200		200
Base Capacity (vph)	633	1108		315	631	411	1817	1435	279	1889	1520	1520
Starvation Cap Reductn	0	0		0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0		0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.06	0.04		0.31	0.26	0.09	0.43	0.14	0.34	0.33	0.03	0.03

Intersection Summary

Area Type: Other  
 Cycle Length: 158  
 Actuated Cycle Length: 81.5  
 Natural Cycle: 90  
 Control Type: Actuated-Uncoordinated

Splits and Phases: 12: U.S. ROUTE 6 & SITE ACCESS/A&P SHOPPING CENTER

8 s	99 s						51 s				
9 s	98 s						30 s			21 s	

2015 BUILD TRAFFIC VOLUMES  
 12: U.S. ROUTE 6 & SITE ACCESS/A&P SHOPPING CENTER

PM PEAK HOUR  
 7/16/2015

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	→	↗	←	↖	↗	↖	↑	↗	↖	↑	↗
Volume (veh/h)	36	0	36	89	0	152	36	682	184	80	548	36
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus. Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1900	1900	1956	1863	1881	1863	1900	1976	1863
Adj Flow Rate, veh/h	39	0	39	97	0	0	39	784	0	94	623	39
Adj No. of Lanes	1	1	0	0	1	1	1	1	1	1	1	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.87	0.89	0.85	0.88	0.92
Percent Heavy Veh, %	2	2	2	2	2	1	2	1	2	0	0	2
Cap, veh/h	463	0	375	267	0	294	434	979	824	361	1036	805
Arrive On Green	0.06	0.00	0.22	0.11	0.00	0.00	0.05	0.52	0.00	0.07	0.52	0.51
Sat Flow, veh/h	1774	0	1583	1390	0	1663	1774	1881	1583	1810	1976	1583
Grp Volume(v), veh/h	39	0	39	97	0	0	39	784	0	94	623	39
Grp Sat Flow(s),veh/h/ln	1774	0	1583	1390	0	1663	1774	1881	1583	1810	1976	1583
Q Serve(g_s), s	1.1	0.0	1.2	4.2	0.0	0.0	0.6	21.5	0.0	1.4	13.7	0.8
Cycle Q Clear(g_c), s	1.1	0.0	1.2	4.2	0.0	0.0	0.6	21.5	0.0	1.4	13.7	0.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	463	0	375	267	0	294	434	979	824	361	1036	805
V/C Ratio(X)	0.08	0.00	0.10	0.36	0.00	0.00	0.09	0.80	0.00	0.26	0.60	0.05
Avail Cap(c_a), veh/h	1086	0	1187	492	0	563	491	2849	2398	384	2962	2348
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	20.3	0.0	19.1	26.7	0.0	0.0	7.5	12.4	0.0	9.9	10.4	7.8
Incr Delay (d2), s/veh	0.1	0.0	0.1	0.8	0.0	0.0	0.1	1.6	0.0	0.4	0.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.0	0.6	1.7	0.0	0.0	0.3	11.3	0.0	0.7	7.6	0.3
LnGrp Delay(d),s/veh	20.3	0.0	19.2	27.5	0.0	0.0	7.6	13.9	0.0	10.3	10.9	7.8
LnGrp LOS	C		B	C			A	B		B	B	A
Approach Vol, veh/h		78			97			823			756	
Approach Delay, s/veh		19.8			27.5			13.6			10.7	
Approach LOS		B			C			B			B	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6	7	8				
Phs Duration (G+Y+Rc), s	7.2	36.6		18.9	7.0	36.9	8.0	10.9				
Change Period (Y+Rc), s	4.0	5.0		5.0	5.0	5.0	5.0	5.0				
Max Green Setting (Gmax), s	4.0	94.0		46.0	4.0	93.0	25.0	16.0				
Max Q Clear Time (g_c+I1), s	3.4	23.5		3.2	2.6	15.7	3.1	6.2				
Green Ext Time (p_c), s	0.0	8.2		0.5	0.0	8.2	0.1	0.3				
<b>Intersection Summary</b>												
HCM 2010 Ctrl Delay			13.4									
HCM 2010 LOS			B									

2015 BUILD TRAFFIC VOLUMES  
12: U.S. ROUTE 6 & SITE ACCESS/A&P SHOPPING CENTER

SAT PEAK HOUR  
7/16/2015

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	48	0	48	90	0	180	49	547	322	314	951	49
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	16	12	12	10	11	13	12
Storage Length (ft)	0		0	0		0	300		300	200		200
Storage Lanes	1		0	0		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850				0.850			0.850			0.850
Flt Protected	0.950				0.950		0.950			0.950		
Satd. Flow (prot)	1770	1583	0	0	1805	1812	1770	1863	1492	1745	1925	1583
Flt Permitted	0.553				0.723		0.060			0.201		
Satd. Flow (perm)	1030	1583	0	0	1374	1812	112	1863	1492	369	1925	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		150				217			339			87
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		303			220			684			1173	
Travel Time (s)		6.9			5.0			11.7			20.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.83	0.92	0.95	0.93	0.92	0.95	0.92
Heavy Vehicles (%)	2%	2%	2%	0%	2%	1%	2%	2%	1%	0%	2%	2%
Adj. Flow (vph)	52	0	52	98	0	217	53	576	346	341	1001	53
Shared Lane Traffic (%)												
Lane Group Flow (vph)	52	52	0	0	98	217	53	576	346	341	1001	53
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	0.85	1.00	1.00	1.09	1.04	0.96	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	pm+pt	NA		Perm	NA	pm+ov	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4			8	1	5	2		1	6	
Permitted Phases	4			8		8	2		2	6		6
Minimum Split (s)	9.0	21.0		21.0	21.0	9.0	9.0	21.0	21.0	9.0	21.0	21.0
Total Split (s)	19.0	53.0		34.0	34.0	26.0	9.0	71.0	71.0	26.0	88.0	88.0
Total Split (%)	12.7%	35.3%		22.7%	22.7%	17.3%	6.0%	47.3%	47.3%	17.3%	58.7%	58.7%
Maximum Green (s)	14.0	48.0		29.0	29.0	21.0	4.0	66.0	66.0	21.0	83.0	83.0
Yellow Time (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	-1.0	-1.0			-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	0.0
Total Lost Time (s)	4.0	4.0			4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0
Lead/Lag	Lead			Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Walk Time (s)		5.0		5.0	5.0			5.0	5.0		5.0	5.0
Flash Dont Walk (s)		11.0		11.0	11.0			11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0		0	0			0	0		0	0
v/c Ratio	0.13	0.08			0.36	0.27	0.49	0.69	0.41	0.79	0.93	0.06
Control Delay	36.0	0.3			56.1	4.5	33.1	38.6	4.1	30.7	45.7	0.8

2015 BUILD TRAFFIC VOLUMES  
 12: U.S. ROUTE 6 & SITE ACCESS/A&P SHOPPING CENTER

SAT PEAK HOUR  
 7/16/2015

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay	0.0	0.0			0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	36.0	0.3			56.1	4.5	33.1	38.6	4.1	30.7	45.7	0.8
Queue Length 50th (ft)	35	0			84	0	19	446	4	150	870	0
Queue Length 95th (ft)	69	0			143	39	47	589	62	#276	#1199	6
Internal Link Dist (ft)		223			140			604			1093	
Turn Bay Length (ft)							300		300	200		200
Base Capacity (vph)	410	618			274	812	109	832	854	430	1078	914
Starvation Cap Reductn	0	0			0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0			0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0			0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.13	0.08			0.36	0.27	0.49	0.69	0.41	0.79	0.93	0.06

Intersection Summary

Area Type: Other  
 Cycle Length: 150  
 Actuated Cycle Length: 150  
 Offset: 9 (6%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green  
 Natural Cycle: 90  
 Control Type: Pretimed  
 # 95th percentile volume exceeds capacity, queue may be longer.  
 Queue shown is maximum after two cycles.























Splits and Phases: 12: U.S. ROUTE 6 & SITE ACCESS/A&P SHOPPING CENTER

p1	p2 (R)	p4
26 s	71 s	53 s
p5	p6 (R)	p7
9 s	88 s	19 s
		34 s



2015 BUILD TRAFFIC VOLUMES  
 12: U.S. ROUTE 6 & SITE ACCESS/A&P SHOPPING CENTER

SAT PEAK HOUR  
 7/16/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	48	0	48	90	0	180	49	547	322	314	951	49
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1900	1900	1956	1863	1863	1881	1900	1937	1863
Adj Flow Rate, veh/h	52	0	52	98	0	0	53	576	0	341	1001	53
Adj No. of Lanes	1	1	0	0	1	1	1	1	1	1	1	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.83	0.92	0.95	0.93	0.92	0.95	0.92
Percent Heavy Veh, %	2	2	2	2	2	1	2	2	1	0	2	2
Cap, veh/h	554	0	517	323	0	576	155	832	714	483	1085	876
Arrive On Green	0.10	0.00	0.32	0.20	0.00	0.00	0.03	0.45	0.00	0.15	0.56	0.55
Sat Flow, veh/h	1774	0	1583	1374	0	1663	1774	1863	1599	1810	1937	1583
Grp Volume(v), veh/h	52	0	52	98	0	0	53	576	0	341	1001	53
Grp Sat Flow(s),veh/h/ln	1774	0	1583	1374	0	1663	1774	1863	1599	1810	1937	1583
Q Serve(g_s), s	3.1	0.0	3.5	9.2	0.0	0.0	2.4	37.2	0.0	13.7	70.6	2.3
Cycle Q Clear(g_c), s	3.1	0.0	3.5	9.2	0.0	0.0	2.4	37.2	0.0	13.7	70.6	2.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	554	0	517	323	0	576	155	832	714	483	1085	876
V/C Ratio(X)	0.09	0.00	0.10	0.30	0.00	0.00	0.34	0.69	0.00	0.71	0.92	0.06
Avail Cap(c_a), veh/h	554	0	517	323	0	576	155	832	714	483	1085	876
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	36.4	0.0	35.5	51.7	0.0	0.0	31.5	33.2	0.0	22.8	30.0	15.5
Incr Delay (d2), s/veh	0.3	0.0	0.4	2.4	0.0	0.0	5.9	4.7	0.0	8.4	14.1	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	0.0	1.6	3.7	0.0	0.0	1.4	20.1	0.0	7.9	41.8	1.0
LnGrp Delay(d),s/veh	36.8	0.0	35.9	54.1	0.0	0.0	37.4	37.9	0.0	31.3	44.1	15.6
LnGrp LOS	D		D	D			D	D		C	D	B
Approach Vol, veh/h		104			98			629			1395	
Approach Delay, s/veh		36.3			54.1			37.9			39.9	
Approach LOS		D			D			D			D	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6	7	8				
Phs Duration (G+Y+Rc), s	26.0	71.0		53.0	9.0	88.0	19.0	34.0				
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0	5.0	5.0				
Max Green Setting (Gmax), s	21.0	66.0		48.0	4.0	83.0	14.0	29.0				
Max Q Clear Time (g_c+I1), s	15.7	39.2		5.5	4.4	72.6	5.1	11.2				
Green Ext Time (p_c), s	0.6	9.4		0.6	0.0	5.8	0.1	0.5				
<b>Intersection Summary</b>												
HCM 2010 Ctrl Delay			39.8									
HCM 2010 LOS			D									



July 29, 2015

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

RE: EMTK Realty Site Plan  
1736 Route 6  
Tax Map No. 44.18-1-40

Dear Chairman Gary and Members of the Board:

Please find enclosed the following plans and documents in support of an application for site plan approval for the above referenced project:

- Two (2) sheet site plan set, last revised July 29, 2015. (5 copies)
- CD containing pdfs of submitted plans and documents. (1 copy)

As discussed at the May 13, 2015 Planning Board meeting, the applicant seeks site plan approval for six (6) existing apartments in the easterly building and proposes to expand the parking area.

In response to specific comments by the Planning Board at the meeting on July 8, 2015, please find the following response:

**Memorandum from Michael G. Carnazza, Director of Code Enforcement for the Town of Carmel, dated May 8, 2015:**

- As previously discussed, the applicant is before the Board seeking approval for (6) apartments in the rear building.
- The applicant is seeking a referral to the ZBA for a variance to allow the (6) apartments in the rear building.
- The applicant is seeking an area variance for the width of the parking stalls - 9' wide stalls are provided, where 10' wide stalls are required; and a variance for the number of parking spaces - 16 parking spaces are provided where 23 spaces are required.
- Details for the existing signage have been provided on the site plans.

**Memorandum from Richard J. Franzetti, P.E., Town Engineer for the Town of Carmel, dated May 5, 2015:**

1. The site plans are being sent to the Carmel Fire Department for review and comment by copy of this letter.
2. The site plans have been revised to show an expanded parking area with associated grading. The extent of new impervious area and the total area of disturbance has been specified on the plan.
3. See response to Item #2.
4. The location of erosion controls have been noted on the site plan with details for their installation.
5. A vehicle maneuvering plan will be provided as part of a future submission.

---

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717  
[www.insite-eng.com](http://www.insite-eng.com)

6. Turning radii for the access drive and parking area will be added to the site plan as part of a future submission.
7. The asphalt pavement detail has been revised to provide 2" top course, 3" binder course and 8" subbase.
8. It is understood that a performance bond and associated engineering fee may need to be established for any public improvements deemed necessary as part of the project.

**Memorandum from Patrick Cleary, AICP, Cleary Consulting, dated July 8, 2015:**

**Site Plan Review Comments:**

1. It is understood that variances are required for the apartments in the rear building.
2. It is understood that the existing apartments in the easterly (rear) building must conform to building and fire code requirements.
3. The plan has been revised to propose a total of 16 parking spaces, providing the three (3) required parking spaces for the office space and at least one (1) parking space for each of the ten (10) apartments. Based on experience, the applicant feels that this will provide sufficient parking for the project. The applicant will seek a variance from the ZBA for seven (7) parking spaces.
4. It is understood that review by the Engineering Department is required for the project. The proposed disturbance at the site is under the threshold per the Town code, the NYCDEP regulations, and the NYSDEC regulations, and therefore does not require post construction stormwater management. Refer to responses to specific comments from the Engineering Department.
5. The proposed parking area has been updated to include a revised hammerhead back-out area at the end of the parking lot. The dumpster enclosure has been relocated as shown on the site plan.
6. Confirmation will be provided in a later submission that existing municipal water, sewer and other utility infrastructure serving the site are compliant and properly permitted.
7. No new exterior lighting is proposed as part of the project.

**SEQR:** It is acknowledged that the current proposal is classified as a Type II Action and no further SEQR review is required.

We trust the enclosed information will be found adequate. Please place the project on the agenda for the August 5, 2015 Planning Board meeting for continued discussion with the Board. At that time, the applicant is looking for a referral to the Town of Carmel Zoning Board of Appeals for the necessary variances for the project.

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

Very truly yours,

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

By: \_\_\_\_\_

Jeffrey J. Contelmo, PE  
Senior Principal Engineer

JJC/dlm

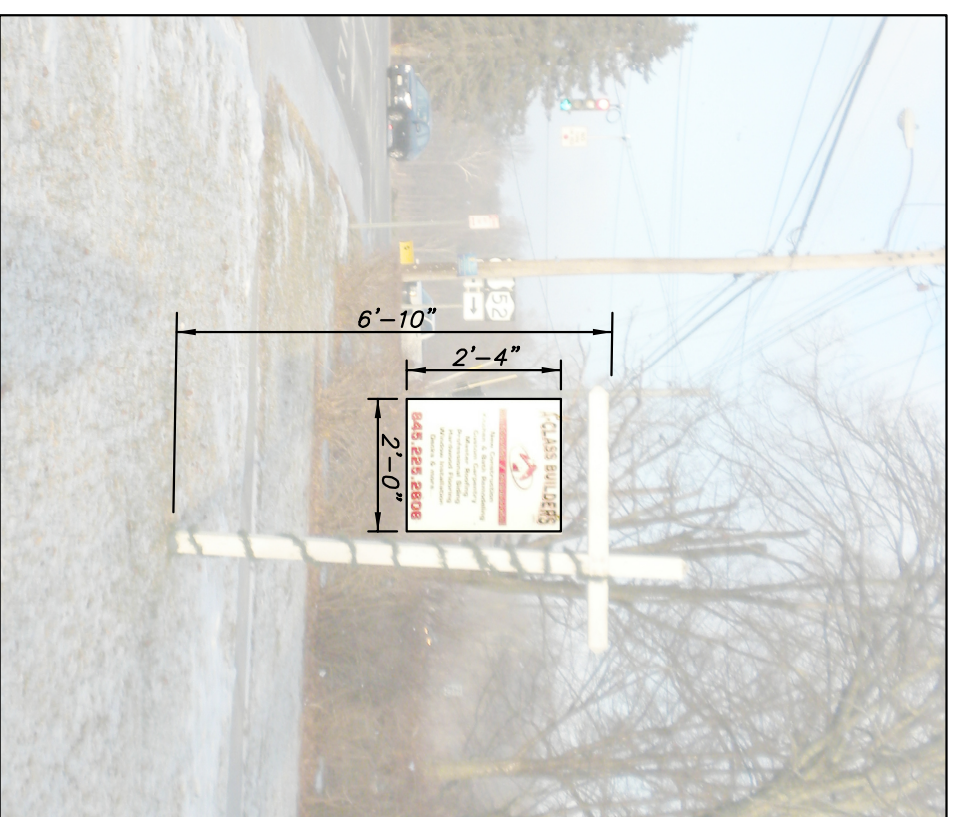
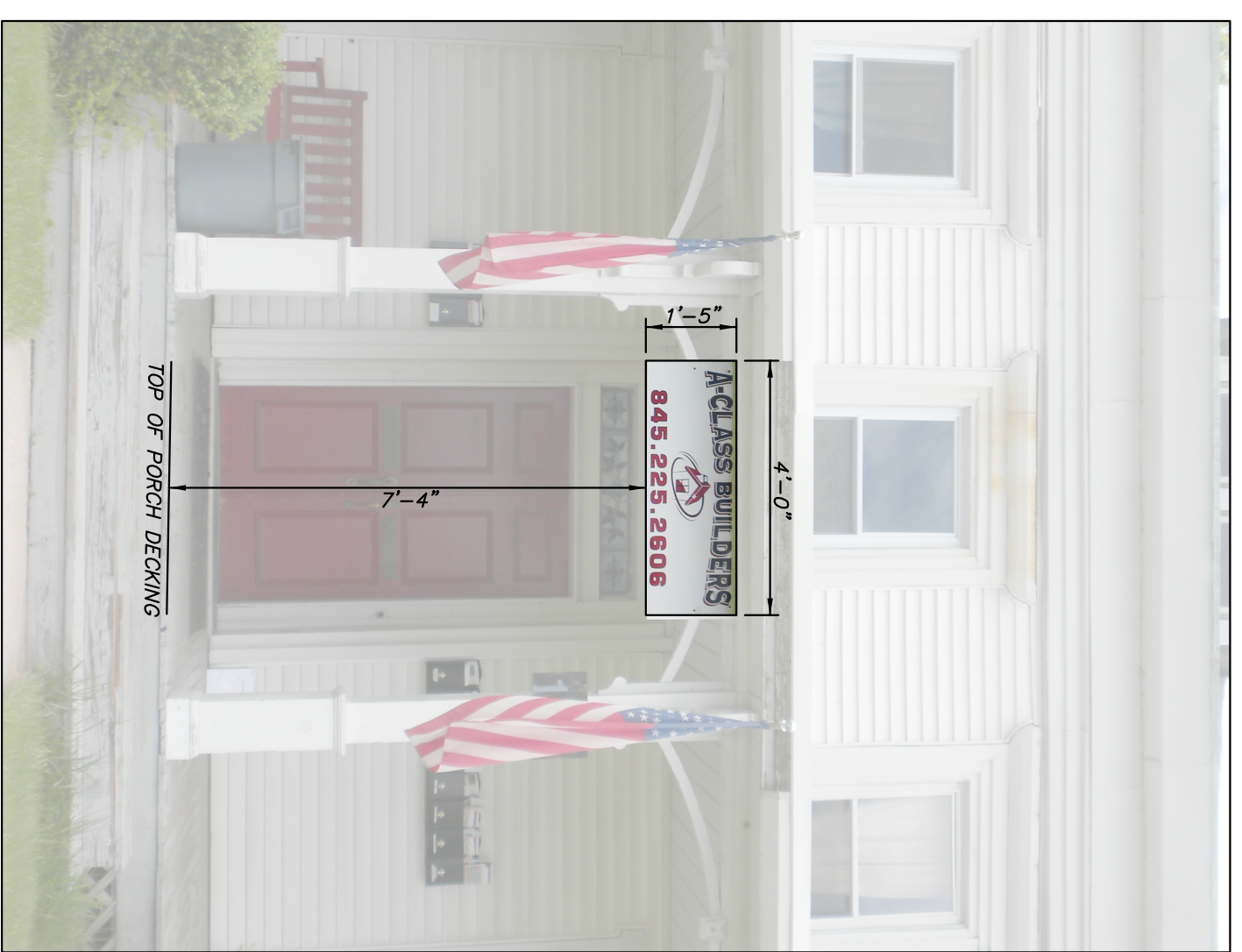
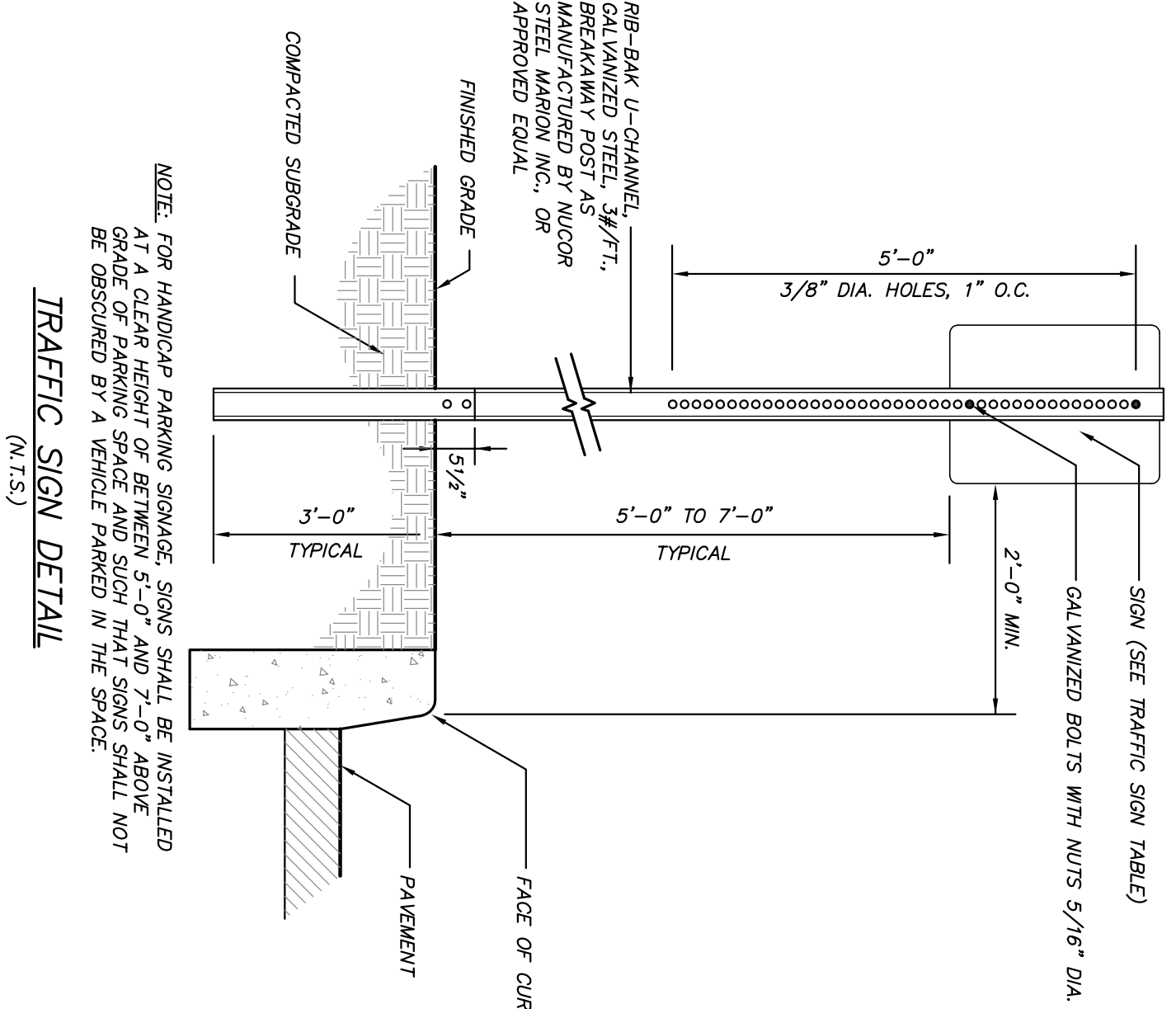
Enclosures

cc: Brian Finney, w/enclosures  
William Shilling  
Carmel Fire Department

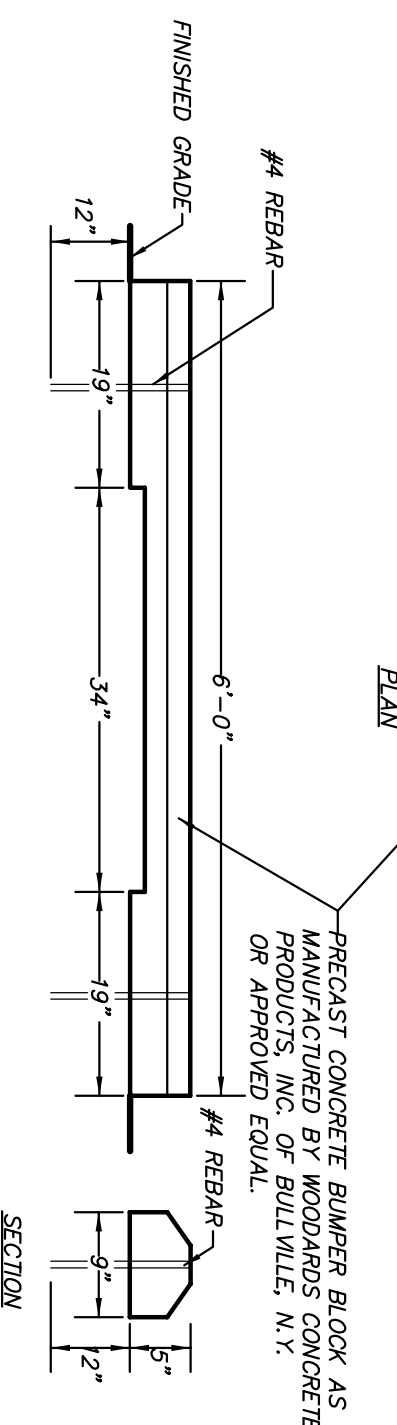
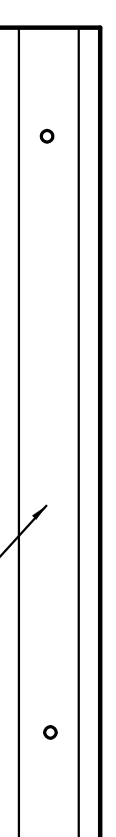
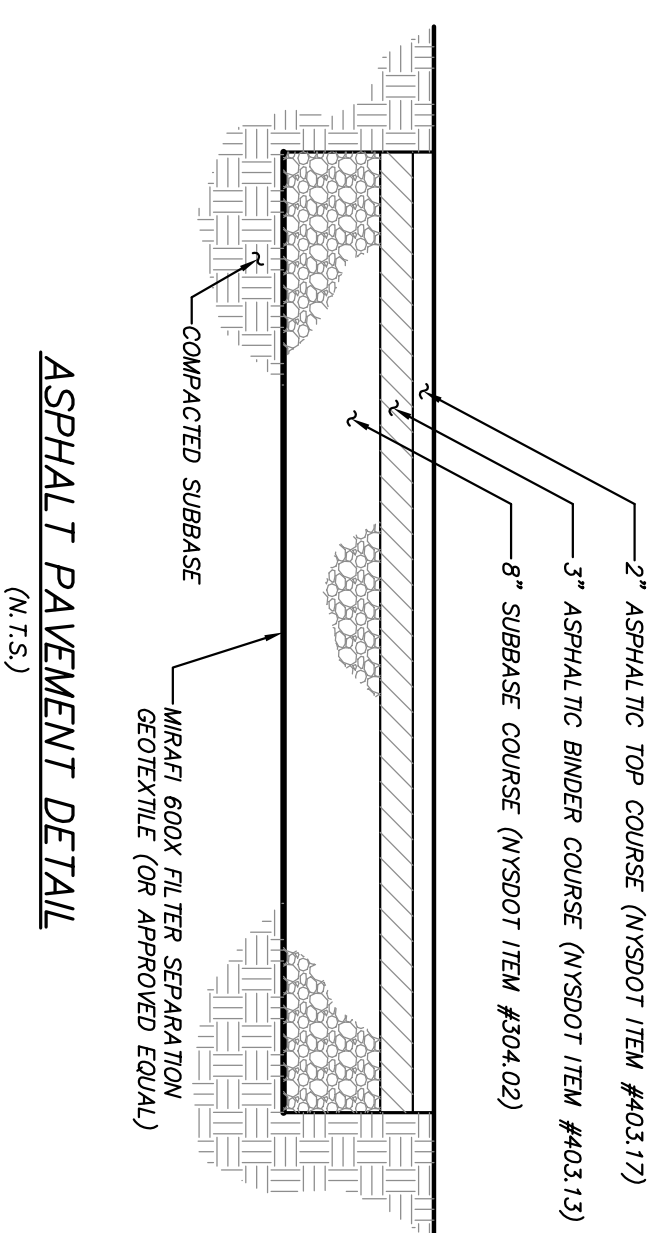
Insite File No. 14200.100



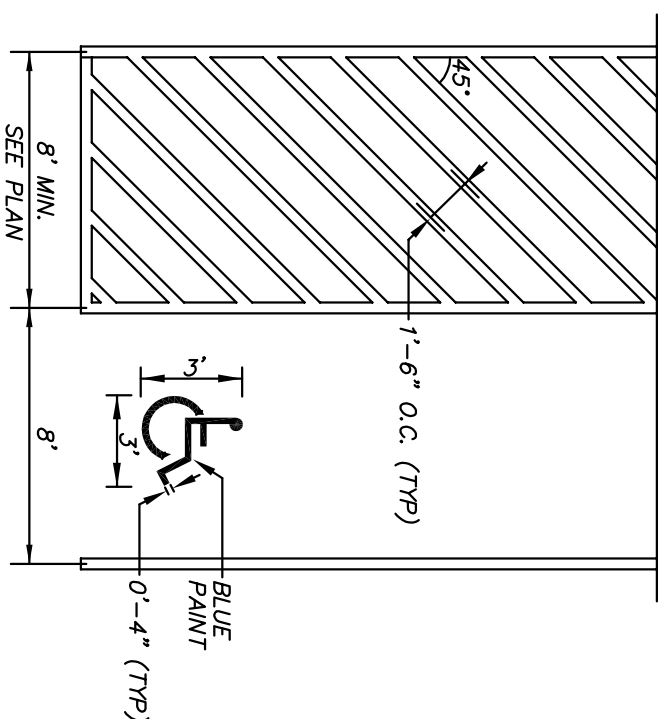
SIGN DATA TABLE				
LOCATION NO.	TEXT	M.U.T.G.D. NUMBER	SIZE OF SIGN (S.F.)	DESCRIPTION
1	TRAFFIC SIGN R7-8	R7-8	12" x 18"	Green on White Blue Symbol
2	TRAFFIC SIGN R7-1	R7-1	12" x 18"	Red on White



ASPHALT PAVEMENT DETAIL (N.T.S.)				
2" ASPHALTIC TOP COURSE (NYSDOT ITEM #403.17)	3" ASPHALTIC BINDER COURSE (NYSDOT ITEM #304.02)	8" SUBBASE COURSE (NYSDOT ITEM #304.02)	MARKET BULK FILTER SEPARATION GEOTEXTILE (OR APPROVED EQUAL)	COMPACTED SUBGRADE



PRECAST CONCRETE BUMPER BLOCK DETAIL (N.T.S.)



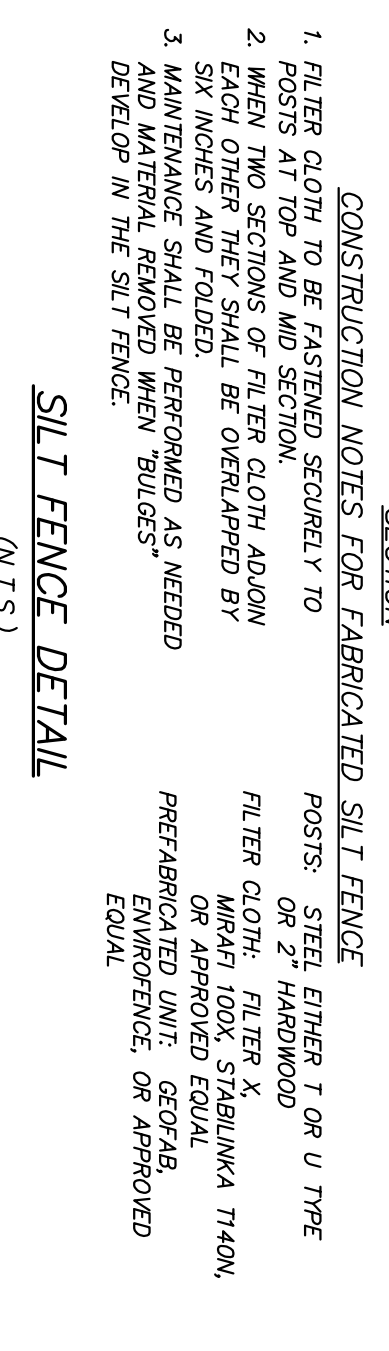
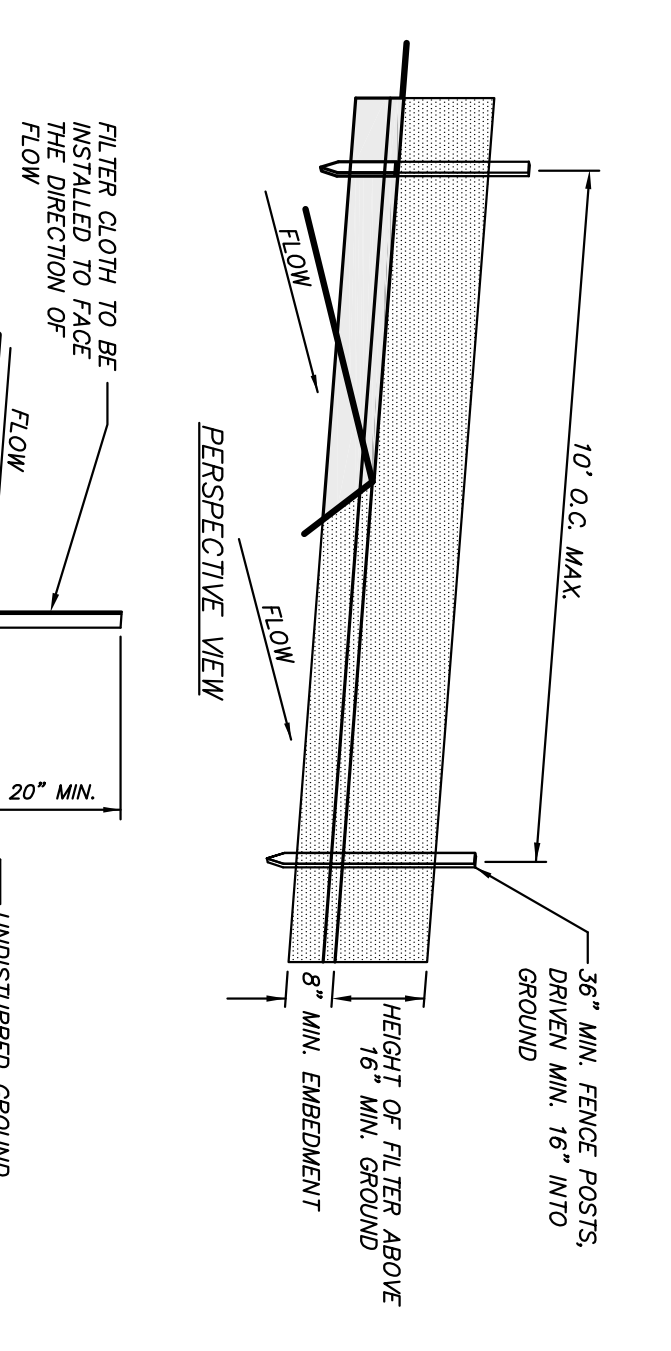
PAINTED HANDICAP PARKING DETAIL (N.T.S.)

EXISTING PROJECT SIGN DETAIL (N.T.S.)

EROSION AND SEDIMENT CONTROL SCHEDULE				
MONITORING REQUIREMENTS	MAINTENANCE REQUIREMENTS	DURING CONSTRUCTION	AFTER CONSTRUCTION	
1. DAILY	WEEKLY	WEEKLY	WEEKLY	
2. SILT FENCE BARRIER	Inspect	Clean/Replace	Remove	
3. DUST CONTROL	Inspect	Misting/Spraying Water	N/A	
4. VEGETATIVE ESTABLISHMENT	Inspect	Water/Fertilize/Remove	Reseed to 80% Coverage	
5. SOIL STOCKPILES	Inspect	Mulching/Silt Fence Repair	Remove	
6. ROAD & PAVEMENT	Inspect	Clean	Clean	

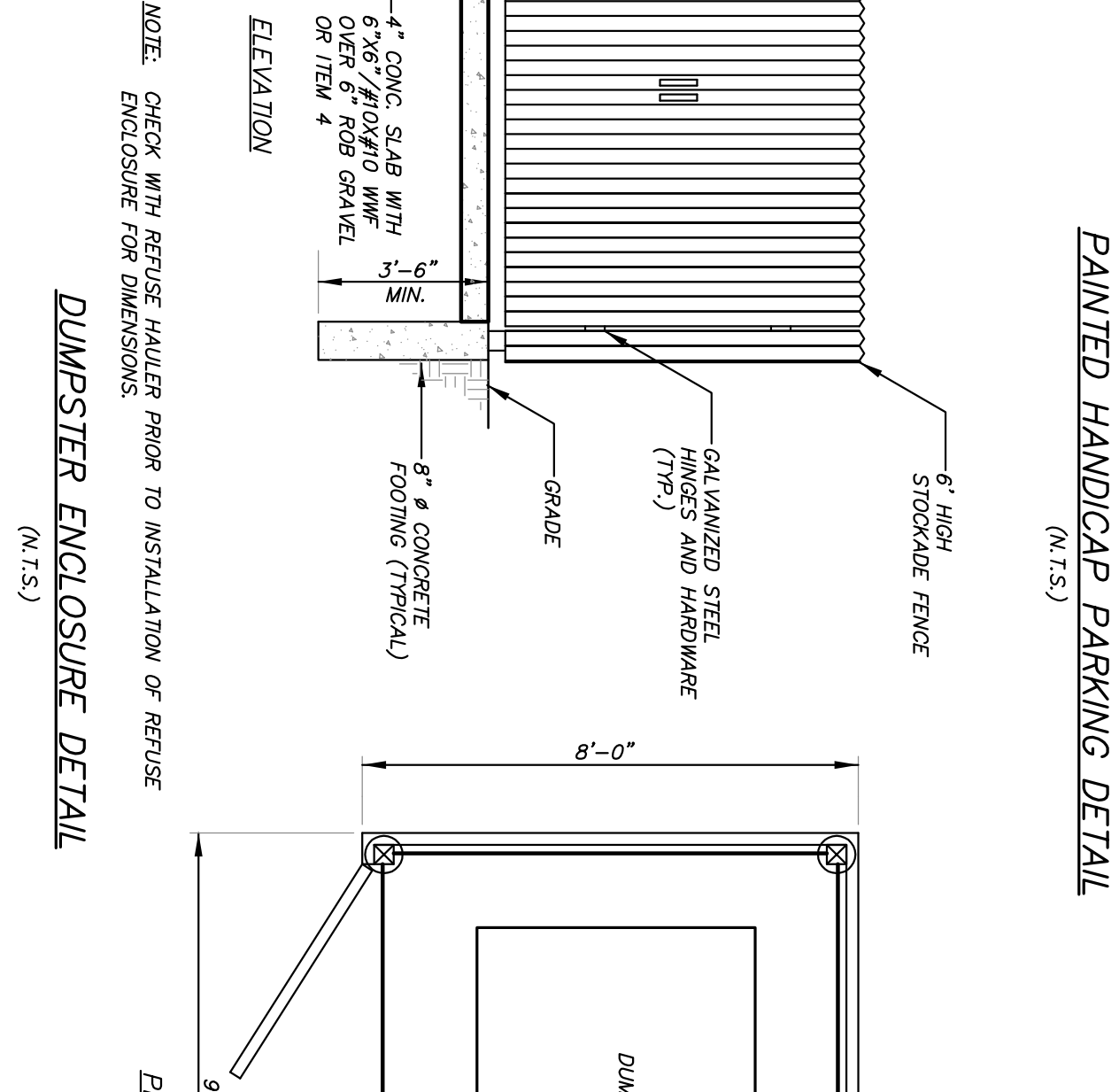
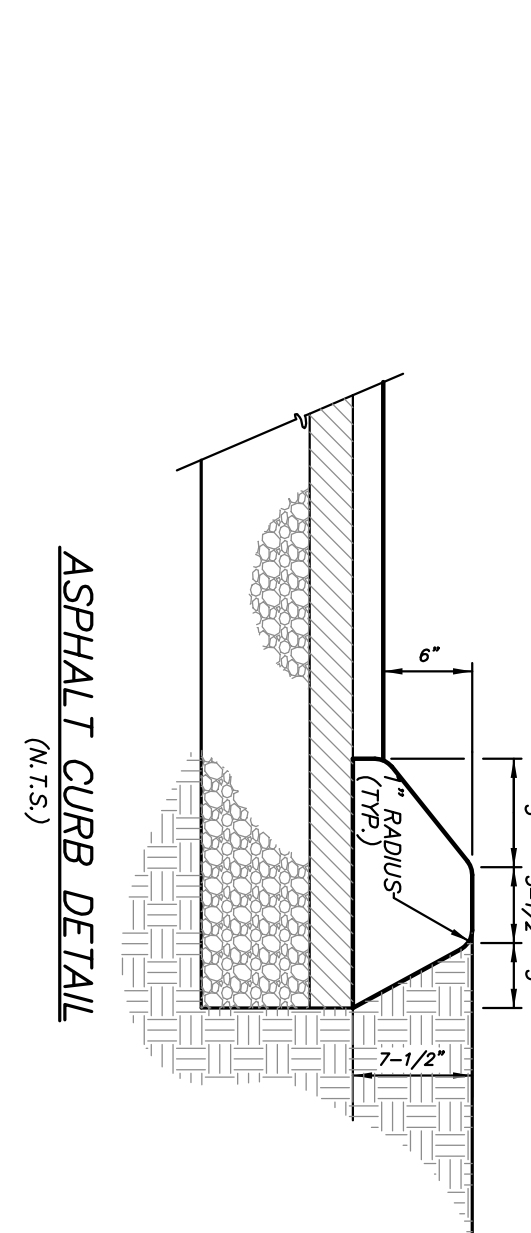
- The NYSDC Trained Contractor will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
- All construction activities involving the removal or disposition of soil are to be sediment disposition. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with New York Standards and Specifications For Erosion and Sediment Control. Intersect sections.
- Wherever feasible, natural vegetation should be retained and protected.
- Disturbance shall be minimized in the areas required to perform construction.
- When land is exposed during development, the exposure shall be kept to the shortest practical period of time, but in no case more than 7 days after the start of construction. Disturbance shall be minimized in the areas required to perform construction.
- The silt fence shall be installed as shown on the plans prior to beginning any clearing, grading or excavation.
- All topsoil to be stripped from the area being developed shall be stockpiled and stored in a manner that will prevent erosion and sedimentation. Topsoil shall be stored in a pile no more than 7 days after the start of construction. Topsoil shall be stored in a pile no more than 7 days after the start of construction. Topsoil shall be stored in a pile no more than 7 days after the start of construction. Topsoil shall be stored in a pile no more than 7 days after the start of construction.
- Any graded areas not subject to further disturbance or construction traffic shall, within 7 days of final grading, receive permanent vegetation cover in combination with a suitable mulch. All seeded areas to receive a minimum 4" topsoil from August 15 and October 15 or as directed by project representative of a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. "Aristocrat" White Pine (seeded type) shall be used for temporary seeding in late fall and winter.
- Any graded areas not subject to further disturbance or construction traffic shall, within 7 days of final grading, receive permanent vegetation cover in combination with a suitable mulch. All seeded areas to receive a minimum 4" topsoil from August 15 and October 15 or as directed by project representative of a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. "Aristocrat" White Pine (seeded type) shall be used for temporary seeding in late fall and winter.
- Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the NYSDOT 1" Hydroseeding shall be performed using materials and methods as approved by the site engineer.
- Oil or fill slopes equal to or steeper than 3:1 shall be stabilized immediately after grading with Curlex / Single Net Erosion Control Blanket, or approved equal.
- Powered roadways shall be kept clean at all times.
- The site shall at all times be graded and maintained such that all stormwater runoff is directed to soil erosion and sediment control facilities.
- Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
- Erosion and sediment control measures shall be inspected and maintained on a daily basis by the NYSDC Trained Contractor. To ensure that temporary erosion control measures are properly installed and maintained, the contractor shall submit a plan showing the location and extent of all erosion and sediment control measures. Any failure of erosion and sediment control measures shall be immediately corrected. The contractor shall be responsible for the maintenance of all erosion and sediment control measures. The contractor shall be responsible for the maintenance of all erosion and sediment control measures. The contractor shall be responsible for the maintenance of all erosion and sediment control measures.
- Dust shall be controlled by spraying or other approved methods as necessary, or as directed by the NYSDC Trained Contractor.
- Cut and fill shall not endanger adjoining property, nor divert water onto the property of others.
- All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
- The NYSDC Trained Contractor shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
- As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer, shall be installed by the contractor.
- Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.
- After completion of the site improvements, the owner will assume responsibility for maintenance of the roads, parking lots, drainage systems and stormwater facilities. Each spring the paved areas shall be cleaned to remove the winter accumulation of traction sand.

- REQUIRED EROSION CONTROL SWPPP CONTENTS:**
- Pursuant to the NYSDC Stormwater Discharges from Construction Activity (20-01-15-002), all Stormwater Pollution Prevention Plan (SWPPP) shall include erosion and sediment control practices designed in conformance with the NYSDC Stormwater Discharges from Construction Activity (20-01-15-002). Specifications for Erosion and Sediment Control. Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to this technical standard. The following list of practices is provided in accordance with Part 115.13-b-1 of General Permit 20-01-15-002.
- Background Information: The subject project consists of the expansion and paving of an existing parking area, used for existing operations on-site.
  - Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.
  - Description of the soils present at the site: On-site soils located within the proposed limits of disturbance consist of Charlton loam (CnL) and Utton land - Chautauque complex (ULB), as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Group B.
  - Construction phasing plan / sequence of operations: The Construction Sequence and Erosion and Sediment Control Maintenance Schedule contained herein outline a general sequence of operations for the proposed project. In general, all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.
  - Description of erosion and sediment control practices: This plan, and details / notes shown hereon serve to satisfy this SWPPP requirement.
  - Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided hereon identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.
  - Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.
  - The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.
  - An inspection schedule: A NYSDC Trained Contractor shall perform inspections as cited in the Sedimentation and Erosion Control Notes and as required by the General Permit 20-01-15-002.
  - A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all site construction activities shall be conducted in a manner that will prevent proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. The contractor shall maintain a log of all construction chemicals used on-site, in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized on-site. The contractor shall ensure that all construction chemicals are properly stored, and that the contractor shall ensure that all construction chemicals are properly stored, and that the contractor shall ensure that all construction chemicals are properly stored.
  - A description and location of any stormwater discharges associated with industrial stormwater discharges present or proposed at the site.
  - Identification of any elements of the design that are not in conformance with the NYSDC Stormwater Discharges from Construction Activity (20-01-15-002): Erosion and Sediment Control. All proposed elements of this SWPPP have been designed in accordance with the New York Standards and Specifications for Erosion and Sediment Control.



NO.	DATE	REVISION	BY
1			
2			

PROJECT:		EMTK REALTY CORP.	
PROJECT NUMBER:		14200100	
DATE:		07-29-15	
SCALE:		AS SHOWN	
PROJECT MANAGER:		J.L.C.	
PROJECT ENGINEER:		S.A.C.	
PROJECT CHECKED:		D.L.M.	
PROJECT DRAWING NO.:		D-1	
PROJECT SHEET:		2	



EXISTING PROJECT SIGN DETAIL (N.T.S.)

PAINTED HANDICAP PARKING DETAIL (N.T.S.)

ASPHALT CURB DETAIL (N.T.S.)

ALTERNATION OF THIS DOCUMENT UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

NOTE: CHECK WITH SERVICE MANAGER PRIOR TO INSTALLATION OF REFUSE ENCLOSURE FOR DIMENSIONS.

NOTE: CHECK WITH SERVICE MANAGER PRIOR TO INSTALLATION OF REFUSE ENCLOSURE FOR DIMENSIONS.

ALTERNATION OF THIS DOCUMENT UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

NOTE: CHECK WITH SERVICE MANAGER PRIOR TO INSTALLATION OF REFUSE ENCLOSURE FOR DIMENSIONS.

NOTE: CHECK WITH SERVICE MANAGER PRIOR TO INSTALLATION OF REFUSE ENCLOSURE FOR DIMENSIONS.



July 28, 2015

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

Re: Wallauer's Store #10  
Putnam Plaza Shopping Center  
1924 Route 6  
TM #55.11-1-4  
P/E 8258

Dear Chairman Gary and Members of the Board:

We request placement on the next available agenda to move forward and schedule a public hearing for the project.

At the Board's suggestion, Wallauer contacted the Putnam Plaza property owner and obtained permission to load large items at the back of the store. A copy of that letter is provided for the Planning Board's file. In order to allow for this to happen, the 'One Way' sign located at Putnam County National Bank will be taken down. The 'Do Not Enter Sign' will be moved to the Wallauer's location so that the travelling public know not to drive behind Hannafords as there is no way out from that location.

Sincerely,

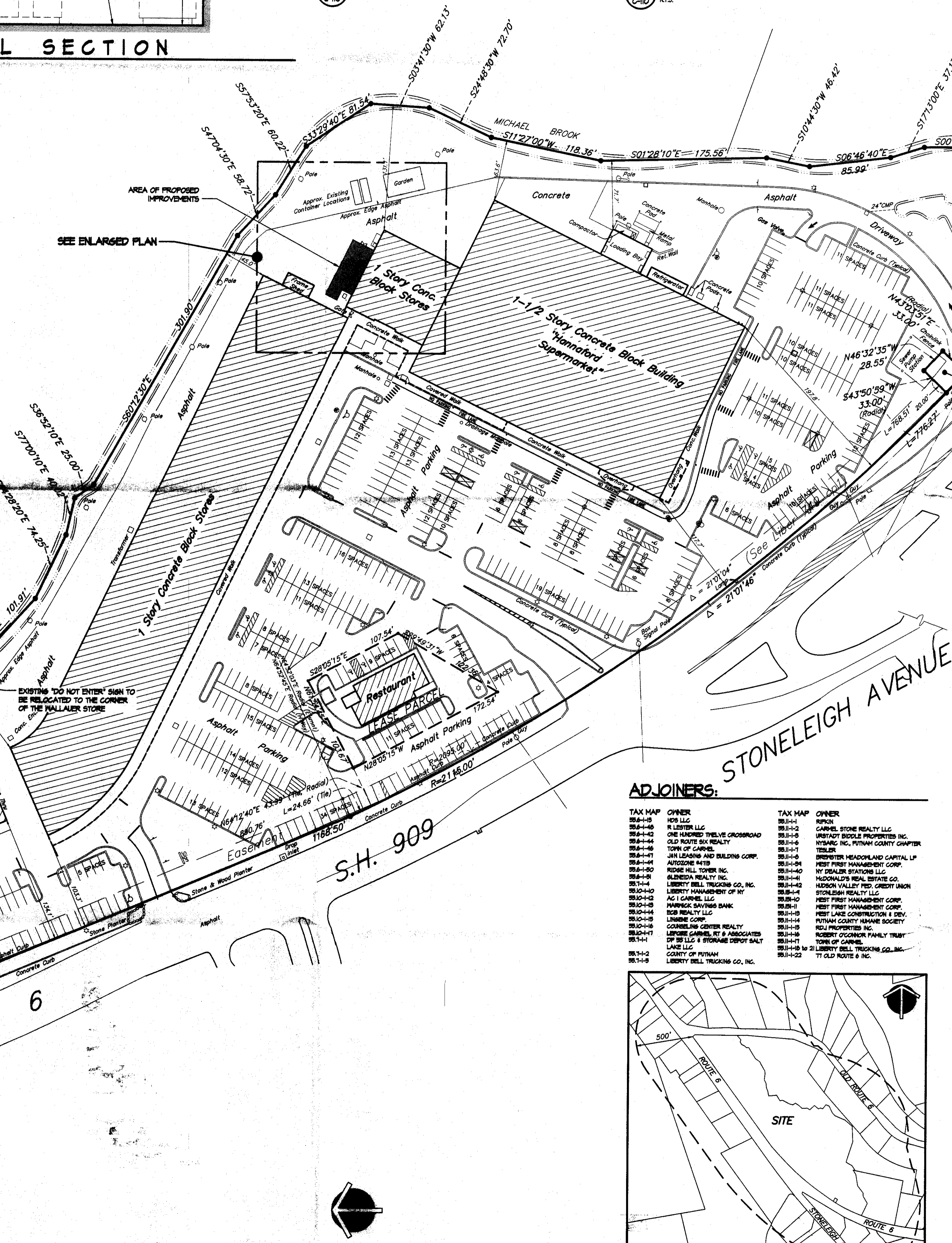
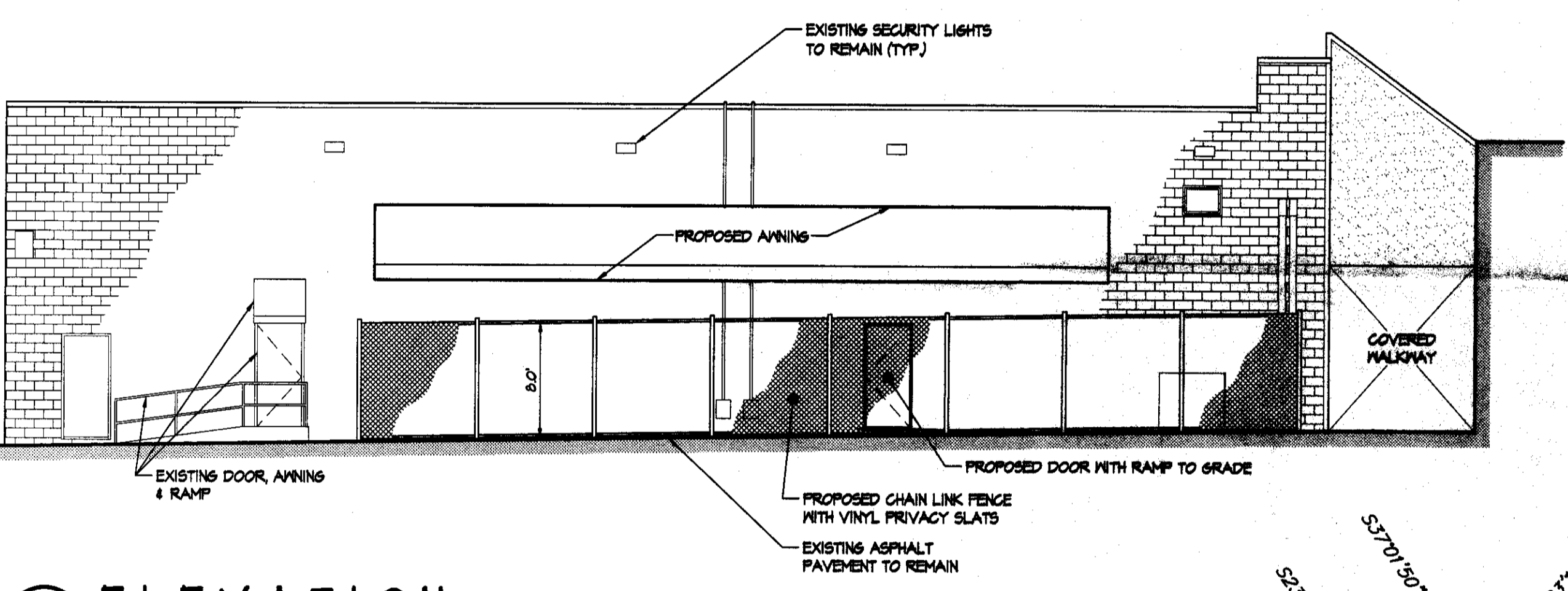
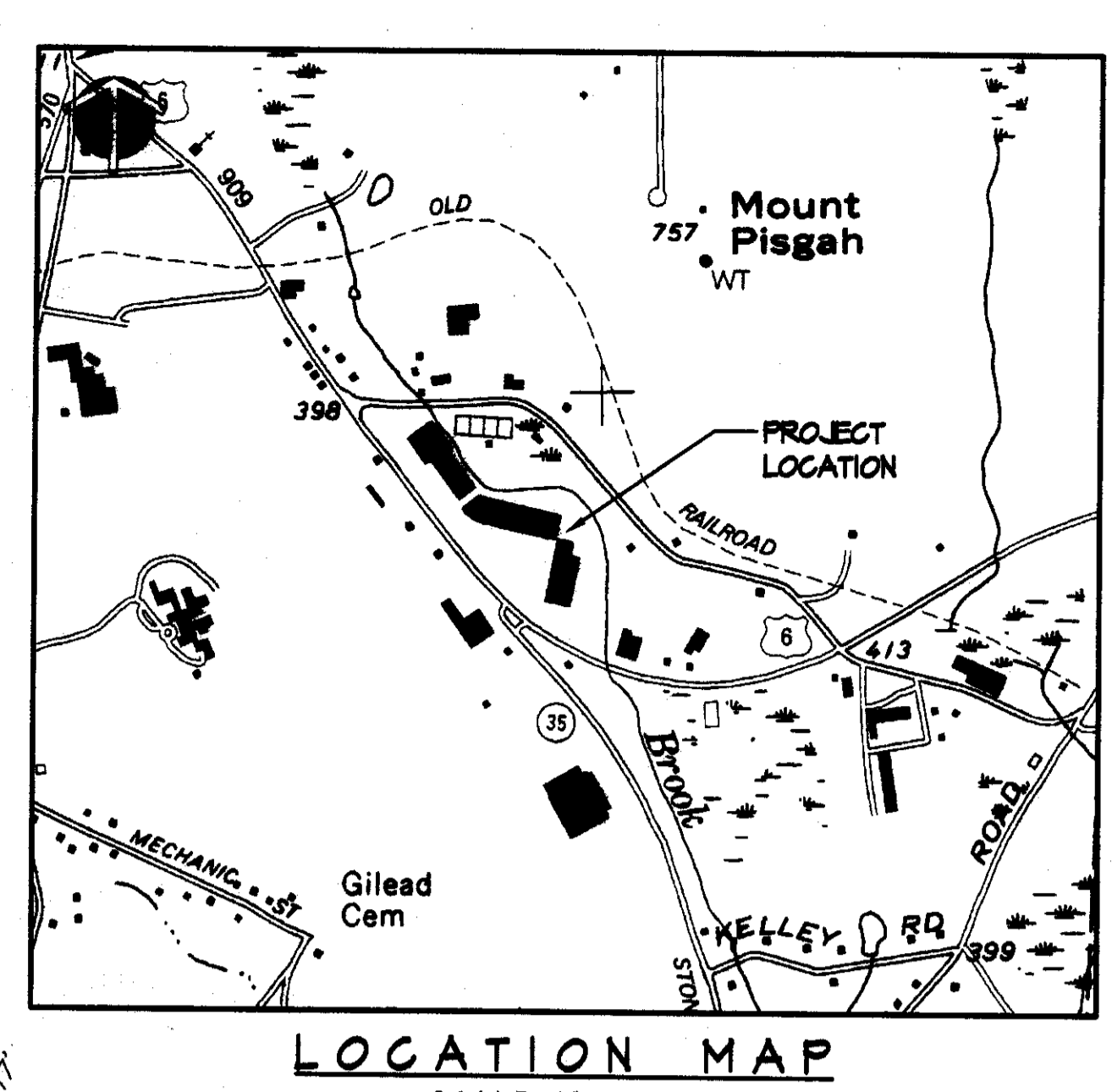
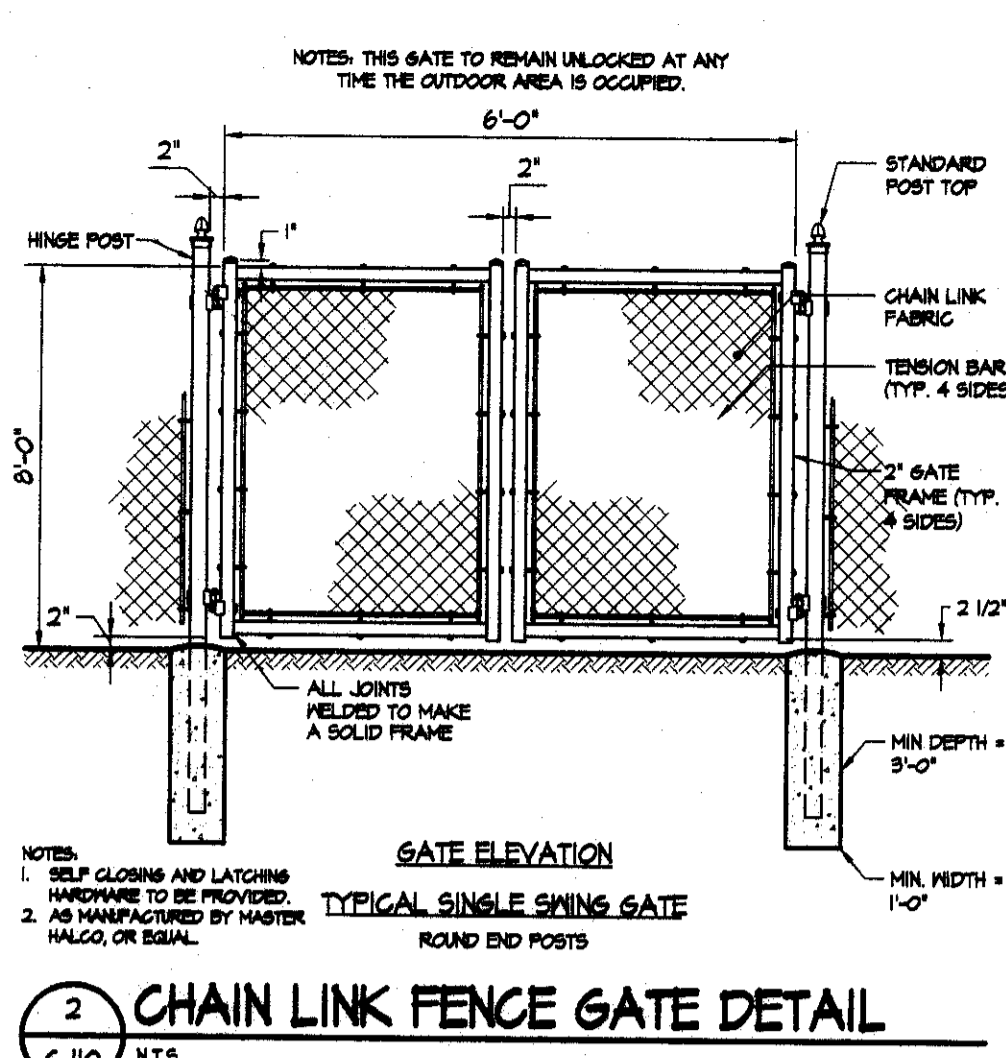
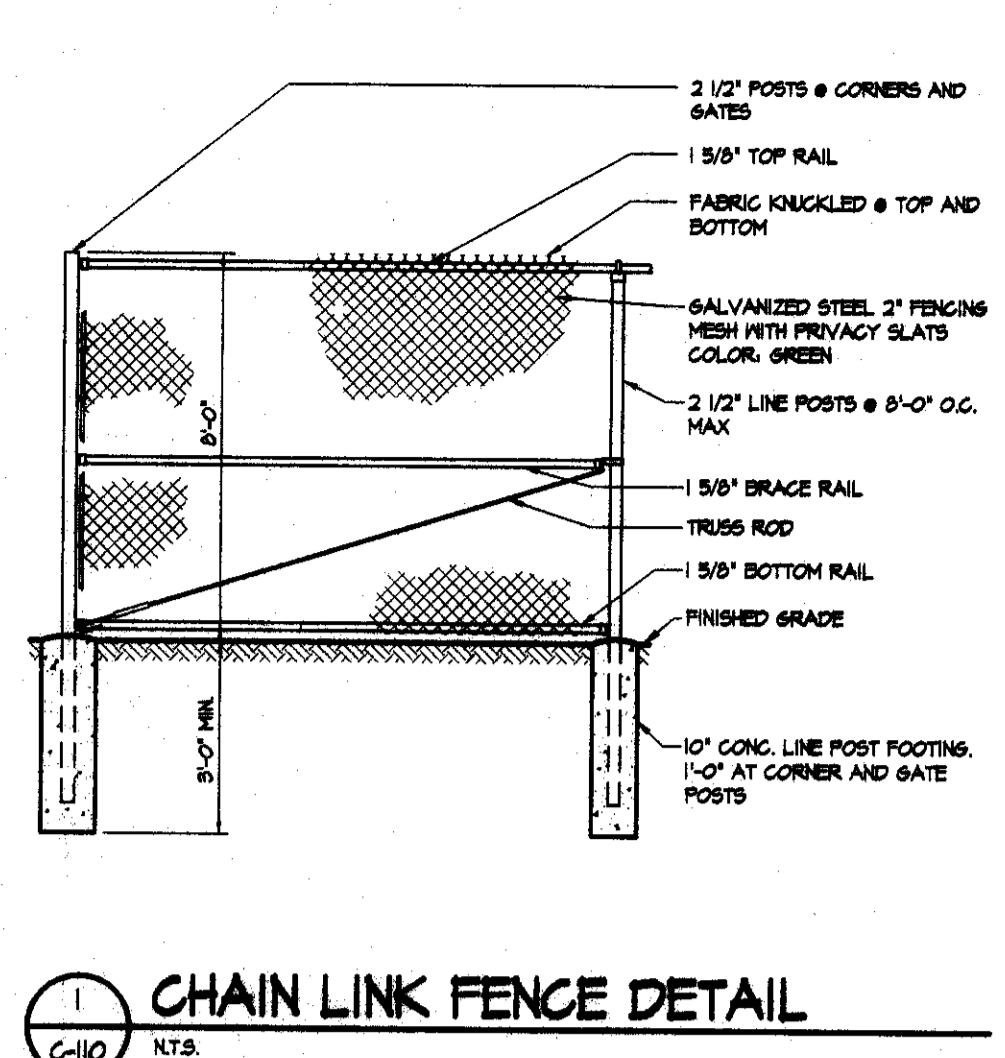
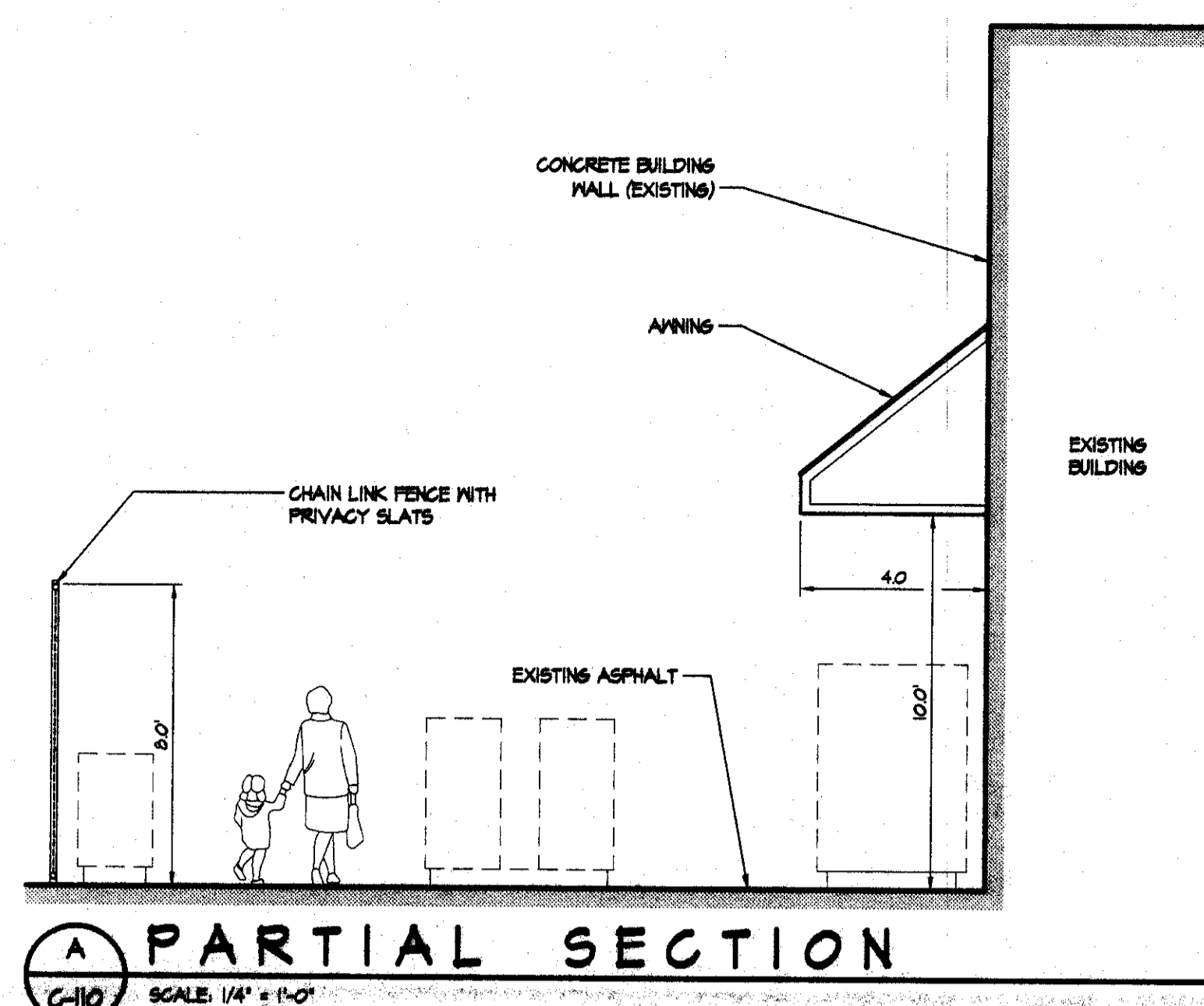
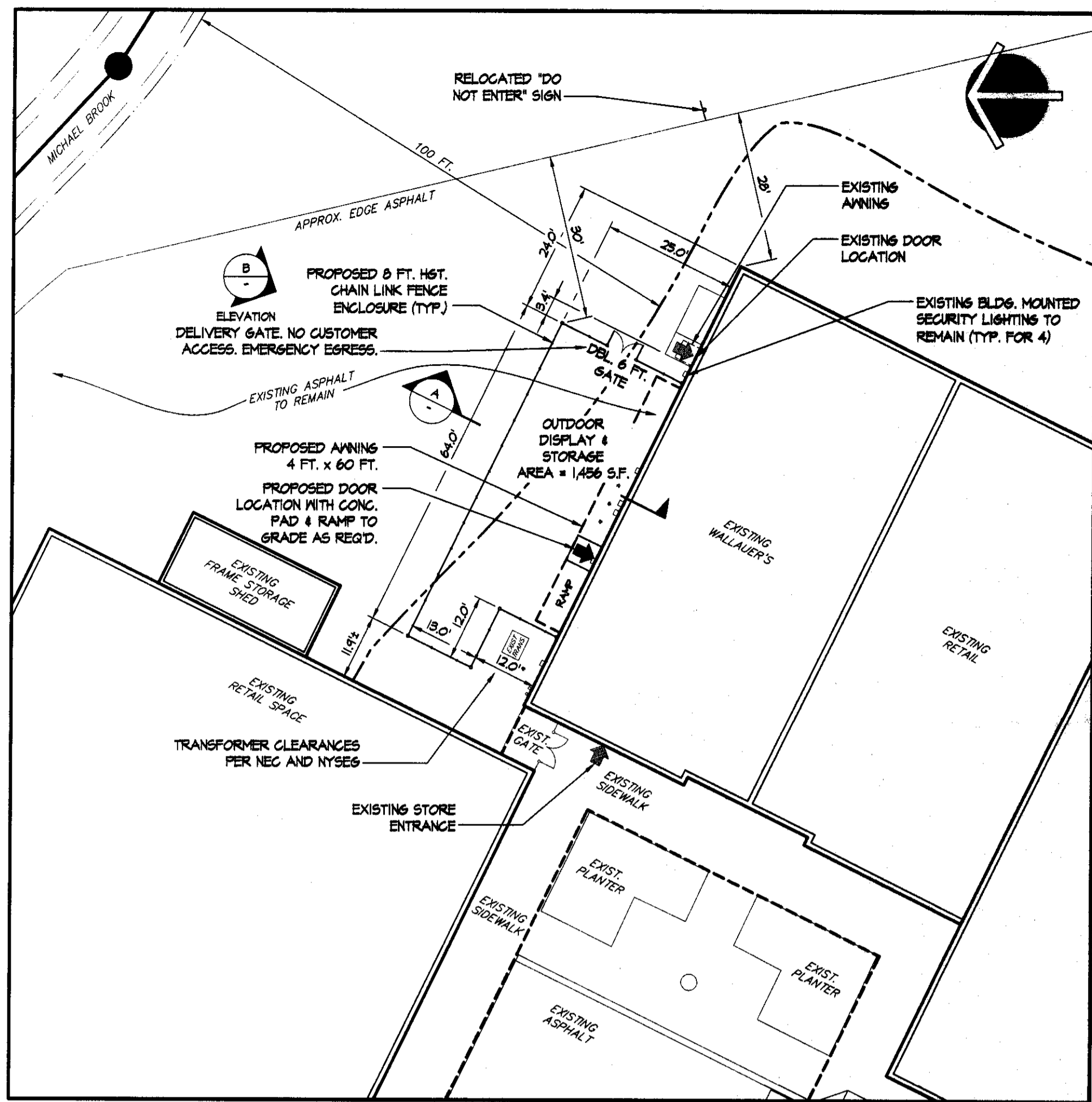
PUTNAM ENGINEERING, PLLC

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

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

Enclosure

(L01540)



**SCHEDULE OF DISTRICT REGULATIONS**

C - COMMERCIAL DISTRICT	REQUIRED	EXISTING
MIN. LOT AREA (AC)	25	18
MIN. LOT WIDTH (FT)	200	210
MIN. LOT DEPTH (FT)	200	495
MINIMUM YARDS (FT)		
FRONT	40	108 TO PLAZA
SIDE	25	64
REAR	30	45
MAX. BUILDING HEIGHT (FT)	35	25
MIN. FLOOR AREA (S.F.)	5,000	194,500
MAX. BUILDING COVERAGE (%)	30	25

**OFF-STREET PARKING & LOADING**

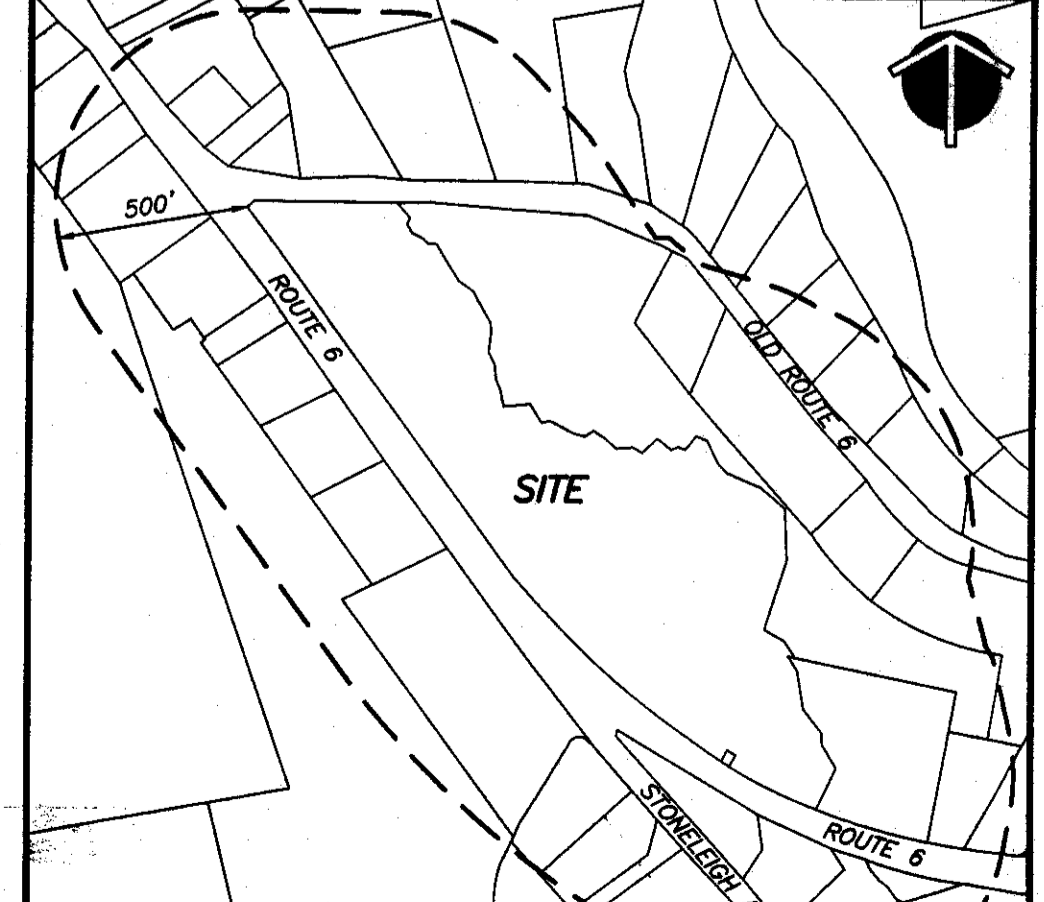
OFF-STREET PARKING PER CHAPTER 55-42.5.

A VARIANCE OF SECTIONS 65-11, 65-11(1) AND 65-11(2) WAS GRANTED BY THE CARMEL ZONING BOARD OF APPEALS ON APRIL 28, 2007 FOR REDUCTIONS IN PARKING STALL SIZES AND PARKING STALL QUANTITY. THIS PROPOSED APPLICATION WILL NOT INCREASE THE GROSS FLOOR AREA OF THE BUILDING, AND THEREFORE WILL NOT REQUIRE AN INCREASE IN THE NUMBER OF PARKING STALLS.

- SITE LAYOUT PLAN NOTES:**
- PROJECT DESCRIPTION: AMENDED SITE PLAN TO ADD AN OUTDOOR DISPLAY AND STORAGE AREA ADJACENT TO THE EXISTING WALLAUER'S RETAIL STORE.
  - BOUNDARY AND SITE INFORMATION TAKEN FROM A PLAN ENTITLED "AS-BUILT SURVEY PREPARED FOR HANNAFORD BROTHERS COMPANY" DATED JUNE 10, 2007, AS PREPARED BY BADEY & MATSON, 5068 ROUTE 6, COLD SPRING, NY. CONTAINERS AND GARDEN LOCATION BY PUTNAM ENGINEERS.
  - APPLICANT: C.R. WALLAUER, INC.  
C/O MARK PETERSON  
50 VIRGINIA ROAD  
NORTH WHITE PLAINS, NY 10608
  - OWNER: PUTNAM PLAZA, LLC  
7-11 BROADWAY  
WHITE PLAINS, NY 10601
  - EXISTING USE: SHOPPING CENTER
  - SITE DATA: TOTAL LOT AREA = 18,061 AC.  
LOT TAX MAP NUMBER 35J11-4
  - ZONING DISTRICT: C - COMMERCIAL
  - ALL UTILITIES ARE EXISTING AND TO REMAIN AS IS. NO CHANGES ARE PROPOSED.
  - ALL ON-SITE TRAFFIC CIRCULATION IS TO REMAIN AS IS. NO CHANGES ARE PROPOSED.
  - EXISTING SIGNAGE TO REMAIN. THERE ARE NO PROPOSED NEW SIGNS WITH THIS APPLICATION. ANY FUTURE SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE ZONING CODE OF THE TOWN OF CARMEL.
  - SEWER SERVICE PROVIDED BY EXISTING CONNECTIONS TO CARMEL SEWER DISTRICT #2. WATER SERVICE PROVIDED BY EXISTING CONNECTIONS TO CARMEL WATER DISTRICT #2.
  - THERE ARE NO ADDITIONAL EXTERIOR LIGHTING FIXTURES PROPOSED WITH THIS APPLICATION.
  - EXISTING LANDSCAPING TO REMAIN. NO CHANGES ARE PROPOSED.
  - EXISTING DRAINAGE PATTERNS TO REMAIN. THEREFORE NO CHANGES TO THE EXISTING DRAINAGE ARE PROPOSED. EXISTING DRAINAGE SHEET FLOWS GENERALLY TO THE EAST OF THE SITE.
  - ESTIMATE OF NUMBER OF EMPLOYEES: NO INCREASE IN THE NUMBER OF EMPLOYEES  
DESCRIPTION OF OPERATION: OUTDOOR DISPLAY OF RETAIL ITEMS  
TYPES OF PRODUCTS SOLD: MISC. PLANTS, LAWN & GARDEN EQUIPMENT & RELATED ITEMS  
TYPES OF MACHINERY & EQUIPMENT USED: NOT APPLICABLE

**ADJOINERS:**

TAX MAP OWNER	TAX MAP OWNER
35-1-18 KSH LLC	35-1-18 BIRCH
35-1-19 R. LESTER LLC	35-1-19 CARREL STORE REALTY LLC
35-1-20 ONE HUNDRED TWELVE CROSSROAD	35-1-20 JUSTYNOT BIDDLE PROPERTIES INC.
35-1-21 OLD ROUTE 6 REALTY	35-1-21 WYKING INC. PUTNAM COUNTY CHAPTER
35-1-22 TOWN OF CARMEL	35-1-22 TOWN OF CARMEL
35-1-23 JIM LEADING AND BUILDING CORP.	35-1-23 BREWSTER HEADLAND CAPITAL LP
35-1-24 ANTONIO HUBER	35-1-24 WEST FIRST MANAGEMENT CORP.
35-1-25 ROME HILL TOWER INC.	35-1-25 NY DEALER STATIONS LLC
35-1-26 LIBERTY BELL TRUCKING CO. INC.	35-1-26 HANNAFORD REAL ESTATE CO.
35-1-27 HANNAFORD REAL ESTATE CO. INC.	35-1-27 HUDSON VALLEY FED. CREDIT UNION
35-1-28 AC I CARREL, LLC	35-1-28 WEST FIRST MANAGEMENT CORP.
35-1-29 PARKER SAVINGS BANK	35-1-29 WEST FIRST MANAGEMENT CORP.
35-1-30 BSB REALTY LLC	35-1-30 WEST LANE CONSTRUCTION & DEV.
35-1-31 COLLEGE CENTER REALTY	35-1-31 PUTNAM COUNTY HANNAFORD SOCIETY
35-1-32 LIBERTY CARREL, RT & ASSOCIATES	35-1-32 SOLI PROPERTIES INC.
35-1-33 OF 32 LLC & STONEMAN SPORT HUNT	35-1-33 ROBERT COOMER FAMILY TRUST
35-1-34 LAKE LLC	35-1-34 TOWN OF CARMEL
35-1-35 COUNTY OF PUTNAM	35-1-35 TO 2 LIBERTY BELL TRUCKING CO. INC.
35-1-36 LIBERTY BELL TRUCKING CO. INC.	35-1-36 71 OLD ROUTE 6 INC.



**PUTNAM ENGINEERS**  
ENGINEERS - ARCHITECTS  
4 OLD ROUTE 6, BREWSTER, NEW YORK 10604  
(914) 274-9101 FAX (914) 274-9104

PROJECT: AMENDED SITE LAYOUT PLAN PREPARED FOR: WALLAUER'S CARMEL & PUTNAM PLAZA  
1024 ROUTE 6  
TOWN OF CARMEL  
PUTNAM COUNTY, NEW YORK  
PARCEL NO. 35J11, BLOCK 1, LOT 4

DATE: 5/24/2008  
PROJECT MANAGER: R.L.C.  
DRAWN BY: P.M.S.  
CHECKED BY: P.M.S.  
SCALE: AS SHOWN

PROJECT NUMBER: 0256  
DRAWING NUMBER: C-110  
SHEET 1 OF 1



July 28, 2015

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

Re: Random Ridge Subdivision  
Kennicut Hill Road  
Mahopac

Dear Chairman Gary and Members of the Board:

We request placement on the next available agenda so we can move forward and obtain Final Subdivision approval. The preliminary approval was granted on July 8, 2015 and there have been no changes made to the plans.

Sincerely,

PUTNAM ENGINEERING, PLLC

A handwritten signature in black ink, appearing to be 'Paul M. Lynch', written over a horizontal line.

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

(L01539)



# THOMAS J. JACOBELLIS

ATTORNEY AT LAW

3 Starr Ridge Road, Suite 202

Brewster, New York 10509

(845) 225-2121

(845) 363-1967 fax

RECEIVED  
JUL 23 2015  
Town of Carmel

July 15, 2015

Richard Franzetti, Town Engineer  
Town of Carmel  
60 McAlpin Avenue  
Mahopac, New York 10541

**RE: JORDANO/GERVASI SUBDIVISION**  
**Tax Map #: 63-1-16**

Dear Mr. Franzetti:

I represent Mr. and Mrs. John Gervasi, who are the owners of 182 Bullet Hole Road, known by tax map number 63-1-16.

The property was subject to a two (2) lot subdivision in 2007.

As a condition of the approval process, my clients were required to post a cash bond in the amount of \$48,300.00 so that certain improvements could be made, all on private property. I do not believe any public improvements were required as part of the subdivision approval.

After reviewing the prior bond estimate done by prior Town Engineer John Karrell, it appears to me that the amounts listed were very much inflated.

In addition, many of the items listed on Mr. Karrell's bond estimate were completed by my client, such as silt fence, gravel swales and Item 4 on the common portion of the driveway.

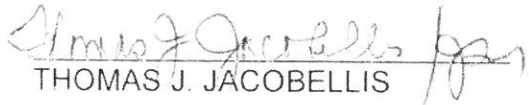
My clients do not own the newly created subdivided lot any longer and the new owner has decided for the last eight years not to build a home. As such, a driveway cannot be constructed, since it would be destroyed if and when the current owner of the lot decides to build a home.

I would respectfully request that it be recommended by you to the Town Board that the bond money be released to my client and a note be added to the file that a Certificate of Occupancy for the future home cannot be issued until the items on the original bond estimate are completed.

At the very least, I would ask if you are not inclined to recommend that the bond be released in its entirety, that you recommend to the Town Board that the bond amount be reduced to \$20,000.00, which is the estimate for the cost for the binder and top coat of the asphalt, which cannot be done until a house is ultimately built on the property.

If you have any questions or wish to discuss this further with me and my clients, please do not hesitate to contact me.

Very truly yours,

  
THOMAS J. JACOBELLIS

TJJ/jsm  
Enclosures

Cc: Joseph A. Charbonneau, Esq. – Planning Board Attorney  
Gregory L. Folchetti, Esq., - Town Counsel

JORDANO SUBDIVISION - BOND ESTIMATE

TM 63-1-16

MAY 31, 2005

ITEM	QUANTITY	UNIT	COST
1) SILT FENCE	700 FT.	\$ 3/FT.	2,100.
2) <del>15' GRIP</del>	40 FT.	\$ 20/FT.	800.
3) <del>FLARED ENDS</del>	2	200 ea.	400.
4) GRAVEL SWALES	700 FT.	\$ 30/FT.	21,000
5) COMMON DRIVE	40 C.Y.	\$ 50/C.Y.	2,000.
6) 5 FT ITEM 4 - WIDENING STRIP.	20 C.Y.	\$ 50/C.Y.	1,000.
7) 2 FT ITEM 4 - SHOULDERS	100 TONS	\$ 125/T.	12,500.
8) 2 1/2" BINDER ASPHALT	60 TONS	\$ 125/T.	7,500.
9) 1 1/2" TOP ASPHALT	L.S.	L.S.	1,000.
10) Seed & Mulch Disturbed AREA.			
TOTAL.			\$ 48,300.

new

1/2 1/2

(1/2 c.y. stone / ft)

not done  
account  
did

2786435

10/23/07

no work