

CRAIG PAEPRER
Chairman

ANTHONY GIANNICO
Vice Chairman

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CARL STONE
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**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
APRIL 24, 2019 – 7:00 P.M.

MEETING ROOM #1

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

| | | | | |
|--|------------|----------|--------|-----------------------|
| 1. Pozzi, Robert – 229 Shear Hill Road | 65.11-1-11 | 04/24/19 | 2/4/19 | Regrading Application |
|--|------------|----------|--------|-----------------------|

SITE PLAN

| | | | | |
|--|-----------|--|---------|-------------------|
| 2. Taco Bell (Former Friendly's Site) 1081 Stoneleigh Ave | 55.11-1-3 | | 4/10/19 | Amended Site Plan |
|--|-----------|--|---------|-------------------|

SUBDIVISION

| | | | | |
|--|-----------------|--|---------|---------------------|
| 3. Horowitz & Brown – 156 & 152 West Lake Blvd | 64.19-1-84 & 85 | | 6/28/19 | Lot Line Adjustment |
|--|-----------------|--|---------|---------------------|



| | |
|----------------------------|-----------------------|
| Site Planning | Environmental Studies |
| Civil Engineering | Entitlements |
| Landscape Architecture | Construction Services |
| Land Surveying | 3D Visualization |
| Transportation Engineering | Laser Scanning |

April 10, 2019

Chairman Craig Paeprer and Members of the Planning Board
 Town of Carmel Planning Board
 60 McAlpin Avenue
 Mahopac, New York 10541

RE: JMC Project 18188
 Proposed Restaurant Redevelopment (Former Friendly's Site)
 1081 Stoneleigh Avenue
 Town of Carmel, NY

Dear Chairman Paeprer and Members of the Board:

On behalf of Kai Carmel LLC, we are pleased to submit the following documents in support of an application for Amended Site Plan Approval and a Conditional Use Permit for a proposed Taco Bell fast-food restaurant with a drive-thru at the above referenced property:

1. Town of Carmel Site Plan Application (11 copies).
2. Kuber Management LLC Check Number 1292, in the amount of \$3,000.00 for the Site Plan Application Fee.
3. NYSDEC SEQR Short Environmental Assessment Form (11 copies).
4. JMC Drawings (5 copies):

| <u>Dwg. No.</u> | <u>Title</u> | <u>Rev. #/Date</u> |
|-----------------|---|--------------------|
| C-000 | "Cover Sheet" | 04/10/2019 |
| C-010 | "Existing Conditions Map" | 04/10/2019 |
| C-100 | "Layout Plan" | 04/10/2019 |
| C-200 | "Grading and Erosion & Sediment Control Plan" | 04/10/2019 |
| C-900 | "Construction Details" | 04/10/2019 |
| C-901 | "Construction Details" | 04/10/2019 |
| L-100 | "Landscaping Plan" | 04/10/2019 |

5. Site Proximity Map, prepared by JMC, dated 04/10/2019 (11 Copies).
6. Compact Disc containing the electronic files of the submission.
7. Town of Carmel Disclosure Statement (2 copies).

8. Town of Carmel Site Plan Completeness Certification Form (11 copies).
9. "As-Built & Topographic Survey of Property", prepared by Badey & Watson Surveying & Engineering, P.C., dated 03/19/2019 (5 Copies).


The existing 1.2 acre property is located at 1081 Stoneleigh Avenue just to the south of the Route 6 intersection, and lies within the Town's Commercial zoning district. The existing 3,600 square foot building was formerly occupied by a Friendly's Restaurant. The applicant proposes to reoccupy the existing building with a Taco Bell fast-food restaurant franchise and another to be determined restaurant tenant to share the space. There are minor interior and exterior façade modifications proposed to the building to accommodate the new tenant(s). Additionally, minor improvements are proposed to the site including a dedicated drive-thru lane, milling, resurfacing, and restriping of the existing parking lot, site lighting improvements, ADA accessibility improvements and site landscaping.

The project requires Planning Board Amended Site Plan Approval and a Conditional Use Permit to operate a fast-food use on the property. Accordingly, we have prepared a map showing the required setback distances required for fast-food restaurants in the Conditional Permit criteria. Although the site contains existing nonconformities with regard to some of the bulk zoning requirements, none of these are being further exaggerated and the project will result in an improvement to a site that has been vacant for several years.

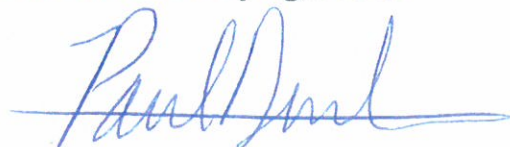
We trust that this information is sufficient for your review and look forward to our discussion at the Planning Board meeting on April 24th. If you have any questions or require any additional information, please contact our office. Thank you for your consideration.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC



Stephen Spina, PE
Project Manager



Paul J. Dumont, EIT
Senior Designer

cc: Chief of Carmel Fire Department, w/enc.
Ms. Rose Trombetta
Mr. Pat Cleary, AICP, PP
Darius Chafizadeh, Esq.



TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New site plan applications that have been deemed complete will be placed on the agenda in the order they are received.

No application will be placed on the agenda that is incomplete

Pre-Submission:

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

Submission Requirements:

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

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

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

Rose Lombardi 4/17/19
Planning Board Secretary; Date

Bert [Signature] 4/17/19
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

| SITE IDENTIFICATION INFORMATION | | |
|---|---|---------------------------------------|
| Application Name: Proposed Restaurant Redevelopment (Former Friendly's Site) | Application # 19-0005 | Date Submitted: 4/11/19 |
| Site Address: No. 1081 Street: Stoneleigh Avenue Hamlet: Carmel | | |
| Property Location: (Identify landmarks, distance from intersections, etc.) ±250' South of intersection of Route 6 and Stoneleigh Avenue | | |
| Town of Carmel Tax Map Designation: Section 55.11 Block 1 Lot(s) 3 | Zoning Designation of Site: C - 'Commercial' | |
| Property Deed Recorded in County Clerk's Office Date 03/16/1979 Liber 759 Page 364 | Liens, Mortgages or other Encumbrances Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| Existing Easements Relating to the Site No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Describe and attach copies: Existing sanitary sewer easement in front of property - shown on attached survey. | Are Easements Proposed? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Describe and attach copies: | |
| Have Property Owners within a 500' Radius of the Site Been Identified? <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached List to this Application Form | | |
| APPLICANT/OWNER INFORMATION | | |
| Property Owner: Urstadt Biddle Properties Inc. | Phone #: Fax#: | Email: |
| Owners Address: No. 321 Street: Railroad Avenue Town: Greenwich State: CT Zip: 06830 | | |
| Applicant (If different than owner): Kai Carmel LLC | Phone #: (201) 315-3670 Fax#: | Email: Raghav0528@gmail.com |
| Applicant Address (If different than owner): No. 22 Street: Route 59 Town: Nyack State: NY Zip: 10960 | | |
| Individual/ Firm Responsible for Preparing Site Plan: JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC | Phone #: (914) 273-5225 Fax#: (914) 273-2012 | Email: PDumont@JMCPLLC.com |
| Address: No. 120 Street: Bedford Road Town: Armonk State: NY Zip: 10504 | | |
| Other Representatives: | Phone #: Fax#: | Email: |
| Owners Address: No. 445 Street: Hamilton Avenue, Suite 1206 Town: White Plains State: NY Zip: 10601 | | |
| PROJECT DESCRIPTION | | |
| Describe the project, proposed use and operation thereof: Proposed reoccupation of the existing building located at 1081 Stoneleigh Avenue in the Town of Carmel, NY. The building was formerly a Friendly's restaurant and the applicant seeks to partition the building and reoccupy it with a Taco Bell restaurant and another tenant. Associated site improvements are proposed including a delineated drive-thru lane and appurtenances, landscaping, and signage. | | |

TOWN OF CARMEL SITE PLAN APPLICATION

| PROJECT INFORMATION | |
|---|--|
| Lot size: Acres: <u>1.21</u> Square Feet: <u>52,841</u> | Square footage of all existing structures (by floor): <u>3,596 S.F.</u> |
| # of existing parking spaces: <u>55</u> | # of proposed parking spaces: <u>45</u> |
| # of existing dwelling units: <u>N/A</u> | # of proposed dwelling units: <u>N/A</u> |
| Is the site served by the following public utility infrastructure: <ul style="list-style-type: none"> ▪ Is project in sewer district or will private septic system(s) be installed? <u>Sewer District #2</u> ▪ If yes to Sanitary Sewer answer the following: <ul style="list-style-type: none"> ↳ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ↳ Is this an in-district connection? <u>X</u> Out-of district connection? _____ ↳ What is the total sewer capacity at time of application? <u>Unknown</u> ↳ What is your anticipated average and maximum daily flow <u>TBD</u> | |
| For Town of Carmel Town Engineer <ul style="list-style-type: none"> ↳ What is the sewer capacity <u>In district 41079'</u> | |
| <ul style="list-style-type: none"> ▪ Water Supply Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> If Yes: <ul style="list-style-type: none"> ↳ Does approval exist to connect to water main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ↳ What is the total water capacity at time of application? _____ ↳ What is your anticipated average and maximum daily demand _____ ▪ Storm Sewer Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▪ Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▪ Gas Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▪ Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> | |
| For Town of Carmel Town Engineer Water Flows <u>Applicant to provide 120 gpd</u> Sewer Flows <u>120 gpd</u> | |
| Town Engineer; Date _____ | |
| What is the predominant soil type(s) on the site? <u>WdB, RdB, Uc</u> | What is the approximate depth to water table? <u>Approximately 2' (Per USDA Web Soil Survey)</u> |
| Site slope categories: 15-25% <u>6</u> % 25-35% <u>3</u> % >35% <u>2</u> % | |
| Estimated quantity of excavation: Cut (C.Y.) <u>N/A</u> Fill (C.Y.) <u>N/A</u> | |
| Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/> | |
| Is the site located in a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> | Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> |
| What is the sight distance? Left <u>±500'</u> Right <u>±300'</u> | |
| Is the site located within 500' of: <ul style="list-style-type: none"> • The boundary of an adjoining city, town or village Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> • The boundary of a state or county park, recreation area or road right-of-way Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> County R.O.W. (Stoneleigh Avenue), State R.O.W. (Route 6) • A county drainage channel line. Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> • The boundary of state or county owned land on which a building is located Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |


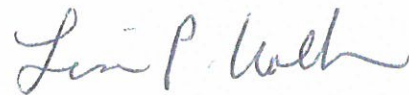
TOWN OF CARMEL SITE PLAN APPLICATION

| | |
|---|---|
| Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| Will the project require coverage under the Current NYSDEC Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| Will the project require coverage under the Current NYCDEP Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| Does the site disturb more than 5,000 sq ft | Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> |
| Does the site disturb more than 1 acre | Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> |
| Does the site contain freshwater wetlands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> | |
| Jurisdiction: NYSDEC: <input type="checkbox"/> Town of Carmel: <input checked="" type="checkbox"/> | |
| <i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i> | |
| Are encroachments in regulated wetlands or wetland buffers proposed? Yes: <input checked="" type="checkbox"/> - Buffer No: <input type="checkbox"/> | |
| Does this application require a referral to the Environmental Conservation Board? | Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> |
| Does the site contain waterbodies, streams or watercourses? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> | |
| Are any encroachments, crossings or alterations proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| Is the site located adjacent to New York City watershed lands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input checked="" type="checkbox"/> | |
| Has this application been referred to the Fire Department? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| What is the estimated time of construction for the project? 6 Months | |

ZONING COMPLIANCE INFORMATION

| Zoning Provision | Required | Existing | Proposed |
|-----------------------------|----------|----------|-----------|
| Lot Area | 40,000 | 52,841 | Unchanged |
| Lot Coverage | 200 | 164 | Unchanged |
| Lot Width | 200 | 323 | Unchanged |
| Lot Depth | 35 | <35 | Unchanged |
| Front Yard | 40 | 61.5 | Unchanged |
| Side Yard | 25 | 52.7 | Unchanged |
| Rear Yard | 30 | 192.3 | Unchanged |
| Minimum Required Floor Area | 5,000 | 3,596 | Unchanged |
| Floor Area Ratio | 0.125 | 0.068 | Unchanged |
| Height | 35 | <35 | Unchanged |
| Off-Street Parking | <45 | 55 | 45 |
| Off-Street Loading | N/A | N/A | N/A |

FOUNDED CARROLL SITE PLAN APPLICATION

| | |
|--|---|
| Will variances be required? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | If yes, identify variances: |
| PROPOSED BUILDING MATERIALS | |
| Foundation | |
| Structural System | |
| Roof | |
| Exterior Walls | |
| APPLICANTS ACKNOWLEDGEMENT | |
| I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct. | |
| <u>Raghar Patel</u> Applicants Name |  Applicants Signature |
| Sworn before me this <u>10th</u> day of <u>April</u> 20 <u>19</u> | |
|  Notary Public | Lisa P. Kolba NOTARY PUBLIC, State of New York No. 01k0-1916221 Qualified in Westchester County Term Expires Dec. 28, <u>2022</u> |



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

This form shall be included with the site plan submission

| Requirement Data | | To Be Completed by the Applicant | Waived by the Town |
|------------------|--|---------------------------------------|--------------------------|
| 1 | Name and title of person preparing the site plan | <input checked="" type="checkbox"/> ✓ | <input type="checkbox"/> |
| 2 | Name of the applicant and owner (if different from applicant) | <input checked="" type="checkbox"/> ✓ | <input type="checkbox"/> |
| 3 | Original drawing date, revision dates, scale and north arrow | <input checked="" type="checkbox"/> ✓ | <input type="checkbox"/> |
| 4 | Tax map, block and lot number(s), zoning district | <input checked="" type="checkbox"/> ✓ | <input type="checkbox"/> |
| 5 | All existing property lines, name of owner of each property within a 500' radius of the site | <input checked="" type="checkbox"/> ? | <input type="checkbox"/> |
| 6 | Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers | <input checked="" type="checkbox"/> ✓ | <input type="checkbox"/> |
| 7 | The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8 | The location of all existing and proposed easements | <input checked="" type="checkbox"/> ✓ | <input type="checkbox"/> |
| 9 | The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area. | <input checked="" type="checkbox"/> ✓ | <input type="checkbox"/> |
| 10 | On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures | <input checked="" type="checkbox"/> ✓ | <input type="checkbox"/> |
| 11 | Sidewalks, paths and other means of pedestrian circulation | <input checked="" type="checkbox"/> ✓ | <input type="checkbox"/> |
| 12 | On-site parking and loading spaces and travel aisles with dimensions | <input checked="" type="checkbox"/> ✓ | <input type="checkbox"/> |
| 13 | The location, height and type of exterior lighting fixtures | <input checked="" type="checkbox"/> ✓ | <input type="checkbox"/> |
| 14 | Proposed signage | <input checked="" type="checkbox"/> ? | <input type="checkbox"/> |
| 15 | For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

need

need on drawing



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



| Requirement Data | | To Be Completed by the Applicant | Waived by the Town |
|------------------|--|--|--------------------------|
| 16 | The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance | <input type="checkbox"/> N/A ✓ | <input type="checkbox"/> |
| 17 | The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law | <input checked="" type="checkbox"/> ✓ | <input type="checkbox"/> |
| 18 | The location of public and private utilities, maintenance responsibilities, trash and garbage areas | <input checked="" type="checkbox"/> ✓ | <input type="checkbox"/> |
| 19 | A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary | <input type="checkbox"/> Shown on Site Plan | <input type="checkbox"/> |
| 20 | Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

I Stephen Spina, PE hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:



[Signature]
Signature - Applicant

4/10/19
Date

[Signature]
Signature - Owner

4/8/19
Date

James M. Aries
SVP
Vistant Biddle Properties Inc.



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Rose Yomlyth
Signature - Planning Board Secretary

4/17/19
Date

[Signature]
Signature - Town Engineer

4/17/19
Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

| Part 1 – Project and Sponsor Information | | | |
|--|--|------------------------------|--|
| Name of Action or Project: Proposed Restaurant Redevelopment (Former Friendly's Site) | | | |
| Project Location (describe, and attach a location map): 1081 Stoneleigh Avenue, Carmel, NY 10512 | | | |
| Brief Description of Proposed Action: Proposed reoccupation of the existing building located at 1081 Stoneleigh Avenue in the Town of Carmel, NY. The building was formerly a Friendly's restaurant and the applicant seeks to partition the building and reoccupy it with a Taco Bell restaurant and another tenant. Associated site improvements are proposed including a delineated drive-thru lane and appurtenances, landscaping, and signage. | | | |
| Name of Applicant or Sponsor: Kai Carmel LLC | | Telephone: (201) 315-3670 | |
| | | E-Mail: Raghav0528@gmail.com | |
| Address: 22 Route 59 | | | |
| City/PO: Nyack | | State: NY | Zip Code: 10960 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Site Plan Approval, Town of Carmel Planning Board Conditional Use Permit, Town of Carmel Planning Board Building Permit, Town of Carmel Building Department | | | NO <input type="checkbox"/> |
| | | | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? 1.2 acres | | | |
| b. Total acreage to be physically disturbed? 0.10 acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.2 acres | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

| | | NO | YES | N/A |
|--|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, | a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | | NO | YES | |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | | NO | YES | |
| If Yes, identify: _____ | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | | NO | YES | |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | b. Are public transportation services available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | | NO | YES | |
| If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | | NO | YES | |
| If No, describe method for providing potable water: _____ _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | | NO | YES | |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <small>*The project site is located within 500' of an area designated as 'sensitive for archaeological sites' by SHPO. The site survey number is 98SR52236.</small> | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | * |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? <small>*Properties within 500' of the site contain wetlands associated with the Michael Brook, including the Hannaford and McDonald's properties.*</small> | | NO | YES | |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | * |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | | |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional

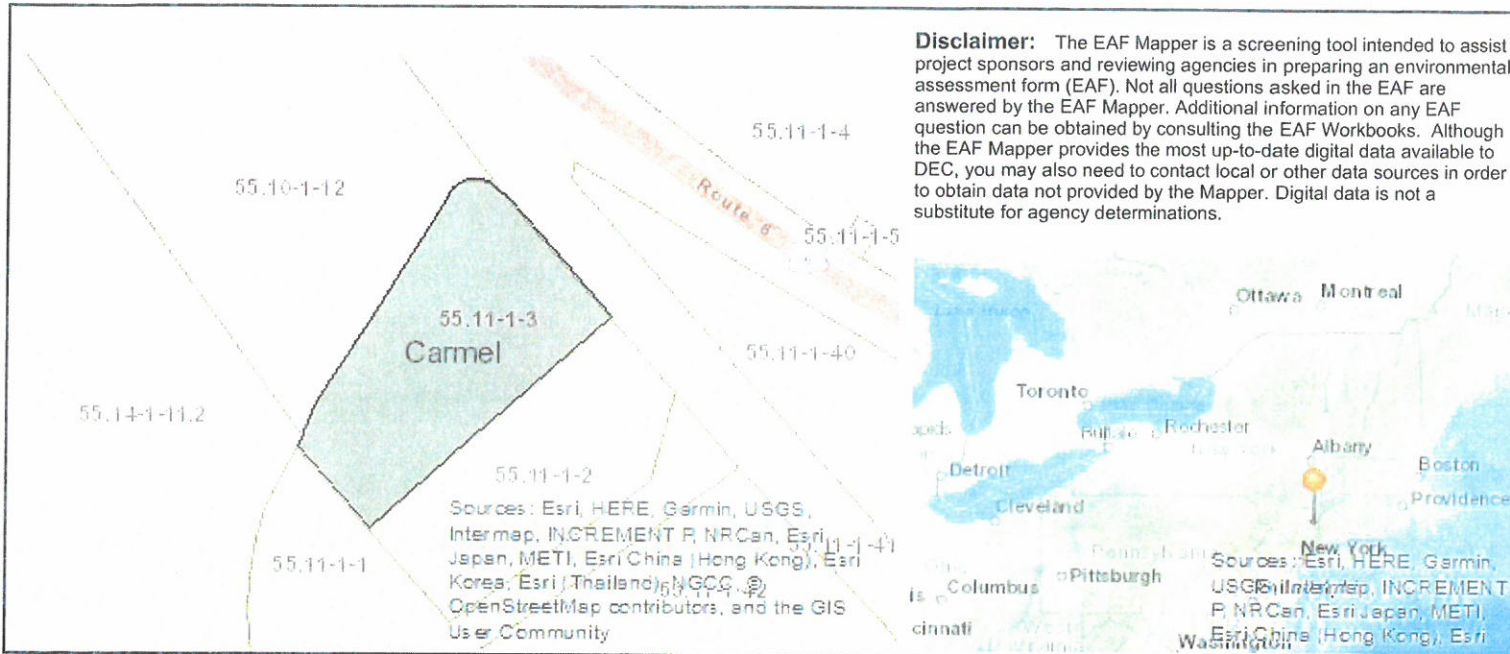
Wetland Urban Suburban

| | | |
|---|-------------------------------------|-------------------------------------|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If Yes, briefly describe: A conveyance system consisting of catch basins and pipes exists on the property and conveys stormwater runoff to an existing drainage network within Stoneleigh Avenue. | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: James A. Ryan, RLA, JMC Planning Engineering
Landscape Architecture & Land Surveying, PLLC Date: _____

Signature: James A. Ryan Title: Principal



| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No |
| Part 1 / Question 12b [Archeological Sites] | Yes |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | Yes |
| Part 1 / Question 15 [Threatened or Endangered Animal - Name] | Northern Long-eared Bat |
| Part 1 / Question 16 [100 Year Flood Plain] | No |
| Part 1 / Question 20 [Remediation Site] | No |

SITE PLAN APPROVAL DRAWINGS

PROPOSED RESTAURANT REDEVELOPMENT

TAX MAP SECTION 55.11 | BLOCK 1 | LOT 3
1081 STONELEIGH AVENUE
TOWN OF CARMEL, NEW YORK

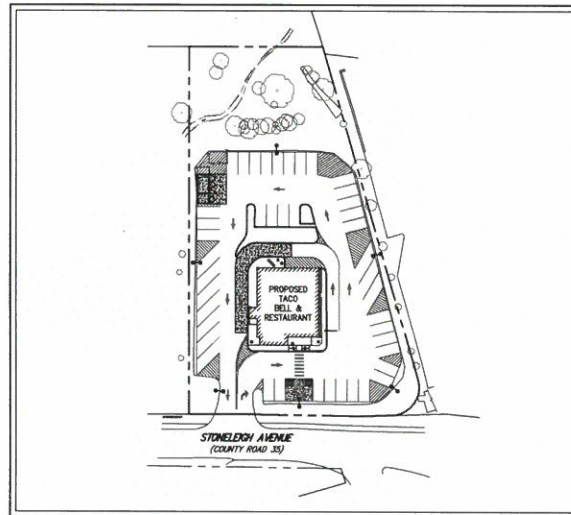
JMC Site Planner, Civil Engineer,
 and Landscape Architect:
 120 BEDFORD ROAD
 ARMONK, NY 10504
 (914) 273-5225

Applicant:
KAI CARMEL LLC
 25 ROUTE 59
 NYACK, NY 10960
 (201) 315-3670

Owner:
URSTADT BIDDLE PROPERTIES INC.
 321 RAILROAD AVE
 GREENWICH, CT 06830
 (203) 863-8200

Attorney:
HARRIS BEACH, PLLC.
 445 HAMILTON AVE, SUITE 1206
 WHITE PLAINS, NY 10601
 (914) 683-1212

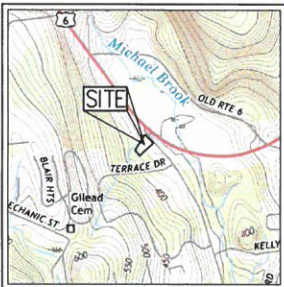
Surveyor:
BADEY & WATSON SURVEYING & ENGINEERING, P.C.
 3063 ROUTE 9
 COLD SPRING, NY 10516
 (845) 265-9217



- JMC Drawing List:**
- C-000 COVER SHEET
 - C-010 EXISTING CONDITIONS MAP
 - C-100 LAYOUT PLAN
 - C-200 GRADING AND EROSION & SEDIMENT CONTROL PLAN
 - C-900 CONSTRUCTION DETAILS
 - C-901 CONSTRUCTION DETAILS
 - C-902 CONSTRUCTION DETAILS
 - L-100 LANDSCAPING PLAN

| TABLE OF LAND USE | | | | |
|---|----------------------|----------|-----------|--|
| SECTION 55.11 BLOCK 1, LOT 3 ZONE "C" - "COMMERCIAL" | | | | |
| DESCRIPTION | REQUIRED / PERMITTED | EXISTING | PROPOSED | |
| LOT AREA (FEET) | 40,000 | 52,841 | UNCHANGED | |
| LOT WIDTH (FEET) | 200 | 164 | UNCHANGED | |
| LOT DEPTH (FEET) | 200 | 323 | UNCHANGED | |
| BUILDING HEIGHT (FEET) | 35 | <35 | UNCHANGED | |
| GROSS FLOOR AREA (SQ. FEET) | 5,000 | 3,506 | UNCHANGED | |
| LOT COVERAGE BY BUILDING (PERCENT) | 30% | 6.8 | UNCHANGED | |
| YARDS | | | | |
| FRONT BUILDING SETBACK (FEET) | 40 | 61.5 | UNCHANGED | |
| REAR BUILDING SETBACK (FEET) | 30 | 192.3 | UNCHANGED | |
| SIDE BUILDING SETBACK (FEET) | 25 | 52.7 | UNCHANGED | |
| PARKING SUMMARY | | | | |
| TOTAL SPACES (1 SPACE / 3 SEATS) | <45 | 55 | 45 | |
| STANDARD SPACES (SPACES) | 43 | 52 | 43 | |
| HANDICAP SPACES (SPACES) | 2 | 3 | 2 | |

AREA MAP
 SCALE: N.T.S.



VICINITY MAP
 SCALE: 1" = 1,000'
 SOURCE: USGS / 2016

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

- BEFORE CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 705 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTICED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION. HEREAS ALL THAT ARE NOT GUARANTEED BY THE CONTRACTOR OPERATIONS. THIS SHALL INCLUDE TREE UTILITIES OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT BE DAMAGED, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNLAWFUL INTERRUPTION OF UTILITY SERVICE.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES TO THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY EXISTING UTILITIES OFFICES AND AGENCIES OF ANY CONTACTS WITH PROPOSED UTILITIES. IF UTILITIES ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES, APPLICABLE SAFETY CODES NEAR THE LATEST EDITION INCLUDING ANY AND ALL HAZARDOUS, RESIDUAL, AND ADDITIONS REFERRED TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 102-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSDOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILED LIST OF FIELD EVIDENCE, AVAILABLE RECORDS, PLANS AND/OR UTILITY MARKETS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



| No | Revision | Date | By |
|----|----------|------|----|
| | | | |
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| | | | |
| | | | |

JMC
 120 BEDFORD ROAD • ARMONK, NY 10504
 (914) 273-5225 • (914) 273-2192
www.jmcpllc.com

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7200 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7206, SUBSECTION 1.

Drawn: PD
 Scale: AS SHOWN
 Date: 04/10/2019
 Project: 18188
 SHEET: C-000 OF 1 SHEET

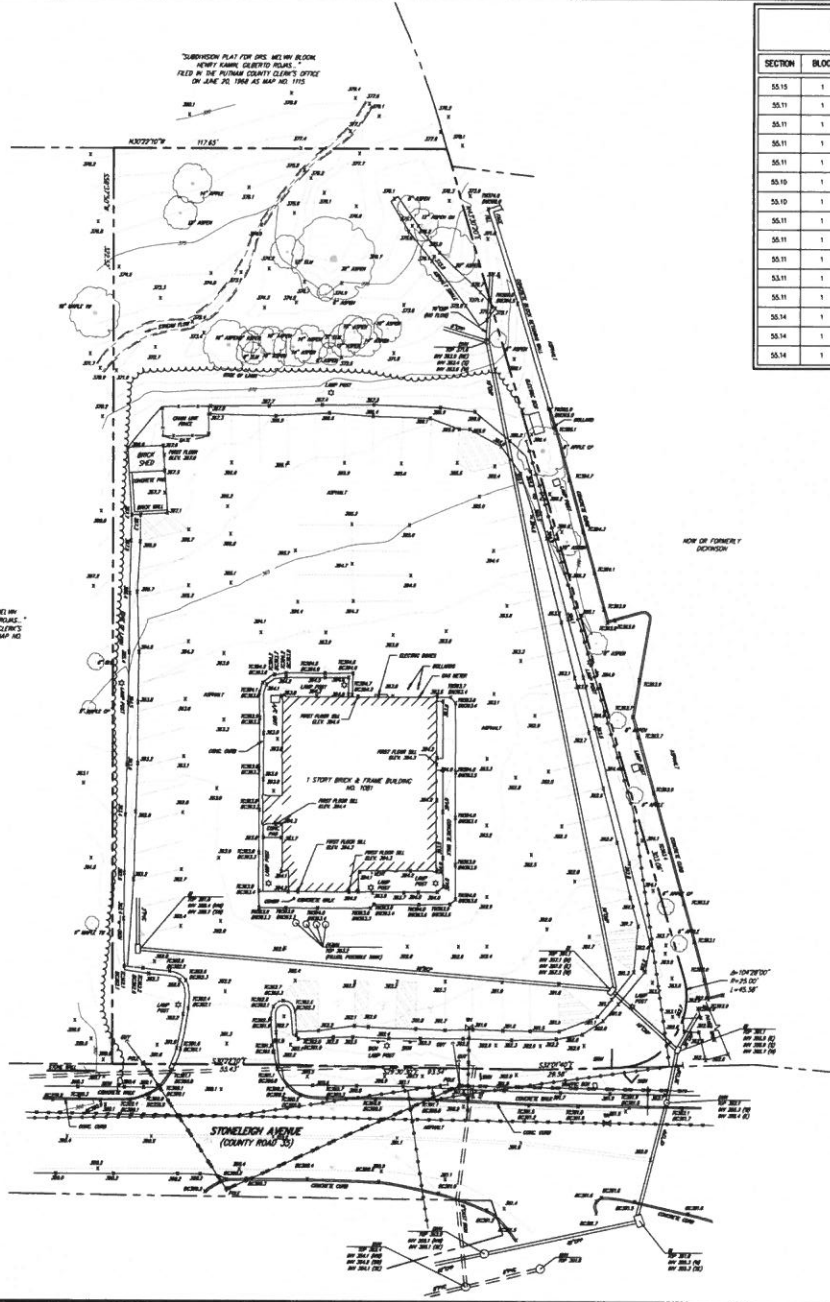
NOT FOR CONSTRUCTION

C-000

NOT FOR CONSTRUCTION

SUBDIVISION PLAN FOR ONE (1) UNIT IN BLOCK NORTHERN HAVEN, QUINCY ROAD, FILED IN THE PUTNAM COUNTY CLERK'S OFFICE ON JUNE 20, 2008 AS MAP NO. 1115

SUBDIVISION PLAN FOR ONE (1) UNIT IN BLOCK NORTHERN HAVEN, QUINCY ROAD, FILED IN THE PUTNAM COUNTY CLERK'S OFFICE ON JUNE 20, 2008 AS MAP NO. 1115



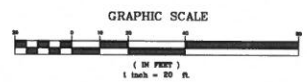
PROPERTY OWNERS WITHIN 500' OF SECTION 55.11, BLOCK 1, LOT 3

| SECTION | BLOCK | LOT | PROPERTY OWNER | MAILING ADDRESS |
|---------|-------|------|--------------------------------|---|
| 55.15 | 1 | 9 | LANNETT COMPANY, INC. | N/A |
| 55.11 | 1 | 1 | ALEXANDER ROADS | 1 NORTH GATE ROAD CARMEL, NY 10523 |
| 55.11 | 1 | 1 | RODARD REYN | 200 VERRAND ROAD YONKONG HEIGHTS, NY 10586 |
| 55.11 | 1 | 2 | CARMEL STONE HEALTH LLC | 777 DOWNS AVENUE ELIZABETH, NJ 07201 |
| 55.11 | 1 | 4 | UPSTADT WOOD PROPERTIES | 331 PAULINO AVENUE GREENWICH, CT 06830 |
| 55.10 | 1 | 12 | LC CARMEL RETAIL, LLC | 1240 REDWOODS PLAZA, FL #8 WINDYBROOK, NJ 07893 |
| 55.10 | 1 | 12 | NEWMARK, CRUBB, FORTI, FRANK | N/A |
| 55.11 | 1 | 5 | TOWN OF CARMEL | 80 WALTON AVENUE HAWAII, NY 10541 |
| 55.11 | 1 | 40 | HY DEALER STATIONS LLC | 235 MANHATTAN AVENUE WHITE PLAINS, NY 10605 |
| 55.11 | 1 | 41 | MCDONALD'S REAL ESTATE CO. | 10 NICOLE STREET, FL 17 BRIDGEPORT, CT 06604 |
| 55.11 | 1 | 6 | PUTNAM COUNTY CHAPTER | 31 INTERNATIONAL BOWLINGWOOD NEWCASTLE, NY 10556 |
| 55.11 | 1 | 42 | Hudson Valley Fed Credit Union | 150 BARRACAT ROAD POUGHKEEPSIE, NY 12603 |
| 55.14 | 1 | 11.2 | THE RETREAT AT CARMEL HOA INC | 1801 ROUTE 5 CARMEL, NY 10512 |
| 55.14 | 1 | 11.3 | THE RETREAT AT CARMEL | 222 WY ARMY ROAD, STE 210 BASING RIDGE, NJ 07820 |
| 55.14 | 1 | 11.3 | THE RETREAT AT CARMEL HOA INC | 222 WY ARMY ROAD, STE 210 BASING RIDGE, NJ 07820 |

LEGEND

- EXISTING PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- ==== EXISTING BUILDING LINE
- ==== EXISTING PAVEMENT EDGE
- ==== EXISTING CURB LINE
- ==== EXISTING CONTOUR
- ==== EXISTING ROCK CONTOUR
- ==== EXISTING RETAINING WALL
- ==== EXISTING FENCE
- ==== EXISTING TREE AND DECORATION
- ==== EXISTING TREE LINE
- ==== EXISTING DIRECTIONAL ARROWS
- ==== EXISTING FANIN
- ==== EXISTING PARKING WITH SHADERS OF SPACES
- ==== EXISTING MAKEUP PARKING WITH SHADERS OF SPACES
- ==== EXISTING PEDESTRIAN CROSSING
- ==== EXISTING STONE GRAN LINE AND SIZE
- ==== EXISTING SANITARY LINE AND SIZE
- ==== EXISTING WATER LINE
- ==== EXISTING GAS LINE
- ==== EXISTING OVERHEAD WIRES
- ==== EXISTING DRAIN INLET
- ==== EXISTING MANHOLE
- ==== EXISTING FIRE HYDRANT
- ==== EXISTING GAS VALVE
- ==== EXISTING WATER VALVE
- ==== EXISTING UTILITY POLE
- ==== EXISTING LIGHT POLE
- ==== EXISTING SIGN

NOTES:
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLES, TAX MAPS & TOPOGRAPHIC SURVEY OF PROPERTY PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING, P.C., DATED 03/19/2010



ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

| No. | Revision | Date | By | Drawn | PD | Approved | JMR |
|-----|---------------------------|------------|----|-------|----|----------|-----|
| 1. | REVISED PER TOWN COMMENTS | 04/15/2010 | PD | | | | |
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| | | | | | | | |

Prepared: **ERB**
 Date: **04/10/2010**
 Scale: **1" = 20'**
 Drawing No: **1051** 8,1901.dwg
 Drawing Date: **04/10/2010**

APPLICANT:
KAI CARMEL LLC
25 ROUTE 59
NYACK, NY 10960

FILED FOR RECORD IN THE OFFICE OF THE PUTNAM COUNTY CLERK ON APRIL 15, 2010 AT 10:00 AM. FILED BY: JAMES J. HARRIS, COUNTY CLERK. 1051 8,1901.dwg

JMC

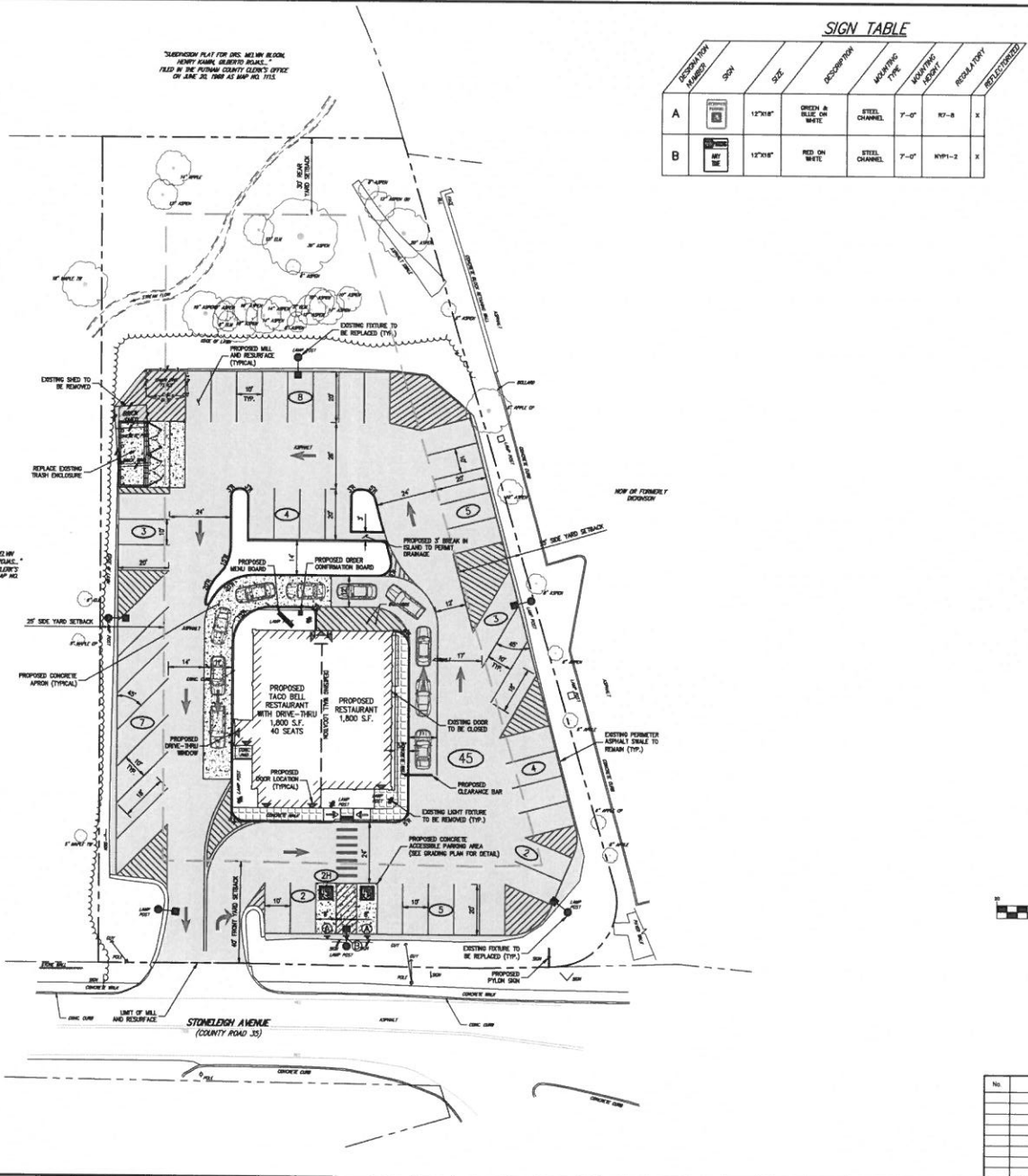
EXISTING MAP
PROPOSED RESTAURANT
REDEVELOPMENT
1081 STONELEIGH AVENUE
TOWN OF CARMEL, NEW YORK

C-010

NOT FOR CONSTRUCTION

"SUPERVISION PLAN FOR DRG. AND SURV. BLOSS, HENRY KAMAL, CLERKED PLANS," FILED IN THE PUTNAM COUNTY CLERK'S OFFICE ON JUNE 20, 2019 AS MAP NO. 1115.

"SUPERVISION PLAN FOR DRG. AND SURV. BLOSS, HENRY KAMAL, CLERKED PLANS," FILED IN THE PUTNAM COUNTY CLERK'S OFFICE ON JUNE 20, 2019 AS MAP NO. 1115.



SIGN TABLE

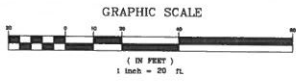
| DESCRIPTION | MARKER | SIZE | DESCRIPTION | MARKING TYPE | MARKING COLOR | REG. ADOPT. | REPLACED |
|-------------|-----------|-----------------------|---------------|--------------|---------------|-------------|----------|
| A | 12" X 18" | GREEN & BLUE ON WHITE | STEEL CHANNEL | 7'-0" | K7-B | X | |
| B | 12" X 18" | RED ON WHITE | STEEL CHANNEL | 7'-0" | KYP1-2 | X | |

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT LINE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED CONCRETE CURB
- PROPOSED DROP CURB & RAMP
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
- PROPOSED DROP CURB & RAMP
- PROPOSED MILL AND RESURFACE
- PROPOSED CONCRETE APRON
- PROPOSED FENCE
- PROPOSED ARROW MARKING ON PAVEMENT
- TRAFFIC SIGN LOCATION & DESIGNATION
- PEDESTRIAN CROSSING
- EXISTING FEATURE TO BE REMOVED

NOTES

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A SURVEY TITLED "AS-BUILT & TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY BARRY & MITCHELL SURVEYING & ENGINEERING, P.C., DATED 03/14/2018.



ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

| No. | Revision | Date | By | Drawn | PD | Approved | JAR |
|-----|----------|------|----|-------|----|----------|-----|
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Scale: 1" = 20'

Date: 04/10/2019

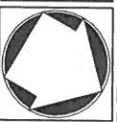
Project No: 18188

Drawn: LAF

Checked: LAF

Previous Edition Closed

KAI CARMEL LLC
25 ROUTE 56
NYACK, NY 10960

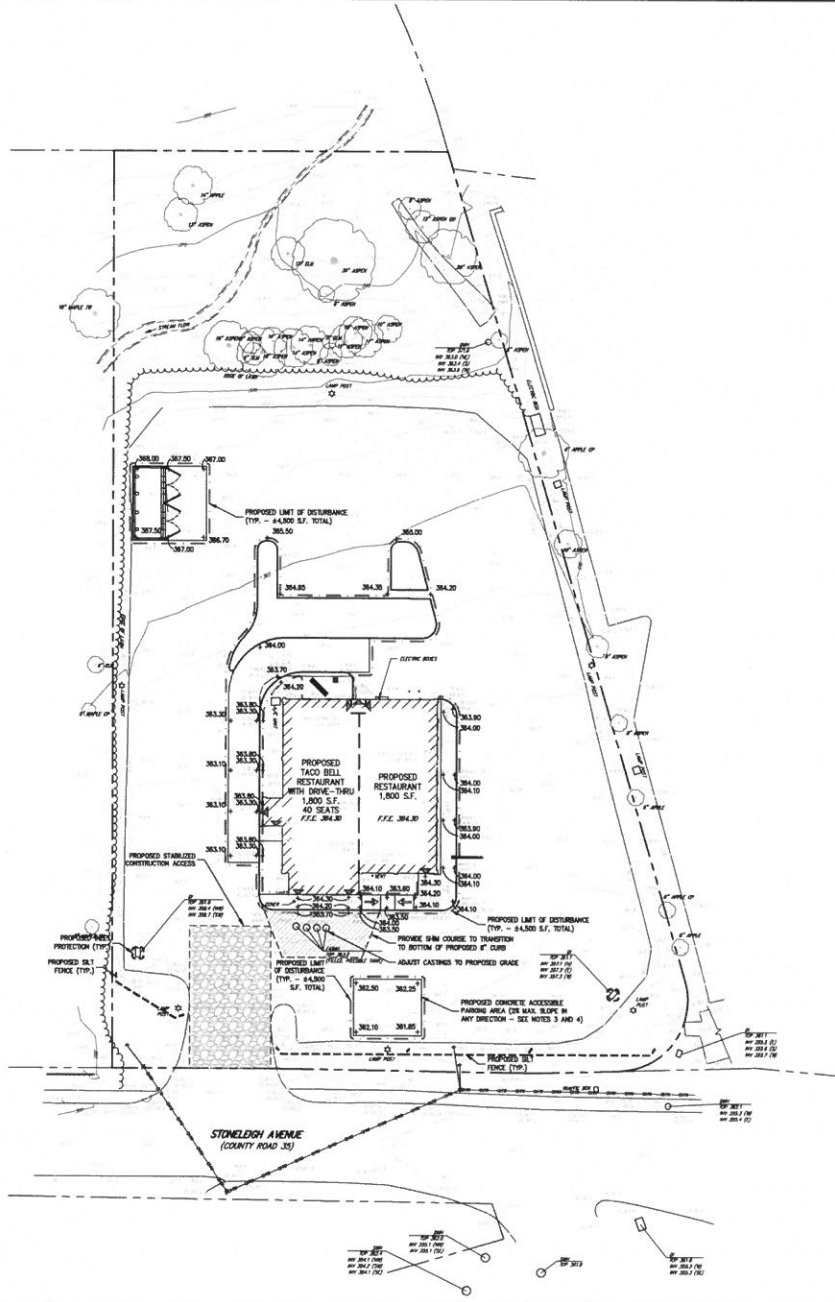


LAYOUT PLAN
PROPOSED RESTAURANT
100 STONELEIGH AVENUE
TOWN OF CARMEL, NEW YORK

C-100

NOT FOR CONSTRUCTION

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NOTES

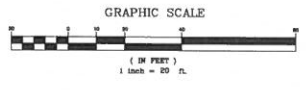
1. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL UNWIND AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
2. ALL EXPOSED SOILS AND GRADES/DISTURBED AREAS THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE ADJACENT WATERBODIES LISTED IN APPENDIX C OF THE GENERAL PERMITS OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMITS) SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE. IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) EROSION AND SEDIMENT CONTROL REGULATION AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPORTATION MAINTENANCE AND CARE, PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
 - A.1. IN SPRING (MARCH OR EARLY FALL) SEED THE AREA WITH FRESHWATER (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRE (APPROXIMATELY 1.7 POUNDS/1000 SQUARE FEET) OR USE 1 POUND/1000 SQUARE FEET.
 - A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "MOONSHOOT" WHEAT (THE CORAL KITE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
3. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
4. MULCH ALL SEEDING AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (50 POUNDS PER 1000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
5. ALL SEEDING AREAS SHALL BE PERFORATED, REVEALED AND MULCHED AS NECESSARY TO MAINTAIN MOISTURE, DENSE VEGETATION COVER.
6. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPPED, HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

LEGEND

- EXISTING PROPERTY LINE
- - - - ADJACENT PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DRIP CURB AND RAUP
- PROPOSED SPOT GRADE
- PROPOSED SINGLE ROW LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED LIMIT OF DISTURBANCE

NOTES

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED "AS-BUILT & TOPOGRAPHIC SURVEY OF PROPERTY" PREPARED BY SNEY & WATSON SURVEYING & CONSULTING P.C., DATED 03/19/2018.
2. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL UNWIND AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS FOR ACCESSIBLE ROUTES, PARKING SPACES, RAMP, SIGNAGE, ETC. IN ACCORDANCE WITH THE LATEST EDITION OF THE FEDERAL AMERICANS WITH DISABILITIES ACT (ADA). AIC IS NOT RESPONSIBLE FOR SLOPES DRAWING A CROSS) EXCEEDING THE MAXIMUM PERMITTED BY CODE. AIC WILL NOT ACCEPT ANY SLOPES (DRAWING A CROSS) EXCEEDING THE MAXIMUM ALLOWABLE BY CODE MEASURED WITH A 3 FOOT LEVEL.
4. ALL ACCESSIBLE PARKING AREAS SHALL BE FRAMED AND POURED IN CONCRETE. PLEASE REFER TO LAYOUT PLAN FOR ADDITIONAL INFORMATION.
5. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
6. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL ESTABLISHMENT OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
7. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RECYCLED ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNER REPRESENTATIVE.
8. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS. AFTER EACH INSPECTION, THE CONTRACTOR SHALL IMMEDIATELY PHONE A WRITTEN REPORT OF FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AGENCIES HAVING JURISDICTION AND MAKE WAIVER AS REQUIRED OR NECESSARY.
9. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNER REPRESENTATIVE, AIC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
10. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER REPRESENTATIVE.



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| No. | Revision | Date | By | Checked | Approved |
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Project No: 19188
 Date: 04/10/2019
 Scale: 1" = 20'
 Drawing: C-200

JMC

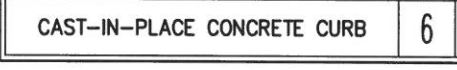
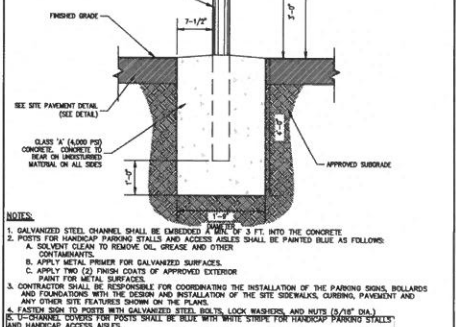
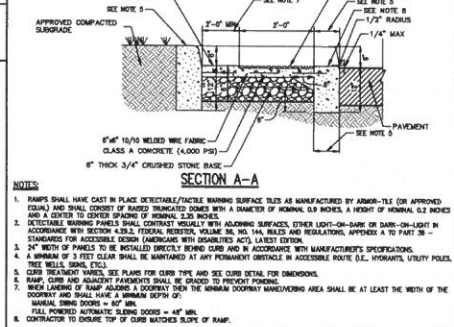
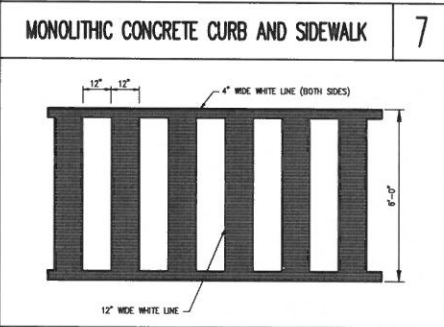
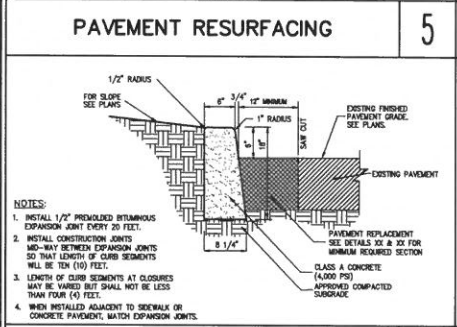
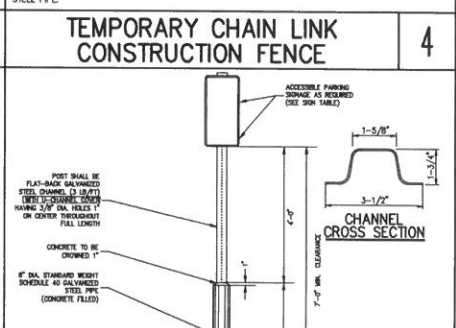
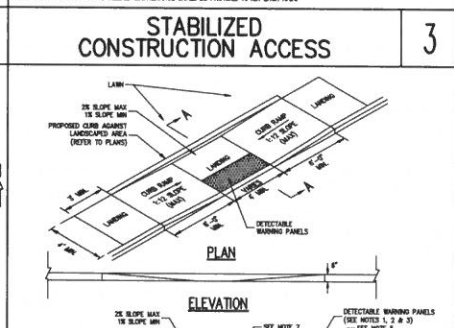
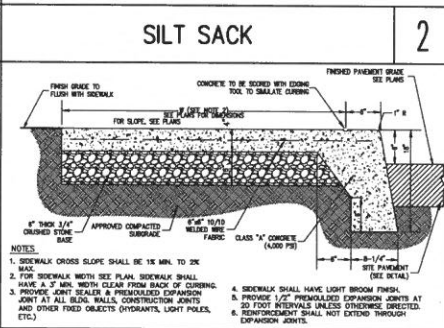
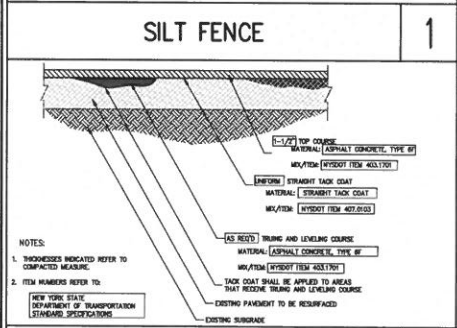
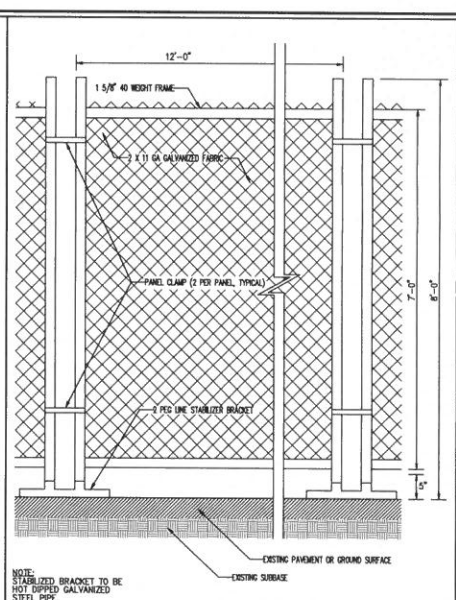
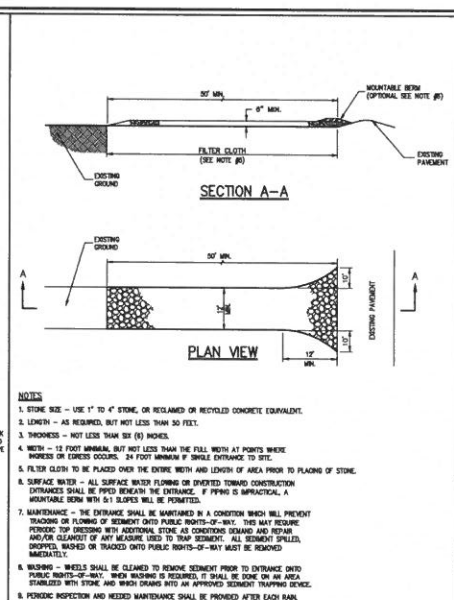
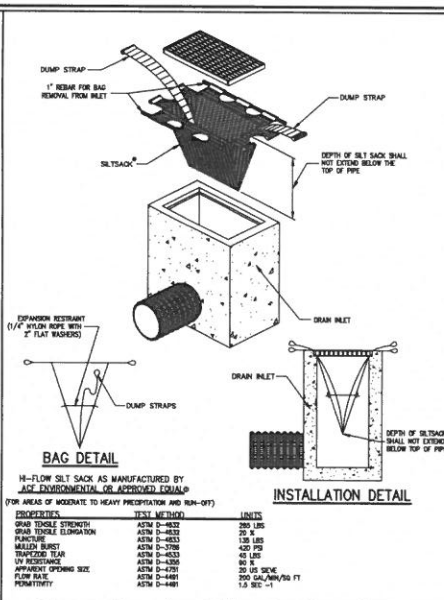
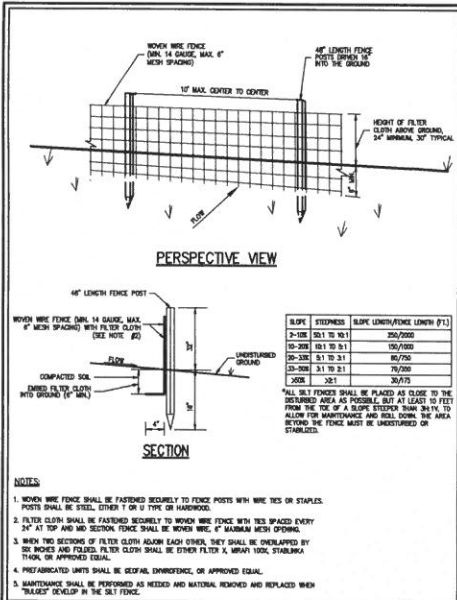
GRADING AND EROSION & SEDIMENT CONTROL PLAN

PROPOSED RESTAURANT REDEVELOPMENT

150 CANTON STREET, NEW YORK, NY 10014
 TOWN OF CARMEL, NEW YORK

KAI CARMEL LLC
 25 ROUTE 58
 NYACK, NY 10960

www.jmcpublic.com



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| Date | 04/10/2019 |
| Project No. | 18188 |
| Sheet No. | C-900 |

1220 West 12th Street, Suite 100
 Des Moines, Iowa 50319
 Phone: 515.281.1111
 Fax: 515.281.1112
 www.jmc-public.com

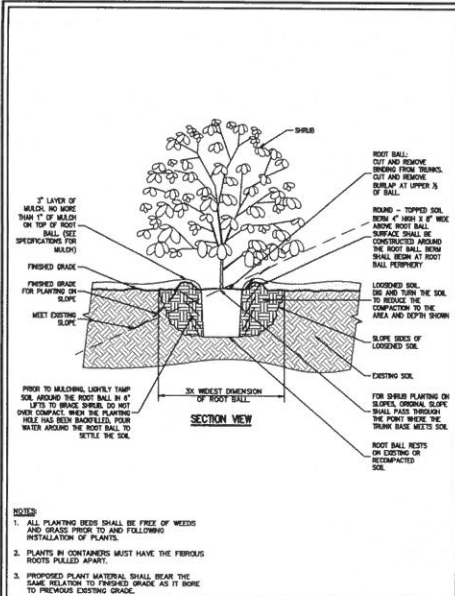
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CONSTRUCTION DETAILS

PROPOSED RESTAURANT REDEVELOPMENT

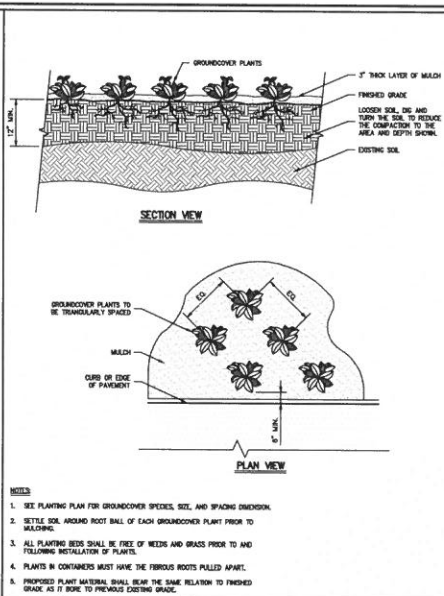
TOWN OF CHARLESTON, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 209B, SUBSECTION 1.



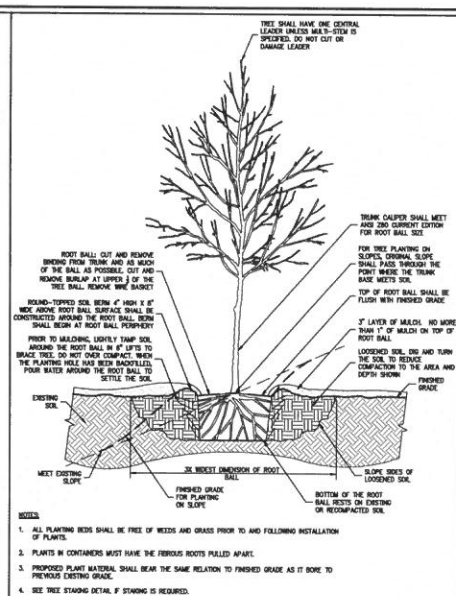
SHRUB PLANTING

11



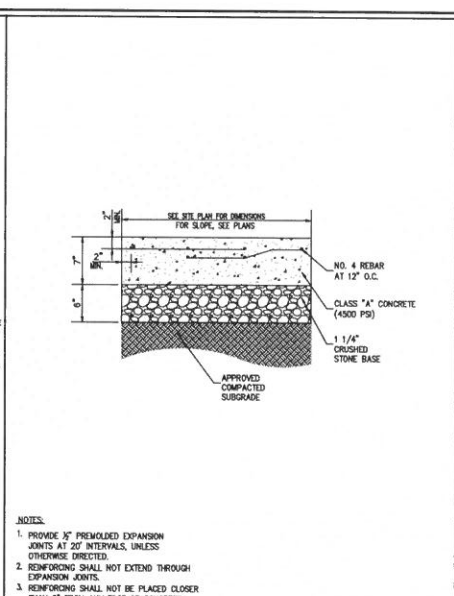
GROUNDCOVER PLANTING

12



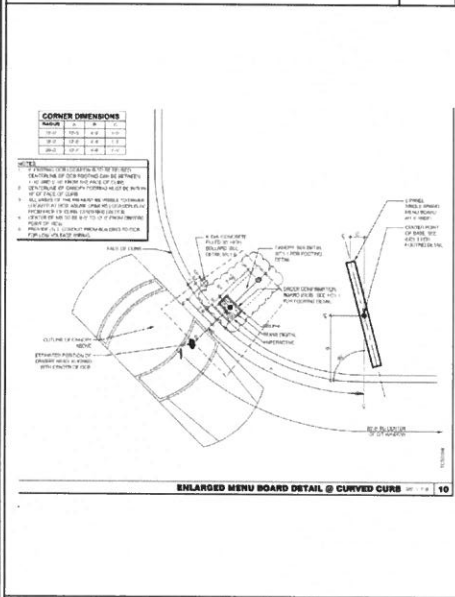
**TREE PLANTING
(DECIDUOUS AND EVERGREEN)**

13



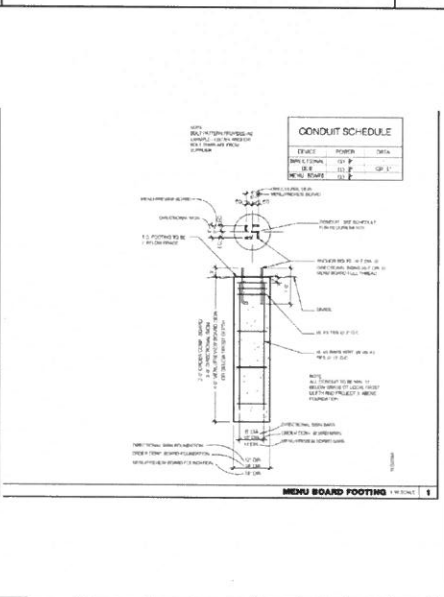
CONCRETE PAD

14



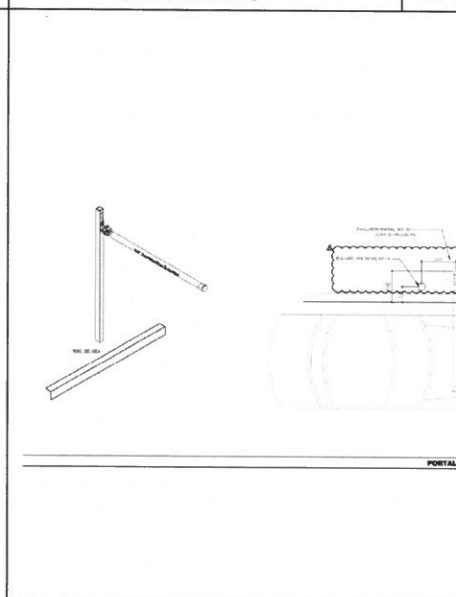
TACO BELL MENU BOARD

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TACO BELL CLEARANCE BAR

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TACO BELL CLEARANCE BAR

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JMC
 10000 10th Avenue, Suite 100
 Jacksonville, FL 32210
 904.731.1111
 www.jmcplc.com

JMC

CONSTRUCTION DETAILS
PROPOSED RESTAURANT REDEVELOPMENT
 TOWN OF CARROLL, NEW YORK

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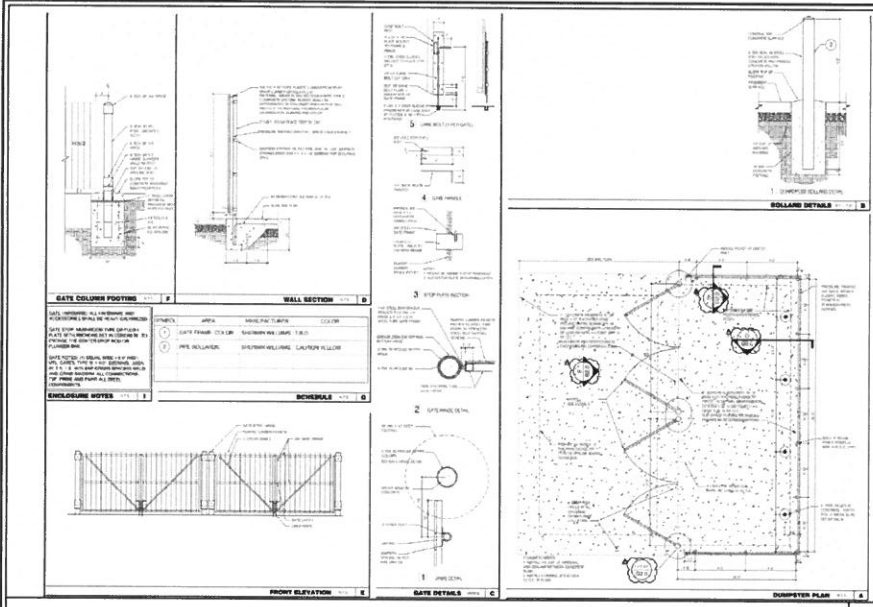
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| Date | 04/10/2018 | | |
| Project No. | 18188 | | |
| Sheet No. | C-901 | | |

C-901

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CONSTRUCTION DETAILS
PROPOSED RESTAURANT REDEVELOPMENT
 1001 ST. STONELICH AVENUE
 TOWN OF CARWELL, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7203, SUBSECTION 2.

Drawn: MD
 Appointed: JAR
 Date: NOT TO SCALE
 Date: 04/19/2019
 Project No: 18188
 Sheet No: C-902

C-902

Revision Log

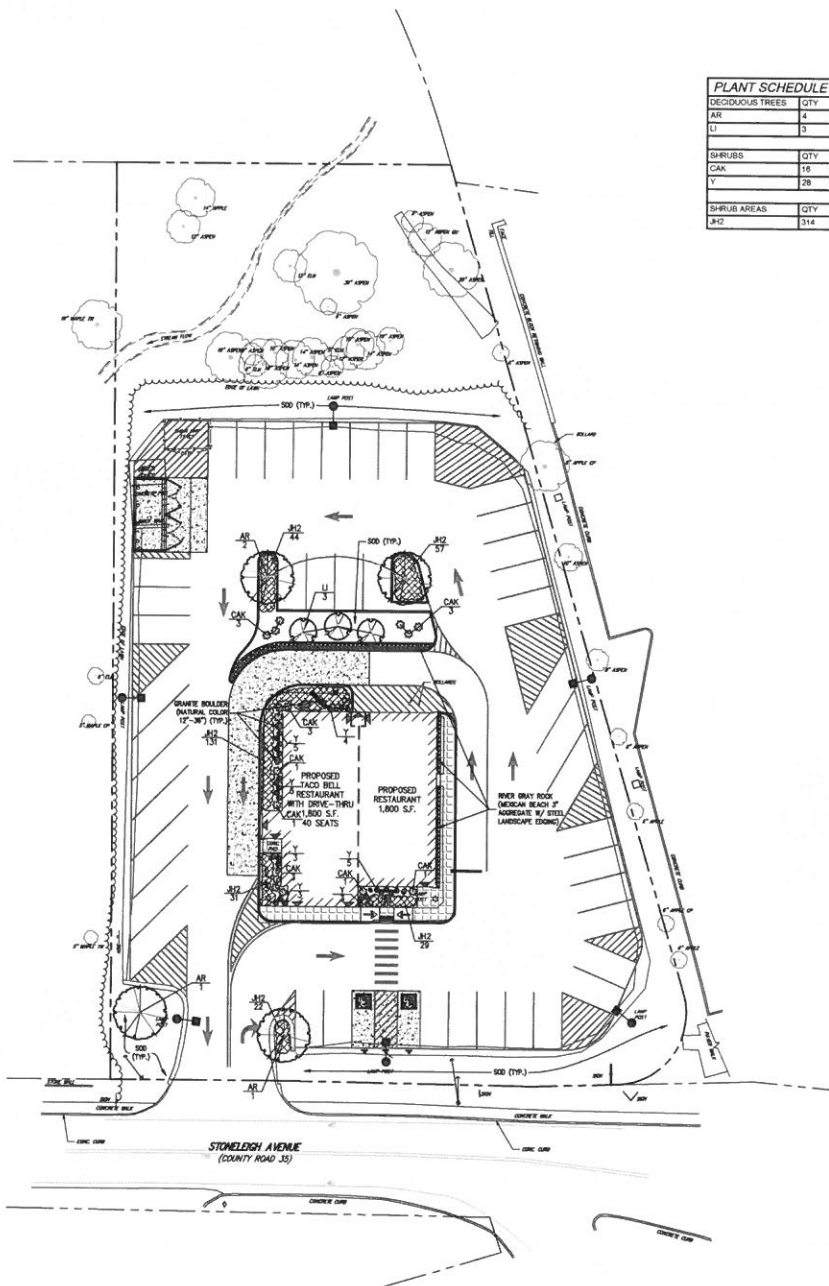
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Author: Jeffrey Chang

JMC, LLC
 1001 St. Stonelich Avenue
 Carwell, NY 11931
 Phone: 607.538.2000
 Fax: 607.538.2001
 www.jmc-llc.com

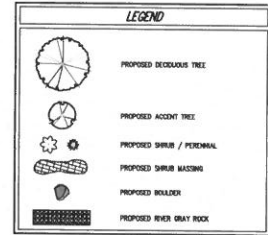
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DATE PLOTTED: 04/10/2019 10:48 AM. PLOTTER: HP DesignJet T1100. PLOT SCALE: 1/8" = 1'-0". PLOT SHEET: 1 OF 1. PLOT STATUS: SUCCESSFUL.



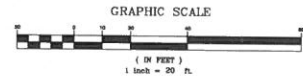
PLANT SCHEDULE

| DECIDUOUS TREES | QTY | COMMON NAME / BOTANICAL NAME | SIZE | ROOT COND. | REMARKS |
|-----------------|-----|---|------------------|------------|---------|
| AR | 4 | Red Maple / Acer rubrum / Red Sycamore | 3" - 3 1/2" Cal. | B & B | |
| LI | 3 | Crape Myrtle / Lagerstroemia indica | 24" box | | |
| SHRUBS | QTY | COMMON NAME / BOTANICAL NAME | SIZE | ROOT COND. | REMARKS |
| CAK | 10 | Feather Reed Grass / Calamagrostis Aleutica 'Karl Foerster' | 2 gal. | Cont. | |
| Y | 20 | Yellow Adam's Needle / Yucca filamentosa 'Starburst' | 2 gal. | Cont. | |
| SHRUB AREAS | QTY | COMMON NAME / BOTANICAL NAME | CONT. | ROOT COND. | REMARKS |
| J-H | 314 | Creeeping Juniper / Juniperus horizontalis | 1 gal. | | |



NOTES

1. ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK, PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GRASS COVER SHALL BE LAWN.
3. ALL PLANTING BEDS SHALL BE MAINTAINED WITH 2" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-STEEL, 100% FIBER, SWEDENED HARDWOOD.
4. PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND RELATED TO THE SITE SHALL BE NURSERY GROWN AND CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
5. ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT MAINTENANCE FOLLOWING SPRING SEASON.
6. ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
7. PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, WORKING HEALTHY, FREE FROM DISEASE, SOIL-BORNE NEMATODES, AND HARMFUL INSECTS OR INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL UNIFORM ROOT SYSTEMS. REDWOOD TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HEIGHT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND TREE CANOPIES OR BRANCHES SPREADS OR VARIETY. ONLY TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL, YOUNG NEW TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. TREES AND GRASS COVER PLANTS WELL ESTABLISHED IN BEARING CONTAINERS, INITIAL CONTAINERS OR FORMED HANGERS. SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
8. ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BARRIQUET STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
9. ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.



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| No. | Revision | Date | By | Drawn | PD | Approved | JAR |
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APPLICANT
KAI CARMEL LLC
 25 ROUTE 59
 NYAC, NY 10960

DESIGNER
JMC
 JOHN M. CARROLL, P.E., P.L.L.C.
 JOHN M. CARROLL, P.E., P.L.L.C.
 100 BELMONT ROAD, SUITE 100
 STONELIGH, NY 10980
 WWW.JMCP.LLC



LANDSCAPING PLAN
PROPOSED RESTAURANT REDEVELOPMENT
 100 BELMONT ROAD, SUITE 100
 STONELIGH, NY 10980
 TOWN OF CARMEL, NEW YORK

DATE: 04/10/2019
 PROJECT NO: 10000
 DRAWING NO: L-100

Scale: 1" = 20'
 Date: 04/10/2019
 Project No: 10000
 Drawing No: L-100



JMC

120 BEDFORD RD
 ARMONK
 NY 10504
 (914) 273-5225
 fax: 273-2102
 JMCFLIC.COM



1081 STONELEIGH AVENUE

TACO BELL REDEVELOPMENT

TOWN OF CARMELNY

SITE PROXIMITY MAP

DATE: 04/10/2019

JMC PROJECT: 18188

SCALE: 1" = 100'

FIGURE 01

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18188-SITE.dwg; FIG. 01

HOGAN & ROSSI

Attorneys At Law

3 Starr Ridge Road - Suite 200
Brewster, New York 10509

Telephone: (845) 279-2986
Facsimile: (845) 279-6425
(845) 278-6135

Of Counsel

Charles J. Acker
Nancy Tagliaferro*
MaryJane MacCrae

John J. Hogan
Donald M. Rossi
David Simon
Michael T. Liguori*
Jamie S. Spillane**
Sean H. Lewis

* Admitted in CT

** Admitted in NJ

April 9, 2019

HAND DELIVERED

Hon. Craig Paepre, Chairperson
Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, New York 10541

Re: Proposed Lot Line Change (Lot Merger) between Lands of Eric & Kimberly Horowitz and Ellsie Russell & Brett Brown
Premises: 156 West lake Boulevard (Tax Map Sheet 64.19, Block 1, Lot 84)
and
152 West Lake Boulevard (Tax Map Sheet 64.19, Block 1, Lot 85)

Dear Mr. Paepre:

We represent Eric and Kimberly Horowitz and are submitting herewith their Application for a Lot Line Adjustment affecting their property known as 156 West Lake Boulevard ("Tax Lot 84") and the property of Ellsie Russell and Brett Brown known as 152 West Lake Boulevard ("Tax Lot 85").

Submitted herewith are five (5) copies of a certain map entitled "Subdivision Plat Showing Lot Line Adjustment prepared for Eric M. & Kimberly M. Horowitz and Ellsie Russell & Brett Brown property situate in Town of Carmel, County of Putnam, State of New York" dated June 28, 2018, prepared by Baxter Land Surveying P.C., which shows the proposed lot line adjustment, together with the Items listed below.

- I. Eleven (11) Copies of the Subdivision Application;
- II. Eleven (11) Copies of the SEQRA Environmental Assessment Form;
- III. One (1) Compact Disc Containing an Electronic Version of the Lot Line Adjustment Plat;
- IV. Eleven (11) Copies of the Subdivision Completeness Certification Form;
- V. Eleven (11) Copies of the current deeds;

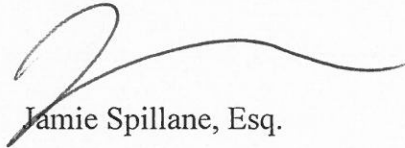
HOGAN & ROSSI
Attorneys At Law

- VI. Eleven (11) Copies of the Disclosure Statement; and
- VII. A Bank Check in the amount of \$3,500 representing the application fee.

The proposed lot line adjustment would result in an increase to the overall area of Tax Lot 84 of 431 Square Feet and a corresponding decrease to the overall area of Tax Lot 85 of 431 Square Feet. This lot line adjustment will not result in an increase or decrease to the lots of more or less than 20% of the original area.

Please note, a copy of the full application and plat has also been forwarded to the Chief of Mahopac Falls Fire Department. Thank you very much, and if you have any questions regarding the enclosures or any other aspect of this matter please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jamie Spillane', with a long, sweeping horizontal line extending to the right.

Jamie Spillane, Esq.

Trombetta, Rose

From: Jamie Spillane <jspillane@hoganandrossi.com>
Sent: Monday, April 15, 2019 1:10 PM
To: Trombetta, Rose
Subject: Horowitz Lot Line Adjustment

Hi Rose:

Thank you for your call earlier today. Lots 64.19-1-84 ("Lot 84") and 64.19.-1-85 ("Lot 85") were in common ownership by Eric Horowitz's parents, Gerald and Sali Horowitz, for over ten years. During that time Gerald and Sali believed the southerly boundary line of Lot 84 to be where the new lot line is proposed. Gerald and Sali planted shrubbery and put up fencing evidencing the location they deemed to be the boundary line of Lot 84. In addition a low wood platform was constructed. When Gerald and Sali transferred lot 85 to Ellsie Russell and Brett Brown and transferred Lot 84 to Eric and Kimberly Horowitz, it was with the understanding that a lot line adjustment application would be made to the Town of Carmel in order to adjust the lot line to relocate the 5.65' area to Lot 84 consistent with the use of the lots for the previous 10 plus years.

Please let me know if this clears up the reasoning behind the request. Please confirm that this matter will be on the agenda for the April 24th meeting.

Thank you,
Jamie

--

Jamie Spillane, Esq.
Hogan & Rossi
3 Starr Ridge Road, Suite 200
Brewster, New York 10509
Office: (845) 279-2986
Fax: (845) 278-6135



TOWN OF CARMEL SUBDIVISION APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New subdivision applications that have been deemed complete will be placed on the agenda in the order they are received.

Pre-Submission:

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

Submission Requirements:

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

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

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

Rose Lombetta 4/15/19
 Planning Board Secretary; Date

[Signature] 4/15/19
 Town Engineer; Date



TOWN OF CARMEL SUBDIVISION APPLICATION



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

| SITE IDENTIFICATION INFORMATION | | | |
|---|--|---|--|
| Application Name: Proposed Lot Line Adjustment: Horowitz | | Application # 19-0004 | Date Submitted: 4/10/19 |
| Site Address: No. 156&152 Street: West Lake Blvd Hamlet: | | | |
| Property Location: (Identify landmarks, distance from intersections, etc.) | | | |
| Town of Carmel Tax Map Designation: Section 64.19 Block 1 Lot(s) 84 & 85 | | Zoning Designation of Site: Residential | |
| Property Deed Recorded in County Clerk's Office Date Liber Page | | Liens, Mortgages or other Encumbrances Yes No | |
| Existing Easements Relating to the Site No Yes Describe and attach copies: | | Are Easements Proposed? <input checked="" type="checkbox"/> Yes Describe and attach copies: | |
| Have Property Owners within a 500' Radius of the Site Been Identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Attached List to this Application Form | | | |
| APPLICANT/OWNER INFORMATION | | | |
| Property Owner: Eric & Kimberly Horowitz | | Phone #: | Email: |
| Owners Address: No. 20 Street: Jean Way | | Town: Somers State: NY Zip: 10589 | |
| Applicant (If different than owner): | | Phone #: | Email: |
| Applicant Address (If different than owner): No. Street: | | Town: State: Zip: | |
| Individual/ Firm Responsible for Preparing Site Plan: Baxter Land Surveying | | Phone #: 8456218562 Fax#: 9149622689 | Email: baxterpls@comcast.net |
| Address: No. 855 Street: Peekskill Hollow Rd Town: Putnam Valley State: NY Zip: 10579 | | | |
| Other Representatives: Hogan and Rossi | | Phone #: 8452792986 Fax#: 8452783615 | Email: jspillane@hoganandrossi.com |
| Owners Address: No. Street: Town: State: Zip: | | | |
| PROJECT DESCRIPTION | | | |
| Describe the project, proposed use and operation thereof: | | | |
| <p>Lot Line Adjustment increasing the area of Lot 84 by 431 square feet and decreasing the area of Lot 85 by 431 square feet. The change is less than 20% of the original area of each lot.</p> | | | |

TOWN OF CARMEL SUBDIVISION APPLICATION

| PROJECT INFORMATION | | | |
|---|--|---|--|
| Size of existing parcel to be subdivided: NA | | | |
| Acres: | | Square Feet: | |
| Major Subdivision <input type="checkbox"/> | | Minor Subdivision <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> | |
| Number of proposed lots: <div style="text-align: center;">2</div> | | Size of proposed lots: Lot 84- 4,810 sq ft Lot 85-1,740 sq ft | |
| Conventional Subdivision <input type="checkbox"/> | | Cluster Subdivision <input type="checkbox"/> | |
| Will a 10% open space set aside be provided? Yes: <input type="checkbox"/> No: <input type="checkbox"/> NO NEW LOTS | | If no, will a payment in-lieu be provided? Yes: <input type="checkbox"/> No: <input type="checkbox"/> | |
| Will all new lots have frontage on a mapped street? Yes: <input type="checkbox"/> No: <input type="checkbox"/> NO NEW LOTS | | If not, how will this deficiency be addressed? | |
| Is the site served by the following public utility infrastructure: NO CHANGE TO EXISTING | | | |
| <ul style="list-style-type: none"> ▪ Sanitary Sewer Yes: <input type="checkbox"/> No: <input type="checkbox"/> <li style="margin-left: 20px;">If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> ▶ Is this an in-district connection? _____ Out-of district connection? _____ ▶ What is the total sewer capacity at time of application? _____ ▶ What is your anticipated average and maximum daily flow _____ | | | |
| <i>For Town of Carmel Town Engineer</i> ▶ What is the sewer capacity _____ | | | |
| <ul style="list-style-type: none"> ▪ Water Supply Yes: <input type="checkbox"/> No: <input type="checkbox"/> <li style="margin-left: 20px;">If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> ▶ What is the total water capacity at time of application? _____ ▶ What is your anticipated average and maximum daily demand _____ | | | |
| <ul style="list-style-type: none"> ▪ Storm Sewer Yes: <input type="checkbox"/> No: <input type="checkbox"/> ▪ Electric Service Yes: <input type="checkbox"/> No: <input type="checkbox"/> ▪ Gas Service Yes: <input type="checkbox"/> No: <input type="checkbox"/> ▪ Telephone/Cable Lines Yes: <input type="checkbox"/> No: <input type="checkbox"/> | | | |
| Will any common areas be created outside of individual lots (road rights-of-way, recreation areas, stormwater management areas, etc.)? Yes: <input type="checkbox"/> No: <input type="checkbox"/> NA | | | |
| Is a homeowners association proposed? Yes: <input type="checkbox"/> No: <input type="checkbox"/> | | | |
| What is the predominant soil type(s) on the site? NO CHANGE TO EXISTING | | What is the approximate depth to water table? | |
| Site slope categories: 15-25% _____ % 25-35% _____ % >35% _____ % | | | |
| Estimated quantity of excavation: Cut (C.Y.) _____ Fill (C.Y.) _____ | | | |
| Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/> | | | |
| Is the site located ion a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | | | |
| Does a curb cut exist on the site? NO CHANGE TO EXISTING | | Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input type="checkbox"/> | |
| What is the sight distance? Yes: <input type="checkbox"/> No: <input type="checkbox"/> | | Left _____ Right _____ | |
| Is the site located within 500' of: | | | |
| <ul style="list-style-type: none"> ▪ The boundary of an adjoining city, town or village Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ The boundary of a state or county park, recreation area or road right-of-way Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ A county drainage channel line. Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | | | |

TOWN OF CARMEL SUBDIVISION APPLICATION

The boundary of state or county owned land on which a building is located Yes: No:

Is the site listed on the State or Federal Register of Historic Place (or substantially (contiguous))
 Yes: No:

Is the site located in a designated floodplain?
 Yes: No:

Does the site contain freshwater wetlands? Lot Line Adjustment only.
 Yes: No: No disturbance

Jurisdiction:
 NYSDEC: Town of Carmel:

If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.

Are encroachments in regulated wetlands or wetland buffers proposed? Yes: No:

Does this application require a referral to the Environmental Conservation Board? Yes: No:

Does the site contain waterbodies, streams or watercourses? Yes: No:

Are any encroachments, crossings or alterations proposed? Yes: No:

Is the site located adjacent to New York City watershed lands? Yes: No:

Will municipal or private solid waste disposal be utilized? No Change to existing
 Public: Private:

Has this application been referred to the Fire Department? Yes: No:

What is the estimated time of construction for the project?
 N/A No Construction Contemplated

ZONING COMPLIANCE INFORMATION

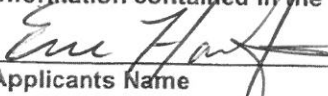
| Zoning Provision | Required | Existing | Lot 1 | Lot 2 | Lot 3 | Lot 4 | Lot 5 |
|---------------------------|----------|----------|-------|-------|-------|-------|-------|
| Lot Area | | | | | | | |
| Lot Coverage | | | | | | | |
| Lot Width | | | | | | | |
| Front Yard | | | | | | | |
| Side Yard (minimum of 1) | | | | | | | |
| Side Yard (total of both) | | | | | | | |
| Rear Yard | | | | | | | |
| Habitable Floor Area | | | | | | | |
| Height | | | | | | | |

(if more than 5 lots are proposed, include additional zoning compliance information on a separate sheet)

Will variances be required? If yes, identify variances required for each lot:
 Yes: No:

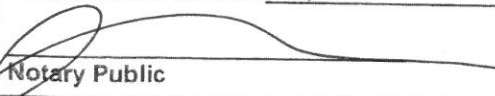
APPLICANTS ACKNOWLEDGEMENT

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.


 Applicants Name

Applicants Signature

Sworn before me this 14th day of February 2019


 Notary Public

JAMIE SUE SPILLANE
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 02SP6331272
 Qualified in Westchester County 3 of 3
 My Commission Expires 10/15/19



TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



All Subdivisions submitted to the Planning Board for review shall include the following information and details, as set forth in Section 131-11-14 of the Town of Carmel Subdivision Regulations.

This form shall be included with the subdivision submission

| Requirement Data | | To Be Completed by the Applicant | Waived by the Town |
|---------------------------------|--|---|--------------------------|
| General Requirements | | | |
| 1 | Key map at a scale of one inch equals 800 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2 | Title block, including title of map; name of subdivision; name, address, seal and signature of professional engineer or land surveyor preparing the plat; written scale; date of original and all revisions. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3 | A legend, including, names of all adjacent landowners and those within 500 feet of any property line; zoning district with the requirements of said zone; tax map, block and lot number; names and addresses of owner and subdivider; north point and graphic scale. | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Location and identification of all zoning districts boundaries. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5 | Identification of all maps filed in the County Clerk's office affecting properties within 500 feet of the lot to be subdivided. | <input type="checkbox"/> NA | <input type="checkbox"/> |
| Sketch Plan Requirements | | | |
| 1 | All General Requirements | <input checked="" type="checkbox"/> AS ABOVE. | <input type="checkbox"/> |
| 2 | Proposed subdivision layout at a scale of not less than one inch equals 100 feet. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3 | All proposed lot lines, dimensions in feet and the areas of all lots in square feet and identifying numbers for each lot. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4 | The location of existing and proposed setback lines, streets within 200 feet of the subdivision, buildings, watercourses, railroads and bridges, culverts, drainpipes and any natural features, such as wooded areas and rock formations. | <input type="checkbox"/> NA | <input type="checkbox"/> |
| 5 | Location and size of areas proposed to be reserved for recreation/open space. | <input type="checkbox"/> NA | <input type="checkbox"/> |

Handwritten initials/signature



TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



| Requirement Data | | To Be Completed by the Applicant | Waived by the Town |
|--------------------------------------|--|-------------------------------------|--------------------------|
| Preliminary Plat Requirements | | | |
| 1 | All General and Sketch Plan Requirements | <input type="checkbox"/> AS ABOVE | <input type="checkbox"/> |
| 2 | The area included in the subdivision, by area of lots, roads, reservations if any, and total acreage. | <input type="checkbox"/> NA | <input type="checkbox"/> |
| 3 | The existing and proposed contours (at an interval of not more than two feet), suitably designated to differentiate, with proposed first-floor elevations of the buildings. | <input type="checkbox"/> NA | <input type="checkbox"/> |
| 4 | Names of existing streets and proposed names of new streets. | <input type="checkbox"/> NA | <input type="checkbox"/> |
| 5 | Preliminary profiles of all proposed roads. | <input type="checkbox"/> NA | <input type="checkbox"/> |
| 6 | Location, type and size of curbs, sidewalks and bikeways. | <input type="checkbox"/> NA | <input type="checkbox"/> |
| 7 | For subdivisions of five or more lots, front building elevation sketches and distribution of dissimilar building types on the site to avoid excessive similarity of exterior design. | <input type="checkbox"/> NA | <input type="checkbox"/> |
| 8 | Plans of proposed utility layouts and all facilities, unsized. | <input type="checkbox"/> NA | <input type="checkbox"/> |
| 9 | The natural flow of surface drainage (indicated with arrows and the final disposal of surface waters); location of existing and proposed watercourses, culverts, bridges, drainpipes, lakes and ponds, detention or retention ponds; tentative location of storm drain inlets with the drainage areas tributary to each outlined and the area shown. | <input type="checkbox"/> NA | <input type="checkbox"/> |
| 10 | Existing or proposed covenants or deed restrictions applying to the site and a preliminary draft of homeowners' association documents, if applicable. | <input type="checkbox"/> NA | <input type="checkbox"/> |
| 11 | A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel. | <input type="checkbox"/> NA | <input type="checkbox"/> |
| Final Plat Requirements | | | |
| 1 | All General, Sketch and Preliminary Plat Requirements. | <input type="checkbox"/> AS ABOVE | <input type="checkbox"/> |



TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



| | Requirement Data | To Be Completed by the Applicant | Waived by the Town |
|---|--|--|--------------------------|
| 2 | Dimensions exactly with reference to monuments, bearings, distances in feet, radii, points of curvature and tangency of property lines, lot widths and depths and square feet of each lot. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3 | Location of all proposed setback lines on each lot, with corner and irregular-shaped lots identified as to front, side and rear yards. | <input type="checkbox"/> NA | <input type="checkbox"/> |
| 4 | Location of all existing and proposed monuments. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5 | All existing streets and streams within the subdivision and within 200 feet of the boundaries thereof, the width of the right-of-way of each street and existing public easements and municipal boundaries within 200 feet of the subdivision. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6 | All proposed public easements or rights-of-way and the purposes thereof and proposed streets, identifying right-of-way width and names. | <input checked="" type="checkbox"/> NA | <input type="checkbox"/> |
| 7 | All parcels proposed for open space/recreation use, with a statement of the purpose of each. | <input checked="" type="checkbox"/> NA | <input type="checkbox"/> |
| 8 | Construction plat, which shall include, in addition to the above: final first-floor elevations of dwellings and outside grades at their corner; proposed curb elevations at all lot corners; all existing structures, including a note indicating those to be removed and yard dimensions of those to remain; plans and profiles and proposed improvements and utility layouts; paving widths and locations, section and profiles; sidewalk widths and locations and sections; road alignment, complete with stations, center line curve data and existing and finished contours of the road and all regraded areas; details of manholes, catch basins, headwalls and any other required structure; locations of all street trees, lights and signs; maximum anticipated extent of the areas of cuts and fills where grade | <input type="checkbox"/> NA | <input type="checkbox"/> |



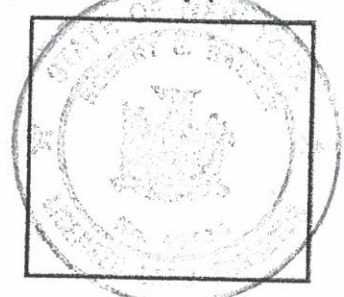
TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



| Requirement Data | | To Be Completed by the Applicant | Waived by the Town |
|------------------|--|----------------------------------|--------------------------|
| | changes are proposed; the natural flow of surface drainage and the final disposal of surface waters; slopes of banks of all watercourses, if defined, and boundaries of floodplains; specifications, locations, profiles and detailed cross sections of the proposed storm drains, including all inlets and size of the drainage area of the streets, including grades and all other improvements. | ✓ NA | |
| 9 | Final copy of the homeowners' association documents, if applicable. | ✓ <input type="checkbox"/> NA | <input type="checkbox"/> |
| 10 | Deeds for land to be dedicated for road widening, recreation or other purposes. | ✓ <input type="checkbox"/> NA | <input type="checkbox"/> |
| 11 | Erosion control standards. | ✓ <input type="checkbox"/> NA | <input type="checkbox"/> |
| 12 | A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel and with the terms of preliminary plan approval. | ✓ <input type="checkbox"/> NA | <input type="checkbox"/> |

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

I, ROBERT E. BAXTER, PLS hereby certify ^{TO THE BEST OF MY KNOWLEDGE & BELIEF,} that the site plan to which I have attached my seal and signature, meets all of the requirements of ~~§156-61B~~ ^{APPLICABLE} of the Town of Carmel Zoning Ordinance: 156-61-M



Professionals Seal

[Signature]
Signature - Applicant

3/15/19
Date

[Signature]
Signature - Owner

3/18/19
Date



TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Rose Lombetta
Signature - Planning Board Secretary

4/15/19
Date

[Signature]
Signature - Town Engineer

4/15/19
Date

Short Environmental Assessment Form

Part 1 - Project Information

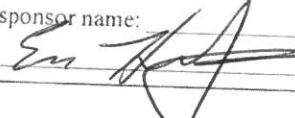
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

| | | | |
|--|--|-------------------------------------|--------------------------|
| Part 1 - Project and Sponsor Information | | | |
| Lot Line Adjustment Prepared for Eric & Kimberly Horowitz and Ellsie Russell & Brett Brown | | | |
| Name of Action or Project: Lot Line Adjustment | | | |
| Project Location (describe, and attach a location map): 152 & 156 West Lake Blvd, Mahopac, New York | | | |
| Brief Description of Proposed Action: Lot line adjustment increasing area of lot 84 by 431 sq ft and decreasing the area of lot 85 by 431 sq ft. | | | |
| Name of Applicant or Sponsor: Eric Horowitz | | Telephone: | |
| Address: 20 Jean Way | | E-Mail: | |
| City/PO: Somers | | State: NY | Zip: 10589 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 6,550 <u> </u> Square feet | |
| b. Total acreage to be physically disturbed? | | 0 <u> </u> acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 6,550 <u> </u> acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland | | | |

| | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? Lot Line Adjustment Only b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>N/A</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>N/A</u> <u>N/A</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>N/A</u> <u>N/A</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100 year flood plain? <u>Lot Line Adjustment N/A</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <u>Lot Line Adjustment N/A</u> a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | |
|--|-------------------------------------|--------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: | | |
| Signature:  | Date: 2/14/19 | |

TO REAL PROPERTY TAX DEPARTMENT

Please certify that the following

Tax Map Number _____
 in the Town of _____
 is the correct Tax Map Number for the attached subdivision map.

Signed by _____
 Title _____

PUTNAM COUNTY COMMISSIONER OF FINANCE'S OFFICE
 CARMEL, NEW YORK

The Commissioner of Finance hereby certifies that all Town, County and Village real property taxes forwarded to this office for collection as of _____ have been paid for the parcel or parcels described as: _____

Signed _____
 Commissioner of Finance

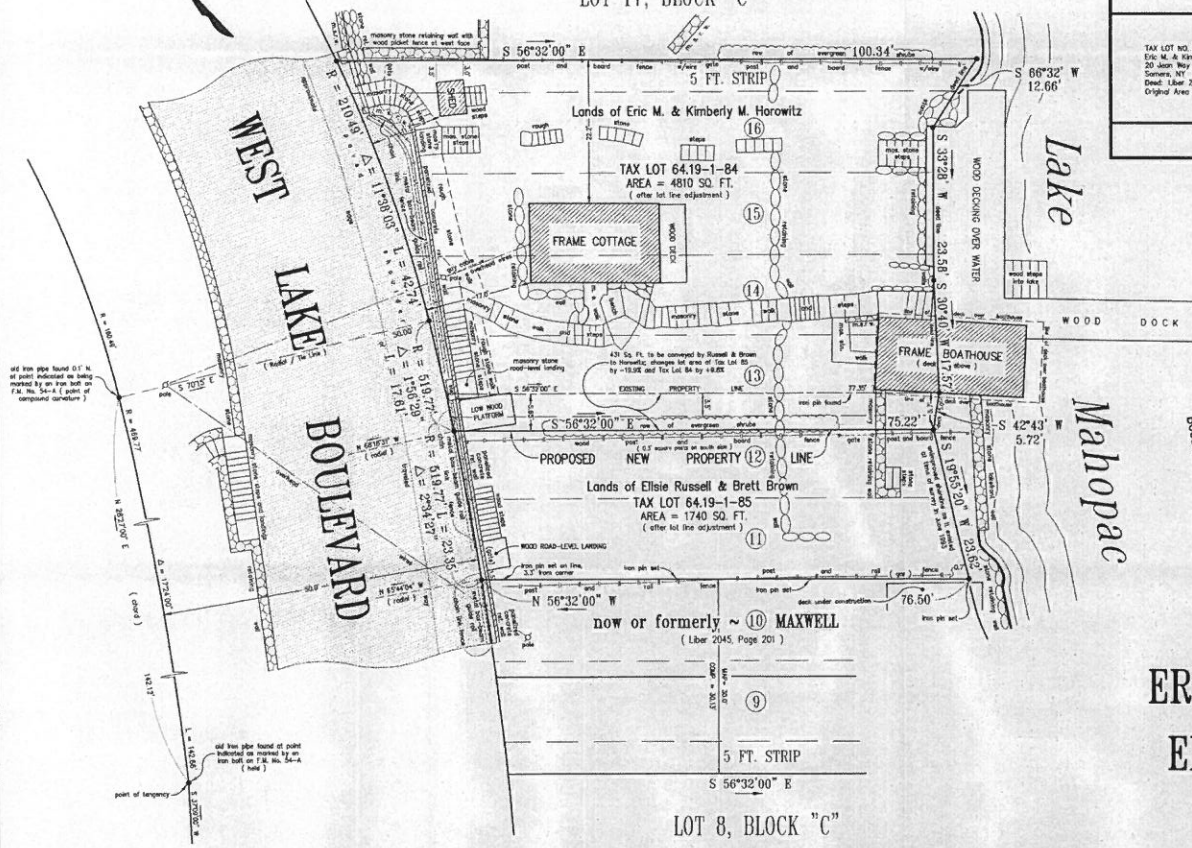
OWNERS' CONSENT FOR FILING

The undersigned, owners of the property shown hereon, hereby state that they are familiar with this map, its contents and legends, and hereby consent to all terms and conditions of approval set forth hereon and to the filing of this map in the Putnam County Clerk's Office.

Eric M. Horowitz, co-owner, Tax Lot 64.19-1-84 Date _____
 Kimberly M. Horowitz, co-owner, Tax Lot 64.19-1-84 Date _____
 Elsie Russell, co-owner, Tax Lot 64.19-1-85 Date _____
 Brett Brown, co-owner, Tax Lot 64.19-1-85 Date _____

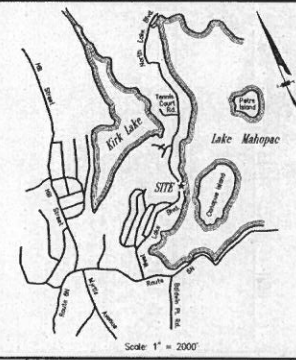
now or formerly ~ JOHN & LAURA COLES
 (Liber 1859, Page 223)

LOT 17, BLOCK "C"



now or formerly ~ 10 MAXWELL
 (Liber 2945, Page 201)

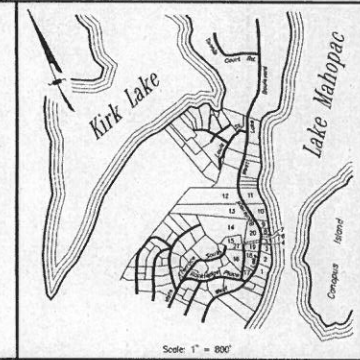
LOT 8, BLOCK "C"



Vicinity Map

OWNER / APPLICANTS:
 TAX LOT NO. 64.19-1-84
 Eric M. & Kimberly M. Horowitz
 20 Shore Way
 Sumner, NY 10589
 Deed, Liber 2945, Page 204
 Original Area = 4379 Sq. Ft.

Site Data



Area Map

OWNER / APPLICANTS:
 TAX LOT NO. 64.19-1-85
 Elsie Russell & Brett Brown
 581 West Lakes Boulevard
 Mahopac, NY 10541
 Deed, Liber 2952, Page 160
 Original Area = 2171 Sq. Ft.

Legend of Owners

1. Zepheron
 2. Corbair
 3. Corbair
 4. Corbair
 5. George
 6. Maxwell
 7. Russell & Brown (SITE)

8. Horowitz (SITE)
 9. Coles
 10. Mahopac
 11. Zepheron
 12. Zepheron
 13. R.R. Contracting Corp.
 14. Arva

15. Maxwell
 16. Barker
 17. Larson
 18. Jabel
 19. Moccia
 20. Russell & Brown
 21. County of Putnam

PUTNAM COUNTY DEPARTMENT OF HEALTH
 DEPARTMENT OF ENVIRONMENTAL HEALTH SERVICES

Submission of this parcel does not fall under the jurisdiction of the Putnam County Health Subdivision Code. Approval of this subdivision is not required. Prior to issuance of a building permit, a construction permit for a subsurface sanitary sewage treatment system (none proposed) must be obtained from the Putnam County Health Department.

Director, Environmental Health Services Date _____

PLANNING BOARD APPROVAL

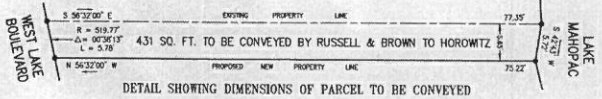
Approved by Resolution of the Planning Board of the Town of Carmel, New York, on the _____ day of _____, 2019. Subject to all requirements and conditions of said Resolution. Any change, erratum, modification or revision of this plat, as approved, shall void this approval.

Signed this _____ day of _____, 2019 by _____

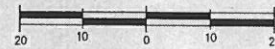
Chairman _____

Secretary _____

This map must be filed in the Putnam County Clerk's Office within 60 days of this approval; it null and void.



SUBDIVISION PLAT
 SHOWING
 PROPOSED LOT LINE ADJUSTMENT
 PREPARED FOR
ERIC M. & KIMBERLY M. HOROWITZ
 ~ AND ~
ELLSIE RUSSELL & BRETT BROWN
 PROPERTY SITUATE IN
TOWN OF CARMEL
COUNTY OF PUTNAM
STATE OF NEW YORK



FIELD SURVEY COMPLETED: MAY 25, 2018
 THIS PLAT PREPARED: JUNE 28, 2018

I, Robert E. Baxter, the surveyor who made this map, hereby certify that this map is based on an actual field survey performed in accordance with the minimum standards for land surveys set forth in the Code of Practice adopted by the New York State Association of Professional Land Surveyors, Inc.

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Prepared by
Baxter Land Surveying, P.C.
 855 Peekskill Hollow Road
 Putnam Valley, New York 10579

Phone: (845) 621-8562 / (914) 962-2689

ROBERT E. BAXTER, P.L.S.
 N.Y.S. Lic. No. 48424

(9) Indicates Lot Number as shown on Filed Map No. 54-A

The property shown herein may be affected by easements, rights of way, covenants, restrictions and conveyances not specifically referenced or recited in documents recorded to this survey and, therefore, not reflected hereon. It is hereby advised that any parties with a current or potential interest in this property obtain proper counsel as to the quality of title and assess, permitted uses and pertinent environmental factors, if any, affecting this property prior to conveyance.

Underground improvements, structures, utilities or encroachments, and any easements related thereto, are not shown herein unless otherwise noted.

Unpublished alterations in addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7206, Sub-Section 2 of the New York State Education Law.

The premises shown herein being portions of those lands designated as Block "C" on shown on a map entitled "MAHOPOAC BAY OF LAKE MAHOPOAC SANGUINOW COLONY," said map filed in the Putnam County Clerk's Office on July 3, 1914 as Map No. 54-A. It is noted that the mathematical data set forth on said map contains many errors, which may result in differences of opinion between surveyors as to location and magnitude of corrections to be made and the resulting location of the lines on the ground, see "NOTE", below.

NOTE:
 The distance between the westerly line of Lot 17 and the westerly line of Lot 8, Block C, measured at right angles to said lot lines, is given as 107' on said Filed Map No. 54-A. The distance computed between said lines by holding the road frontage dimensions for Lots 8 & 17 shown on said Map No. 54-A as correct, is 111.68'. The excess of 0.68' was distributed among the two 5 ft. strips and Lots 9 thru 13 in proportion to their original plotted widths for this survey, and current lot lines were then constructed using these proportionately-corrected lot dimensions.