

CRAIG PAEPRER  
*Chairman*

ANTHONY GIANNICO  
*Vice Chairman*

**BOARD MEMBERS**  
KIM KUGLER  
RAYMOND COTE  
ROBERT FRENKEL  
MARK PORCELLI  
VICTORIA CAUSA

**TOWN OF CARMEL**  
**PLANNING BOARD**



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

MICHAEL CARNAZZA  
*Director of Code  
Enforcement*

RICHARD FRANZETTI, P.E.  
*Town Engineer*

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

**PLANNING BOARD AGENDA**  
**JANUARY 14, 2021 – 7:00 P.M.**

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

**PUBLIC HEARING**

1. DP 53, LLC (Spins Bowl) – 23 Old Route 6      55.7-1-1      1/14/21      12/2/20      Amended Site Plan

**SITE PLAN**

2. House of Prayer & Worship – 365 Hill Street      64.6-1-14      12/31/20      Site Plan

**MISCELLANEOUS**

3. Minutes – 11/24/20 & 12/17/20



December 31, 2020

Craig Paeprer Chairman & Members of the Planning Board  
Town of Carmel  
60 McAlpin Avenue  
Mahopac, NY 10541

RE: House of Prayer and Worship  
365 Hill Street  
Mahopac, NY 10541  
TM #: 64.06-1-14

Dear Mr. Paeprer and Members of the Board,

The following is in regard to the Building Inspector's memo dated December 17, 2020.

1. The variances are indicated on the Zoning chart.

The following is in regard to the town Engineer's memo dated December 8, 2020.

1. The referrals noted have been sent.
2. The NYS DEC and the Putnam County Health Department have been sent the Site Plan.
3. The area of disturbance has been revised to 4,367 SF due to changes in the Site Plan.
4. As noted in my previous memo, there are no public improvements.
5. As mentioned in #2 above, the Health Department has our application to drill a well and use porter potties.
6. The existing legend on the Site Plan has been expanded.
7. The Handicap Ramp plan and details have been added.
8. We are making arrangements to locate the depth to ground water.
9. The Stormtech units are rated for H-20 loading and will have access for maintenance.

The following is regard to the memo from the Town Planner dated December 17, 2020.

1. Since the majority of the site is in the wetland buffer, we will request referral to the ECB.
2. There are no Architectural modifications proposed to the building, i.e., the façade, windows, and signage,
3. The Handicap Ramp plan and details have been added
4. A double spotlight will be installed on the back of the church to illuminate the parking lot.
5. No dumpster is proposed.
6. Refuse cans will be put out on the pickup day and stored inside the church.

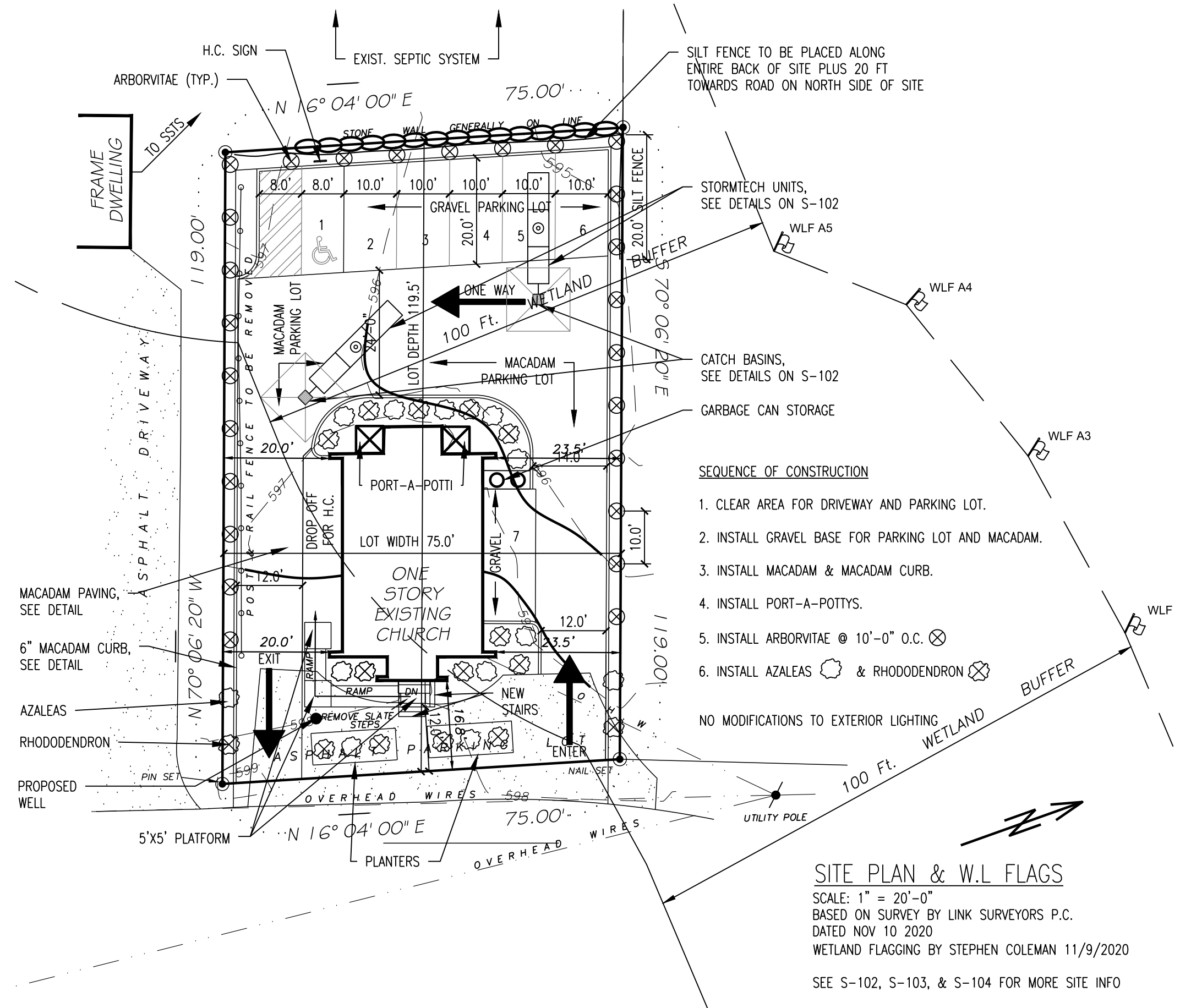
If you have any questions, please do not hesitate to contact me.

Very truly yours,

Joel Greenberg, AIA, NACRB

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Mahopac, New York 10541  
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[www.arch-visions.com](http://www.arch-visions.com)





**SITE PLAN & W.L. FLAGS**  
 SCALE: 1" = 20'-0"  
 BASED ON SURVEY BY LINK SURVEYORS P.C.  
 DATED NOV 10 2020  
 WETLAND FLAGGING BY STEPHEN COLEMAN 11/9/2020  
 SEE S-102, S-103, & S-104 FOR MORE SITE INFO

**PROPERTIES WITHIN 500 FT**

53.18-1-5 Bruce L Daul 145 Mexico Ln Mahopac, NY 10541	64.6-1-48 Matthew J Fallon 16 Stocum Ave Mahopac, NY 10541	64.6-1-49 Frank Servideo 350 Hill St Mahopac, NY 10541
64.6-1-11 Patrick Higgins 353 Hill St Mahopac, NY 10541	64.6-1-12 Federico Perruzza 359 Hill St Mahopac, NY 10541	64.6-1-13 Mark D Hanson 363 Hill St Mahopac, NY 10541
64.6-1-14 Mt Hope United Methodist Churc 3 Grove St New Paltz, NY 12561	64.6-1-14 Mt Hope United Methodist Churc 70-1101 PO BOX 381 Mahopac Falls, NY 10542	53.18-1-12 Joseph Perillo 38 Stonewall Farms Rd Mahopac, NY 10541
64.6-1-15 Bruce L Daul 145 Mexico Ln Mahopac, NY 10541	64.6-1-6 Finbar T Looby Jr 485 Bullet Hole Rd Mahopac, NY 10541	64.6-1-7 Finbar Looby 489 Bullet Hole Rd Mahopac, NY 10541
64.6-1-8 Thomas Brophy 493 Bullet Hole Rd Mahopac, NY 10541	64.6-1-9 John E Dowling 495 Bullet Hole Rd Mahopac Falls, NY 10542	64.6-1-10 William J Bishop 501 Bullet Hole Rd Mahopac, NY 10541

**Town of Carmel Zoning Requirements**

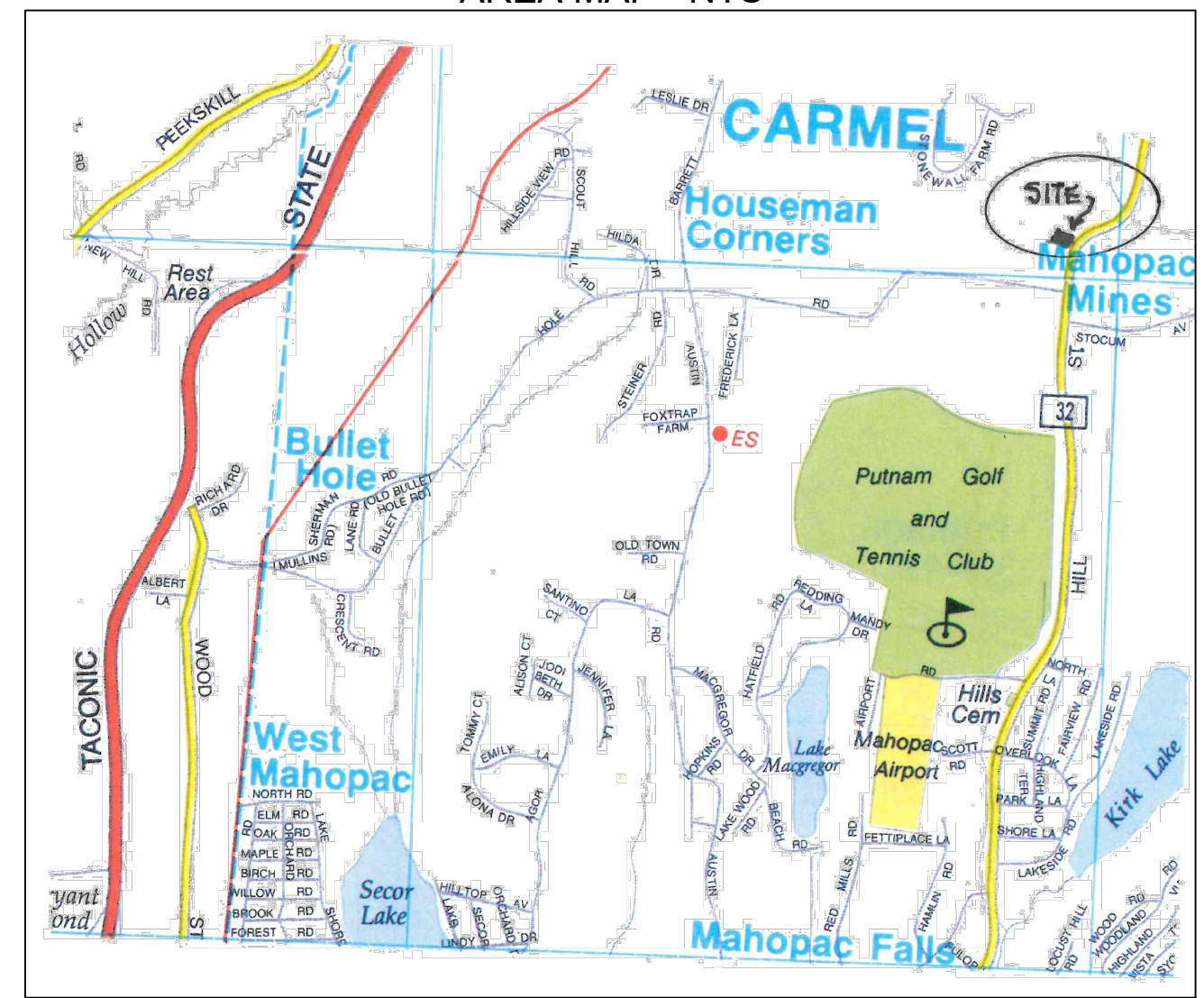
**Basic Data:**  
 Owner: House of Prayer and Worship (Pastor Edgar Evans)  
 Address: 365 Hill Street, Mahopac, NY 10541  
 T.M. #: 64.6-1-14  
 Zoning District: R-120 Proposed Use: Existing Methodist Church, Proposed House of Prayer and Worship Church

Bulk Regulations:	Required/Allowable:	Existing/Proposed:	Variance Required:
Lot Area:	120,000 SF	8,905 SF	111,095 SF
Lot Width:	200 LF	74 LF	126 FT
Lot Depth:	200 LF	118 LF	82 FT
Parking:	1 Per 3 Seats	51 Seats /3 = 17 (7 PS Provided)	10 Parking Spaces
Front Yard:	25 FT	11.0 FT	14 FT
Side Yard: North	10 FT	23.5 FT	NONE
Side Yard:	10 FT	20 FT	NONE
Rear Yard:	15 FT	48 FT	NONE
Area of Disturbance:	N/A	0 FT Exist. / 4,367 SF	NONE
Parking surface	Macadam	Macadam & Gravel	YES

**FRONT VIEW OF CHURCH**



**AREA MAP - NTS**



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**PROJECT:**  
**HOUSE OF PRAYER & WORSHIP**  
 PASTOR EDGAR EVANS  
 PROJECT ADDRESS  
 365 HILL STREET  
 MAHOPAC, NY 10541  
 TAX MAP NO. 64.06-1-14

MAILING ADDRESS  
 107 CLARKSON ROAD  
 CARMEL, NY 10512

**SITE PLAN**

ISSUANCE	DATE
FOR REVIEW	11/2/2020
FOR REVIEW	11/16/2020
FOR REVIEW	12/3/2020
FOR REVIEW	12/7/2020
FOR REVIEW	12/14/2020
FOR REVIEW	12/31/2020

SCALE  
 AS NOTED  
 DRAWN BY/CHKD BY  
 MCK/-/JLG  
 PROJECT NO.  
 07-20-070

**S-100**

FRONT LEFT VIEW OF CHURCH (SOUTH)



LEFT VIEW OF CHURCH (SOUTH)



RIGHT VIEW OF CHURCH (NORTH)



REAR VIEW OF CHURCH (WEST)



# ARCHITECTURAL VISIONS PLLC

A GREENBERG DESIGN GROUP

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MAHOPAC NY, 10541 F: 845-628-2807  
JOEL.GREENBERG@ARCH-VISIONS.COM

## PROJECT: HOUSE OF PRAYER & WORSHIP

PASTOR EDGAR EVANS  
PROJECT ADDRESS 365 HILL STREET MAHOPAC, NY 10541  
MAILING ADDRESS 107 CLARKSON ROAD CARMEL, NY 10512  
TAX MAP NO. 64.06-1-14

### SITE PHOTOS

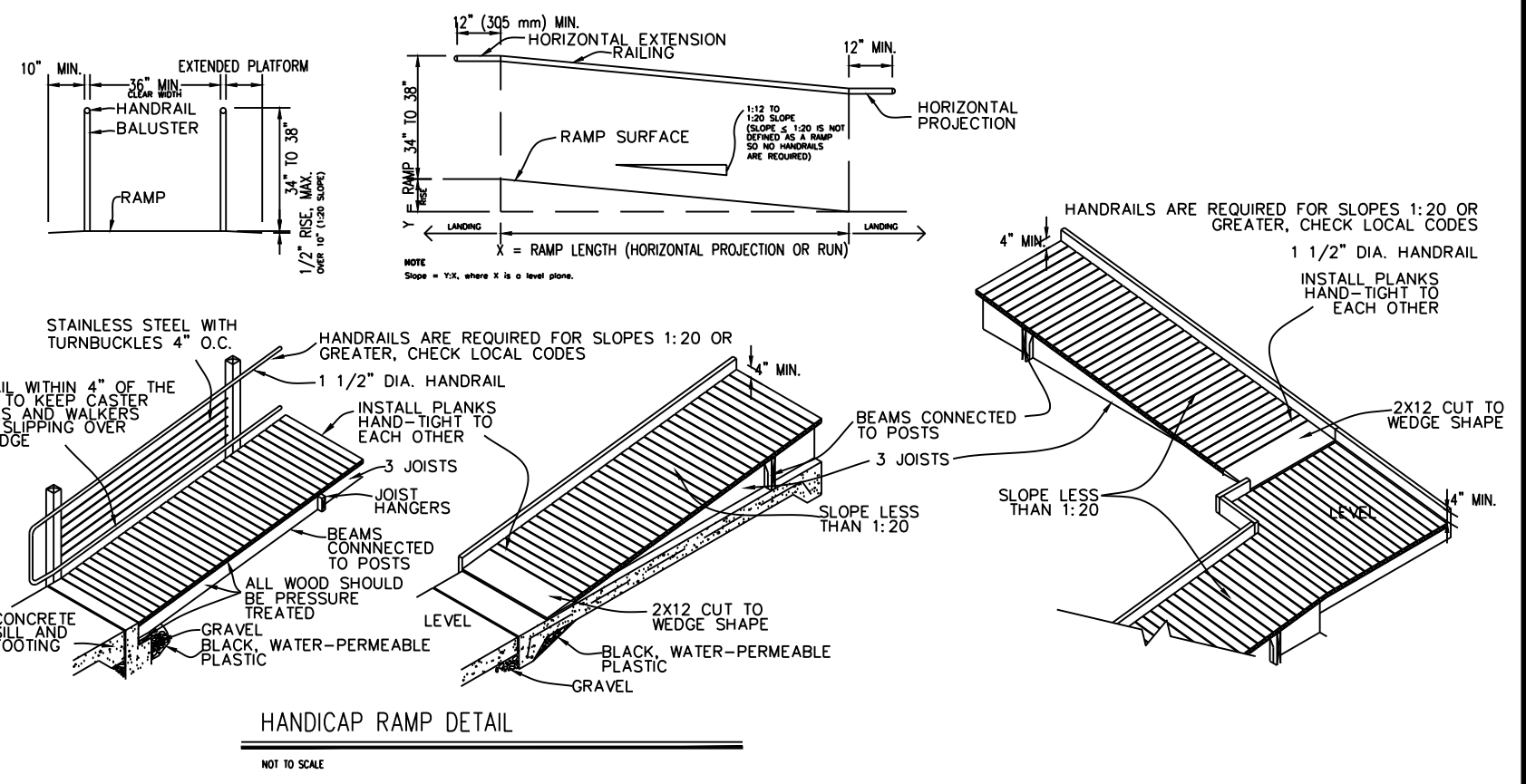
ISSUANCE	DATE
FOR REVIEW	11/2/2020

SCALE AS NOTED  
DRAWN BY/CHKD BY MCK/-/JLG  
PROJECT NO. 07-20-070

# S-101

PORT-A-POTTI INTERIOR

"THIS IS A STAND ALONE UNIT. IT IS GROUND LEVEL FOR EASY ACCESS. IT HAS HANDRAILS ON THE INSIDE OF THE WALLS, AND TOILET PAPER DISPENSER. IT HAS AN OVERSIZED DOOR TO ACCOMMODATE ANY SIZE WHEELCHAIR. THE DOOR IS EQUIPPED WITH AN OCCUPANCY INDICATOR. WHEELCHAIRS CAN MANUEVER FORWARDS AND BACKWARDS."



OVERALL HANDICAP ACCESSIBLE PORT-A-POTTI DIMENSIONS:  
EXTERIOR LENGTH: 62"  
EXTERIOR WIDTH: 62"  
EXTERIOR HEIGHT: 91"  
DOOR FRAME WIDTH: 32"  
DOOR FRAME HEIGHT: 74"  
SEAT HEIGHT: 19"  
HOLDING TANK CAPACITY: 33 GALLONS

RAINWATER DRAINAGE CALCULATIONS FOR STORMTECH UNITS

$$\frac{1.5(0.95)(4039.77)}{12} = 479.72 \text{ FT}^3$$

$$81.7 \text{ FT}^3 \times 6 = 490.2 \text{ FT}^3$$

MIN (6) 85.4" X 51.0" X 30.0"  
STORMTECH UNITS ON 12" STONE BASE

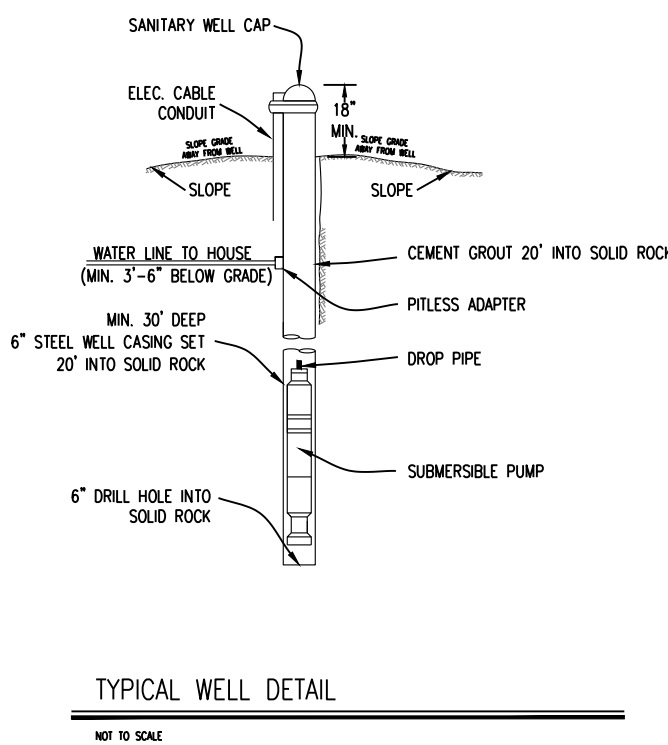
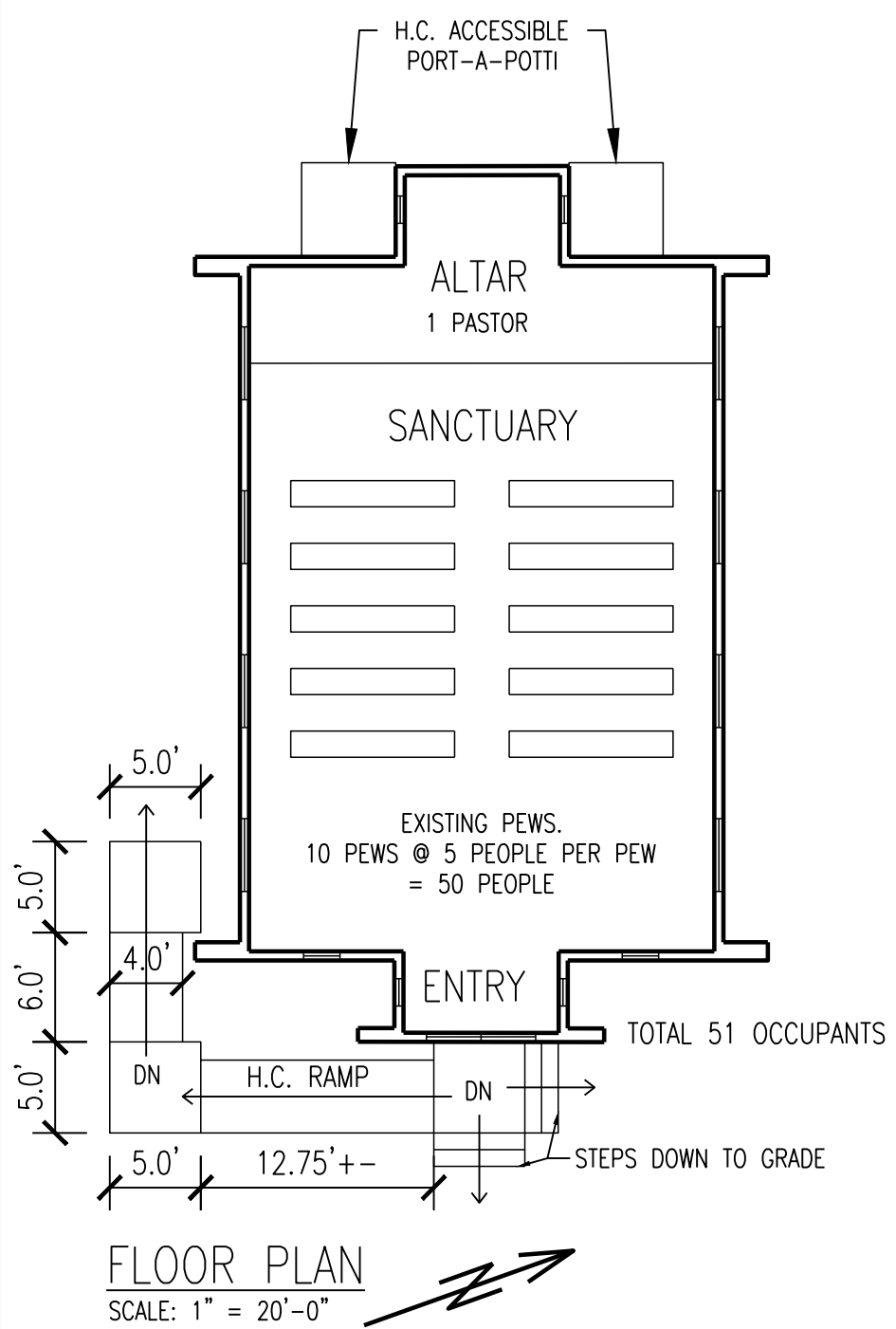
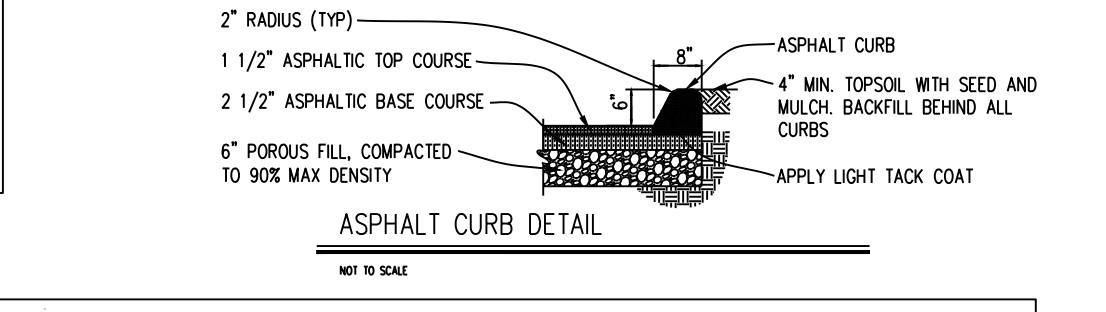
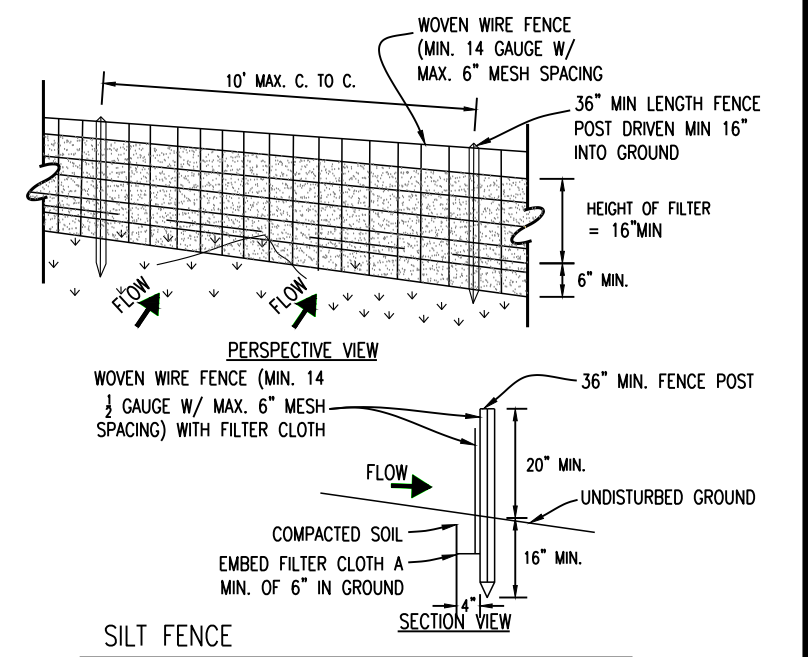


Table 1- Acceptable Fill Materials

Material Location	Description	AASHTO M43 Designation <sup>1</sup>	Compaction/Density Requirement
<b>D</b> Final Fill: Fill Material for layer 'D' starts from the top of the 'C' layer to the bottom of flexible pavement or unpaved finished grade above. Note that the pavement subbase may be part of the 'D' layer.	Any soil/rock materials, native soils or per engineer's plans. Check plans for pavement subgrade requirements.	N/A	Prepare per site design engineer's plans. Paved installations may have stringent material and preparation requirements.
<b>C</b> Initial Fill: Fill Material for layer 'C' starts from the top of the embedment stone ('B' layer) to 18" (450 mm) above the top of the chamber. Note that pavement subbase materials can be used in lieu of this layer.	Granular well-graded soil/aggregate mixtures, <35% fines or processed aggregate. Most pavement subbase materials can be used in lieu of this layer.	AASHTO M45 A-1, A-2-4, A-3 or AASHTO M431 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	Begin compaction after min. 12" (300 mm) of material over the chambers is reached. Compact additional layers in 6" (150 mm) max. lifts to a min. 95% Proctor density for well-graded material and 95% relative density for processed aggregate materials. Roller gross vehicle weight not to exceed 12,000 lbs (53 kN). Dynamic force not to exceed 20,000 lbs (89 kN).
<b>B</b> Embedment Stone: Embedment Stone surrounding chambers from the foundation stone to the 'C' layer above.	Clean, crushed, angular stone	AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57	No compaction required.
<b>A</b> Foundation Stone: Foundation Stone below the chambers from the subgrade up to the foot (bottom) of the chamber.	Clean, crushed, angular stone.	AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57	Place and compact in 6" (150 mm) lifts using two full coverages with a vibratory compactor. <sup>2,3</sup>

PLEASE NOTE:

- The listed AASHTO designations are for gradations only. The stone must also be clean, crushed, angular. For example, a specification for #4 stone would state: "clean, crushed, angular no. 4 (AASHTO M43) stone".
- StormTech compaction requirements are met for 'A' location materials when placed and compacted in 6" (150 mm) (max) lifts using two full coverages with a vibratory compactor.
- Where infiltration surfaces may be comprised by compaction, for standard installations and standard design load conditions, a flat surface may be achieved by raking or dragging without compaction equipment. For special load designs, contact StormTech for compaction requirements.

Figure 2 - Fill Material Locations

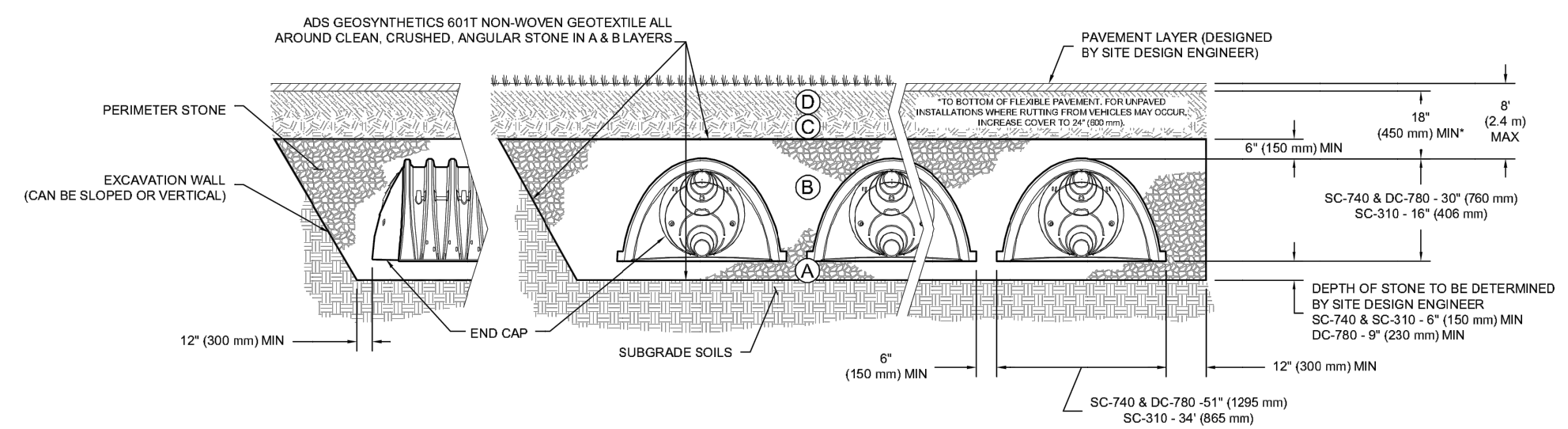
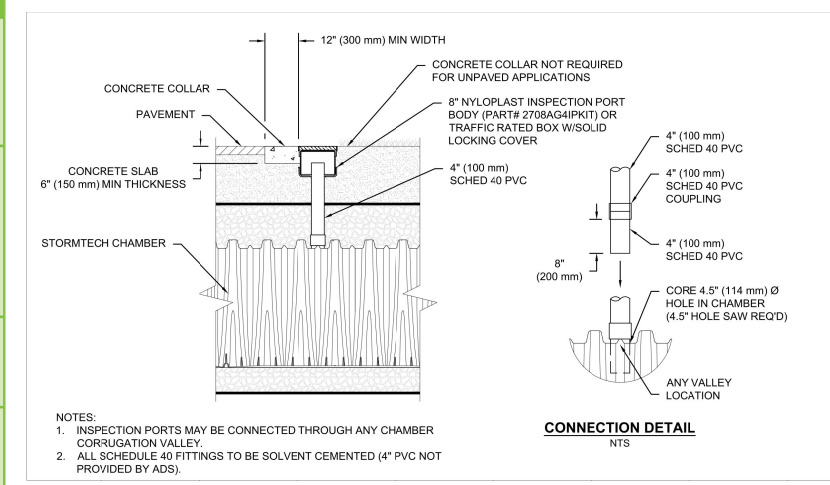


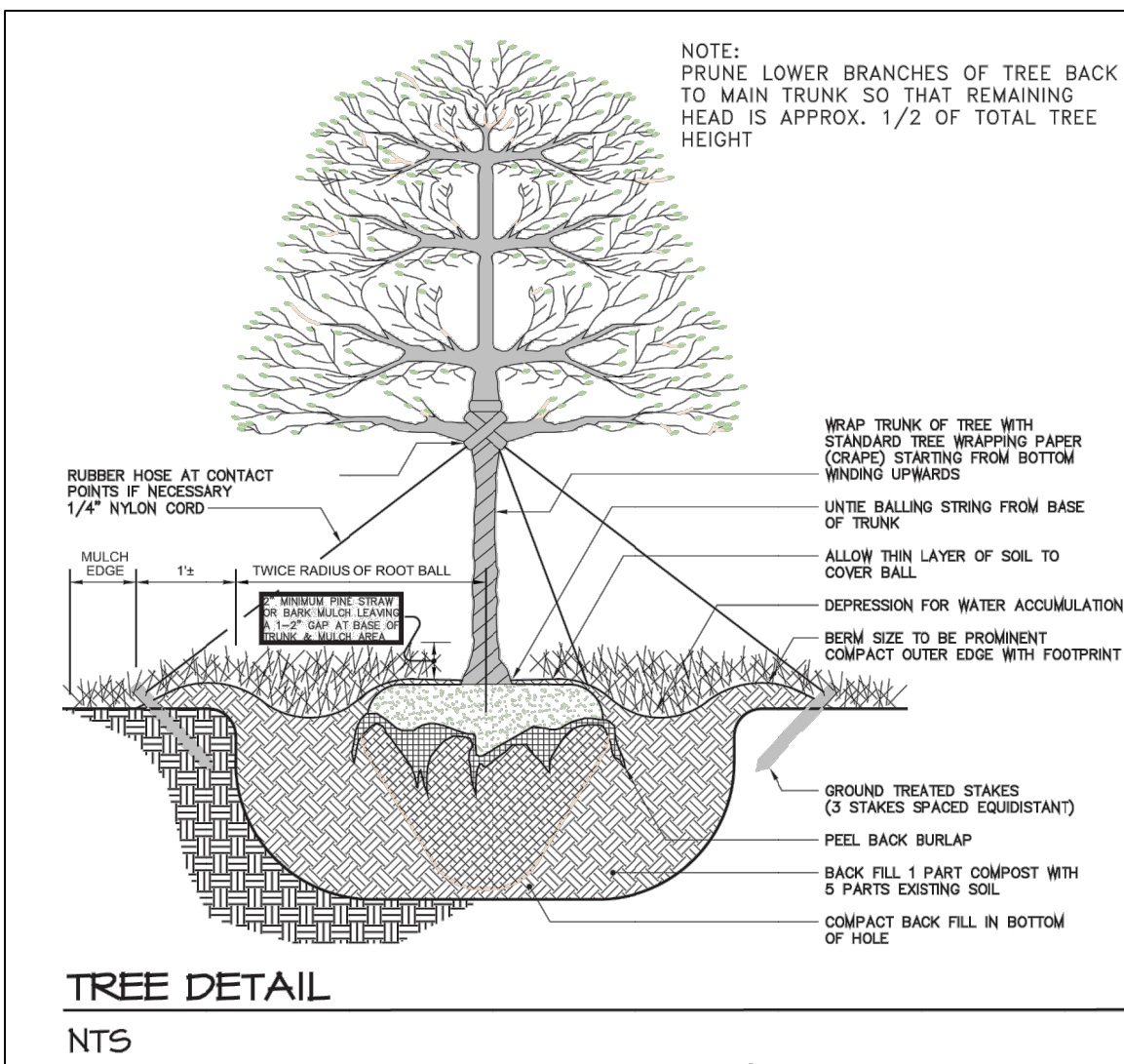
Figure 1- Inspection Port Detail



MAINTAIN SAUCER ON LOWER SIDES OF PLANT TO RETAIN WATER

BACKFILL WITH SPECIFIED PLANTING MIX WATER AND TAMP TO REMOVE AIR POCKETS

SHRUB DETAIL



- CONSTRUCTION SPECIFICATIONS:
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 'T' OR 'U' TYPE OR HARDWOOD.
  - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE 6" MAXIMUM MESH OPENING.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
  - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.



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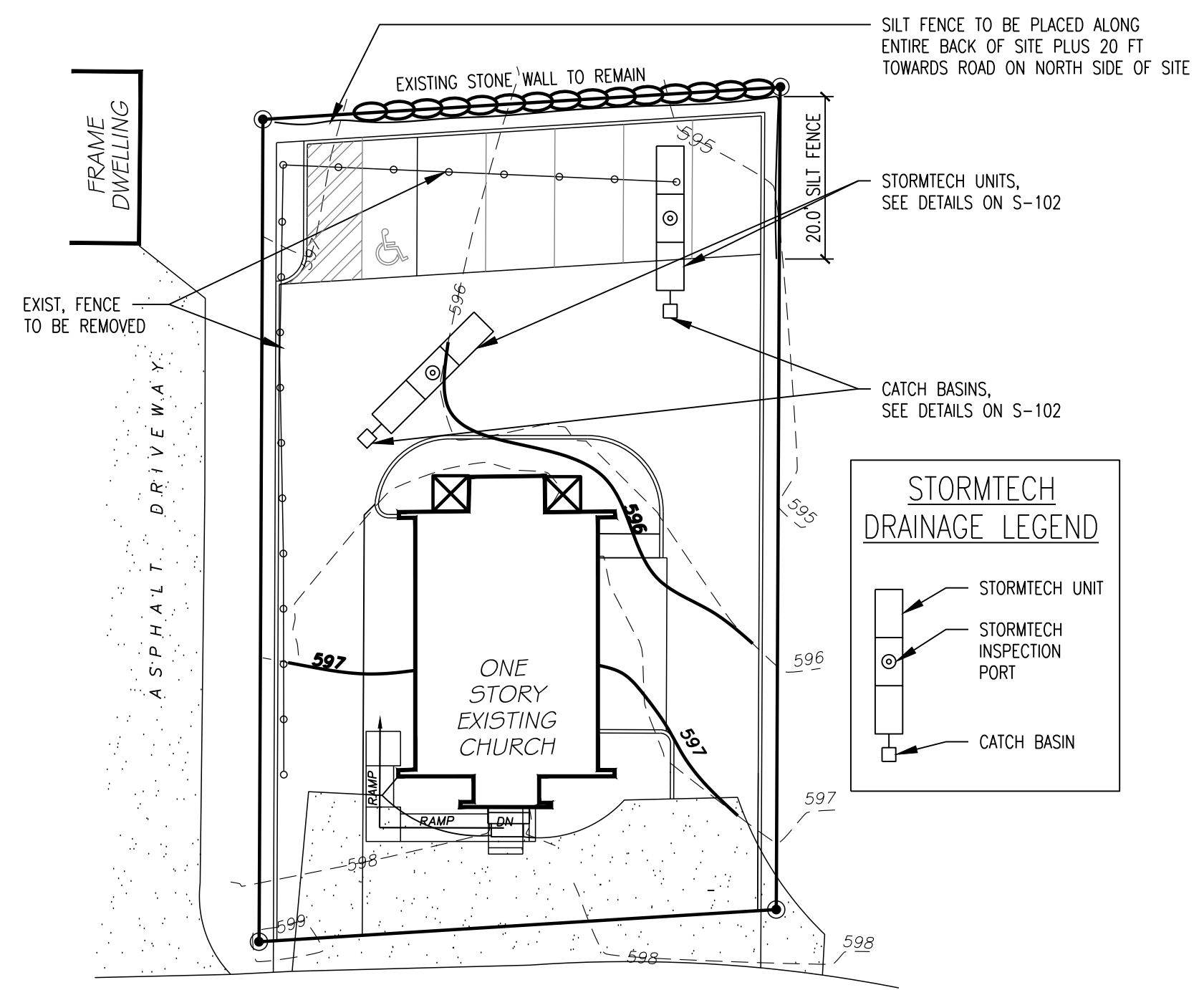
PROJECT: HOUSE OF PRAYER & WORSHIP  
PASTOR EDGAR EVANS  
PROJECT ADDRESS: 365 HILL STREET MAHOPAC, NY 10541  
MAILING ADDRESS: 107 CLARKSON ROAD CARMEL, NY 10512  
TAX MAP NO. 64.06-1-14

DETAILS

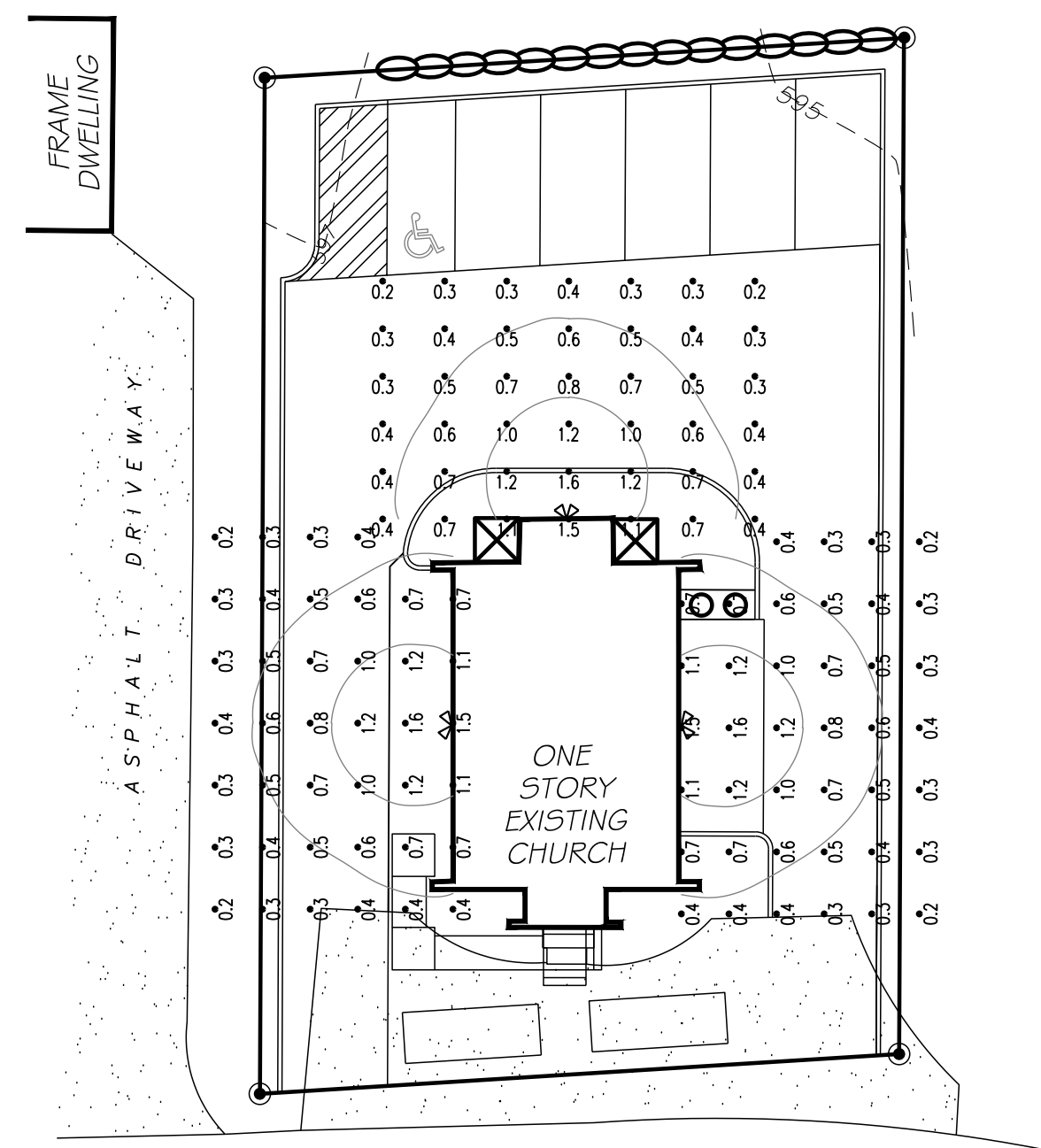
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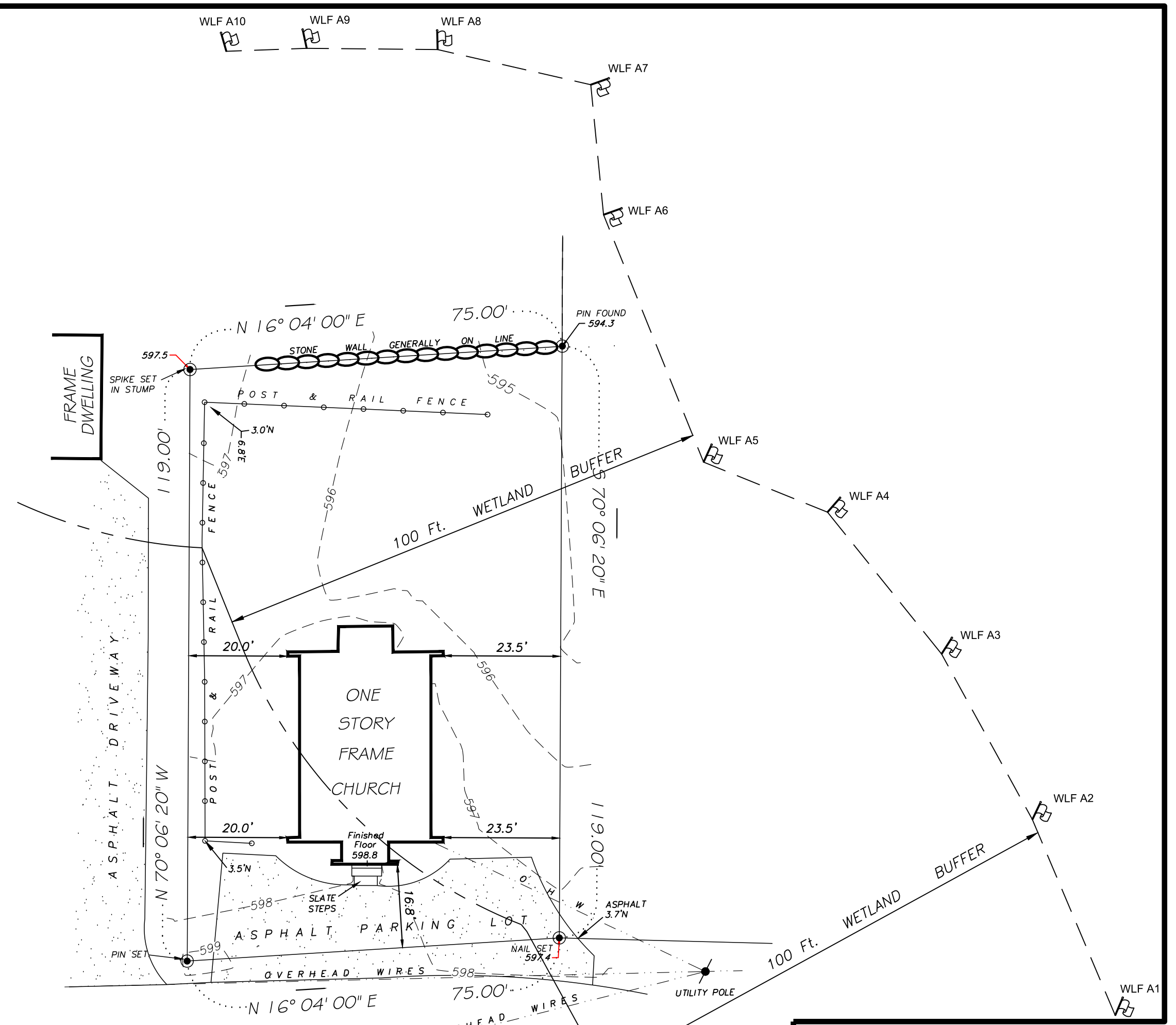
S-102



**SITE PLAN WITH TOPOGRAPHY, REGRADING, & DRAINAGE**  
 SCALE: 1" = 20'-0"  
 BASED ON SURVEY BY LINK SURVEYORS P.C.



**LIGHTING SPILL PLAN**  
 SCALE: 1" = 20'-0"  
 BASED ON SURVEY BY LINK SURVEYORS P.C.



**SITE SURVEY / EXISTING CONDITIONS**  
 SCALE: 1" = 20'-0"  
 BASED ON SURVEY BY LINK SURVEYORS P.C.  
 DATED NOV 10 2020  
 WETLAND FLAGGING BY STEPHEN COLEMAN 11/9/2020

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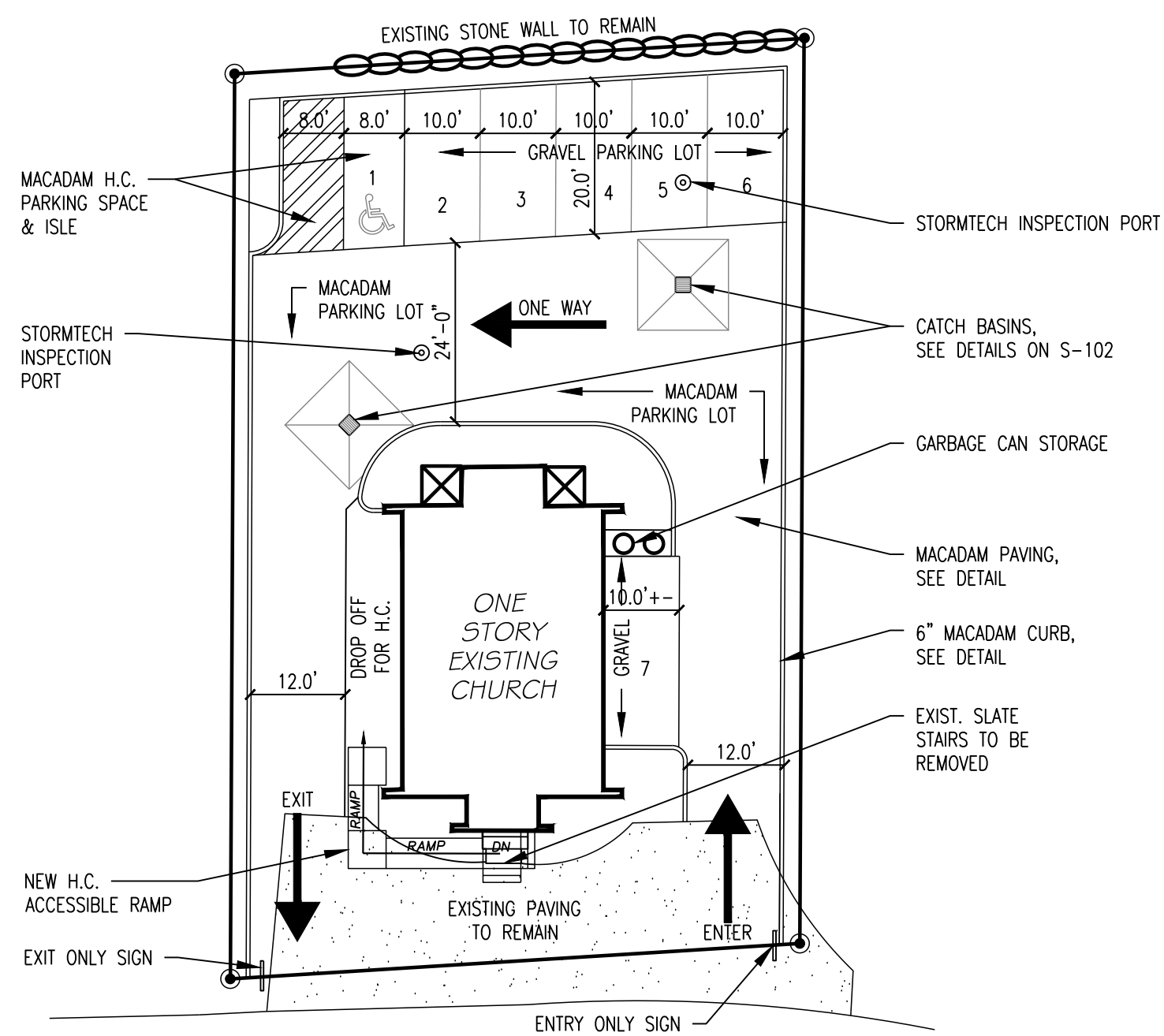
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 CARMEL, NY 10512  
 TAX MAP NO. 64.06-1-14

**EXISTING CONDITIONS, LIGHTING SPILL PLAN & TOPOGRAPHY**

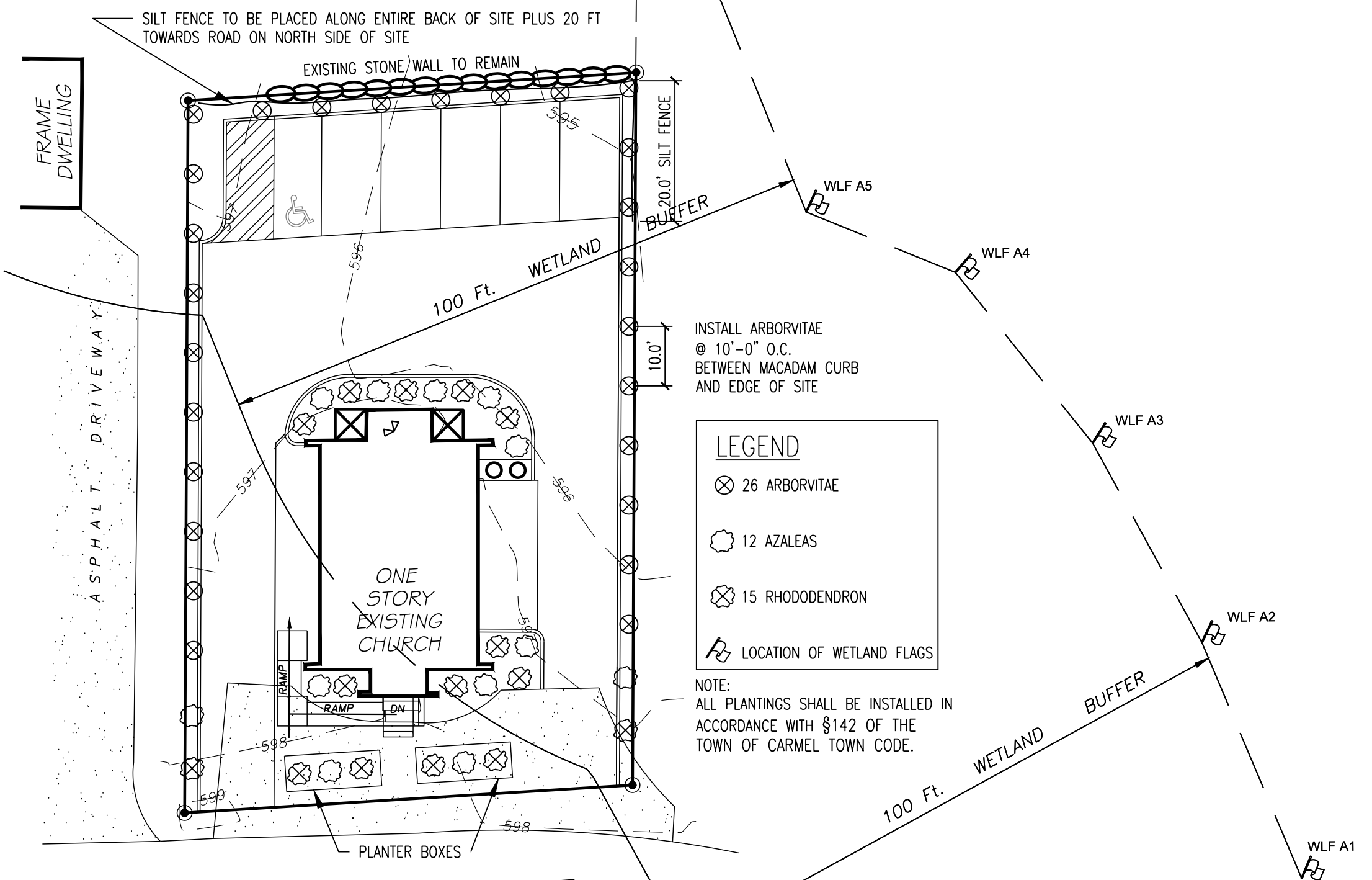
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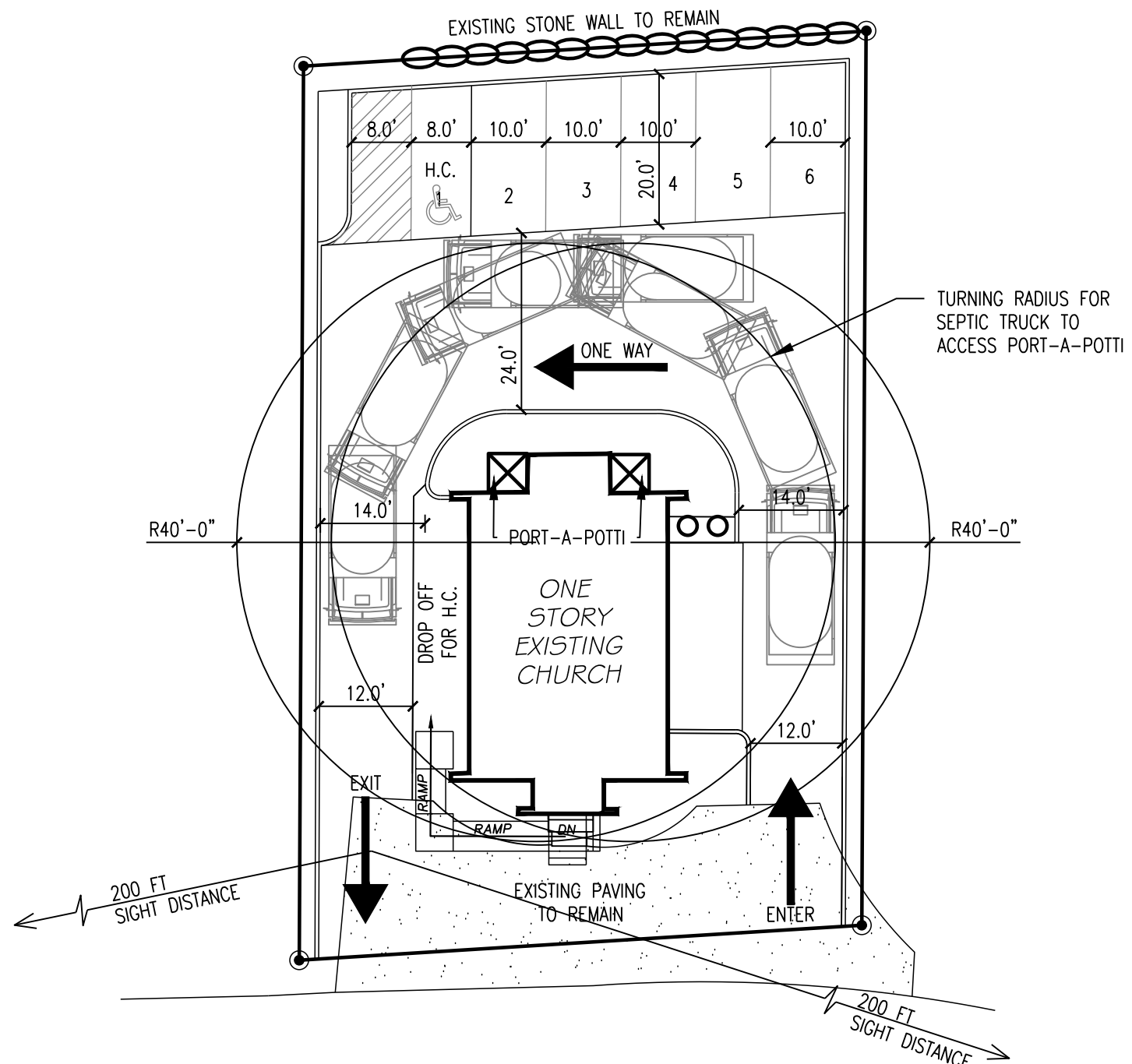
**S-103**



**PAVING PLAN**  
SCALE: 1" = 20'-0"  
BASED ON SURVEY BY LINK SURVEYORS P.C.



**LANDSCAPING PLAN**  
SCALE: 1" = 20'-0"  
BASED ON SURVEY BY LINK SURVEYORS P.C.  
DATED NOV 10 2020  
WETLAND FLAGGING BY STEPHEN COLEMAN 11/9/2020



**TRUCK TURNING RADIUS DIAGRAM**  
SCALE: 1" = 20'-0"  
BASED ON SURVEY BY LINK SURVEYORS P.C.

**Stopping Sight Distance**

S = Stopping Distance (FT.)

V = Design Speed (MPH)

G = Grade (%)

$$S = 1.47(30)(2.5) + \frac{30^2 = 900}{30[0.347826 + \frac{0.03}{100}]}$$

$$S = 110.25 + \frac{900}{10.44378}$$

$$S = 110.25 + 86.175695$$

$$S = 196.4 FT$$

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HOUSE OF PRAYER & WORSHIP

PASTOR EDGAR EVANS  
PROJECT ADDRESS  
365 HILL STREET  
MAHOPAC, NY 10541

MAILING ADDRESS  
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CARMEL, NY 10512

TAX MAP NO. 64.06-1-14

**PAVING & LANDSCAPING SITE PLANS**

ISSUANCE	DATE
FOR REVIEW	11/2/2020
FOR REVIEW	11/16/2020
FOR REVIEW	12/3/2020
FOR REVIEW	12/7/2020
FOR REVIEW	12/31/2020

SCALE AS NOTED

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**S-104**



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**PROJECT:**  
**HOUSE OF PRAYER & WORSHIP**

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 MAILING ADDRESS 107 CLARKSON ROAD CARMEL, NY 10512  
 TAX MAP NO. 64.06-1-14

**RENDERING**

ISSUANCE	DATE
FOR REVIEW	12/31/2020

SCALE  
 AS NOTED  
 DRAWN BY/CHKD BY  
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 PROJECT NO.  
 07-20-070

**S-105**