

CRAIG PAEPRER
Chairman

ANTHONY GIANNICO
Vice Chairman

BOARD MEMBERS
RAYMOND COTE
ROBERT FRENKEL
VICTORIA CAUSA
JOHN NUCULOVIC

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., BCEE
Town Engineer

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

PLANNING BOARD AGENDA
JULY 26, 2023– 7:00 P.M.

TAX MAP # PUB. HEARING MAP DATE COMMENTS

SITE PLAN

- | | | | | |
|----|---|---------------|---------|-------------------|
| 1. | 728 Route 6, LLC – 728 Route 6 | 76.22-1-54 | 7/7/23 | Amended Site Plan |
| 2. | Greenpoint Tree Service – 61 & 65 Old Route 6 | 55.11-1-19,20 | 12/9/21 | Site Plan |
| 3. | Diamond Point Development, LLC – 4 Baldwin PI | 86.10-1-2 & 3 | 7/11/23 | Site Plan |

SUBDIVISION

- | | | | | |
|----|---|------------|---------|-------------------|
| 4. | Yankee Land Development – Bayberry Hill Rd & Owen Drive | 76.15-1-12 | 5/17/23 | Final Subdivision |
|----|---|------------|---------|-------------------|

ROY A. FREDRIKSEN, PE

CONSULTING ENGINEER

**266 SHEAR HILL ROAD
MAHOPAC, NEW YORK 10541
845-621-4000
RAYEXDESIGN@GMAIL.COM**

July 19, 2023

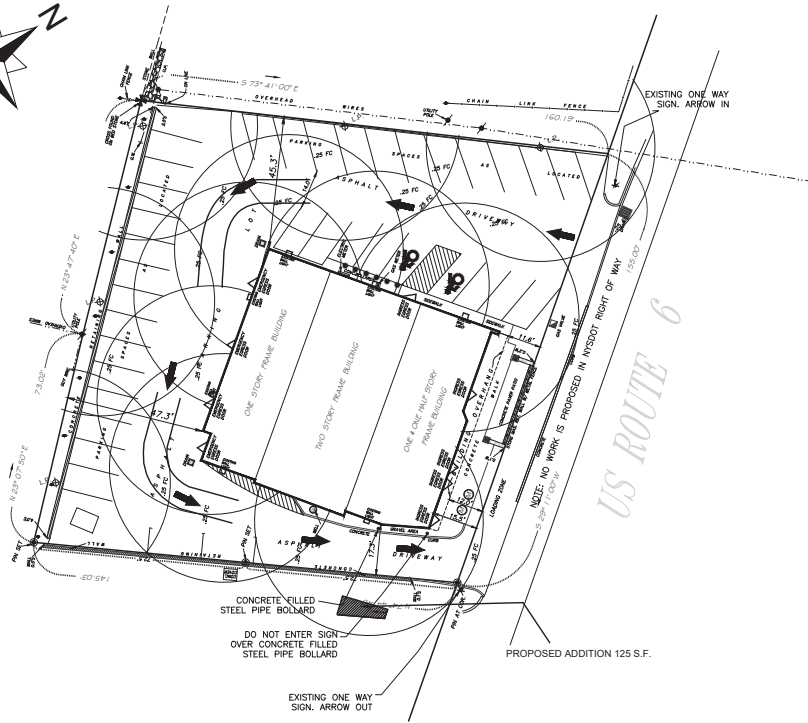
Town of Carmel, Planning Dept
60 McAlpin Avenue
Carmel, NY, 10541

Re: 728 Route 6 TM 76.22-1-54

response to memo

1. Plans were submitted to Fire Dept, NYCDEP and Putnam county Planning Dept.
2. Vehicle movement pan added to site plan.
3. Note that no work will be performed in NYSDOT right of way added.
4. Water usage report has been submitted to Engineering Dept.
5. Line legend has been added to site plan.
6. Site traffic signs have been added to site plan.
7. Lighting plan added.
8. Orientation of building relative to road and parking lot has been added to building plan.
9. Ingress and egress doors have been located on site plan.

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

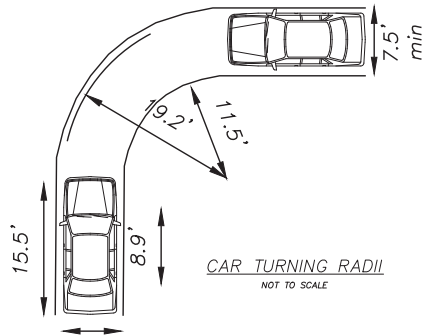


SITE PLAN

SCALE 1"=20'

ABBREVIATIONS & SYMBOLS LEGEND

- CONC. RETAINING WALL
- LEADER DRAIN
- 2" x 4" STORM DRAIN
- CATCH BASIN (TYP.)
- MANHOLE (TYPE UNKNOWN)
- CROSSCUT
- STAKE
- REBAR, PIPE, ANY SORT OF IRON MARKER
- SURVEY CONTROL MONUMENT
- UTILITY POLE
- SERVICE WIRES OVERHEAD
- LIGHT FIXTURE
- GAS VALVE
- GAS BOX (1 1/2" COVER)
- METAL GUARD RAIL
- FENCE (CHAIN LINK)
- FENCE (STOCKADE)



NOTES:

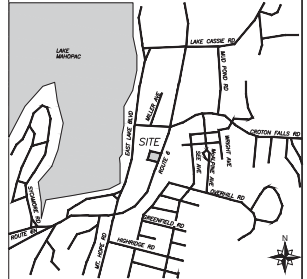
- THIS SITE PLAN IS FOR THE PURPOSE OF USE CHANGE AND RENOVATION OF EXISTING COMMERCIAL BUILDING. NO CHANGE IN SQUARE FOOTAGE.
- ORIGINAL USE OF THE BUILDING WAS RESTAURANT AND CATERING HALL WITH SEATING CAPACITY OF 240 SEATS. THE PROPOSED USE IS 5 INDIVIDUAL SPACES TO BE USED AS RETAIL AND SMALL RESTAURANT.
- ORIGINAL RESTAURANT/BARBANQUET BUSINESS HAS A SEATING CAPACITY OF 140 SEATS CATERING, 80 SEATS RESTAURANT AND 20 SEATS BAR.
- SEWAGE FLOW FOR ORIGINAL USE WAS 4,600 GALLON PER DAY AND THE PROPOSED USE WILL HAVE 3,070 GALLON PER DAY.
- THE SITE IS SERVED WITH EXISTING MUNICIPAL SEWER CONNECTION AND PRIVATE WELL.
- NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED.
- PARKING REQUIREMENTS FOR ORIGINAL USE WAS 80 PARKING SPACES AND NEW USE WILL REQUIRE ONLY 34 PARKING SPACE OF WHICH 31 SPACES EXISTING. (FROM ORIGINAL USE)

ZONING TABLE

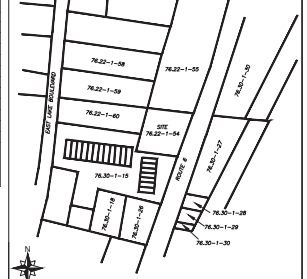
COMMERCIAL	REQUIRED	PROVIDED	ADDITION	VARIANCE REQUIRED
C				
MIN. LOT AREA	40,000 SQ. FT.	23,282 SQ. FT.		GRANTED
MIN. YARDS:				
FRONT	40 FT	15 FT		GRANTED
SIDE	25 FT	17.3 FT		GRANTED
REAR	30 FT	47.3 FT		
MIN. FRONTAGE	200 FT	155 FT		GRANTED
MAX. BLDG. HEIGHT	35 FT	30 FT		
MIN. LOT WIDTH	200 FT	150 FT		GRANTED
MIN. LOT DEPTH	200 FT	153 FT		GRANTED
MIN. REQ. FLOOR AREA	5000 SQ FT	6,180 FT		
MAX. BLDG. COVERAGE	30%	27.4%		GRANTED
MIN. DRIVEWAY WIDTH	12 FT (ONE WAY)	12 FT (ONE WAY)		
PARKING REQ. FOR	34 PARKING SPACES	35 SPACES (9'x18') PLUS 2 H.C. SPACE		VARIANCE FOR ADDITIONAL 80 PARKING SPACES GRANTED
		TOTAL 37 SPACES		

PARKING CALCULATIONS

PARKING REQUIREMENTS FOR ALL SPACES OF THIS BUILDING.
 PHO Vietnamese Restaurant 52 seats/ 3=17.3 required 18 parking spaces
 The Patron Restaurant 36 seats/ 3=12 required 12 parking spaces
 Dim Sum Dumpling takeout (patron use area) 200= 9 required 1 parking space
 Bella Cucina Italian retail (patron use area) 531 sq ft/200= 2.6 required 3 parking spaces
 Total parking spaces required 34 parking spaces
 Total parking spaces provided 37 parking spaces



VICINITY MAP SCALE: 1" = 1000' +/-



AREA MAP SCALE: 1" = 200' +/-

TAX LOT	ADDRESS
76.22-1-55	MAHOPAC CENTRAL SCHOOL DISTRICT 178 EAST LAKE BLVD. MAHOPAC, NY 10541
76.22-1-27	AN W. REALTY, LLC 728 ROUTE 6 MAHOPAC, NY 10541
76.30-1-15	THE LAKE MAHOPAC CONDOMINIUMS 60 MOUNTAIN AVE. MAHOPAC, NY 10541
76.22-1-60	JOHN P. MOONEY KOC FND., INC. 181 EAST LAKE BLVD MAHOPAC, NY 10541
76.22-1-59	MATTHEW SPALLINA 165 EAST LAKE BLVD MAHOPAC, NY 10541

ADJOINING OWNERS



ROY A. FREDRIKSEN, PE
 DESIGN, PLANNING, CONSULTING ENGINEERING
 266 SHEAR HILL RD. MAHOPAC, NY 10541 • 845-621-4000
 RAYEXDESIGN@GMAIL.COM

OWNER: 728 ROUTE SIX, LLC 168 EAST LAKE BLVD MAHOPAC, NY 10541	JOB #
	DRN BY:
	CHKD BY:
PROJECT: REVISION TO SITE PLAN FOR EXISTING BUILDING UNDER RENOVATION. LOCATED AT 728 RT 6 IN MAHOPAC.	TAX MAP #:
	76.22-1-54

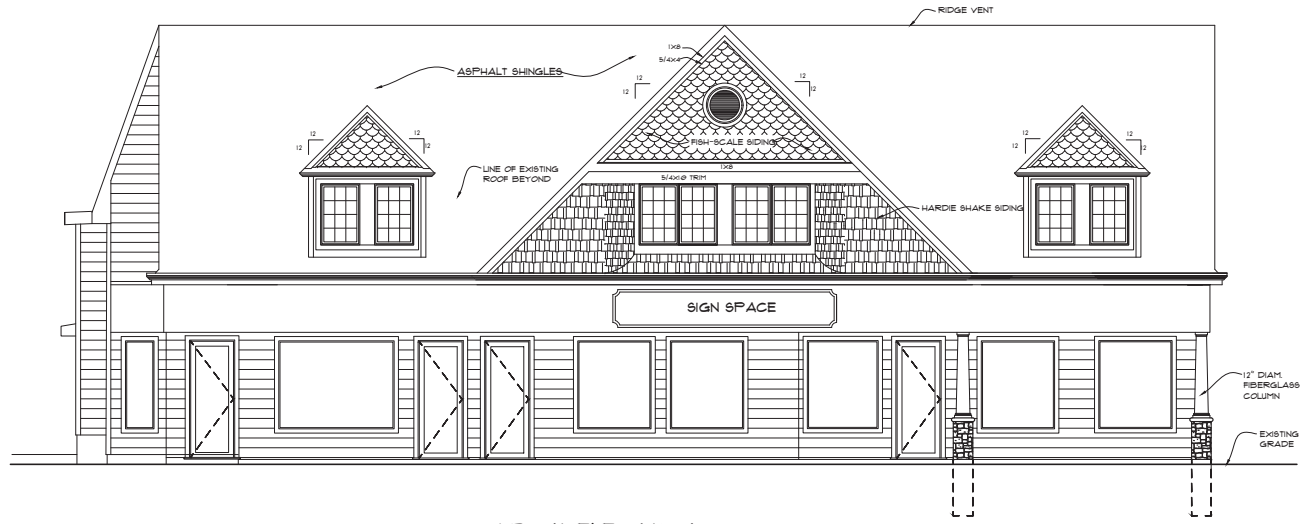
SHEET TITLE: SITE PLAN, NOTES AND DETAILS

7/7/2023 CONSULTANTS COMMENTS
 REVISIONS: [] DATE: MARCH 2, 2022

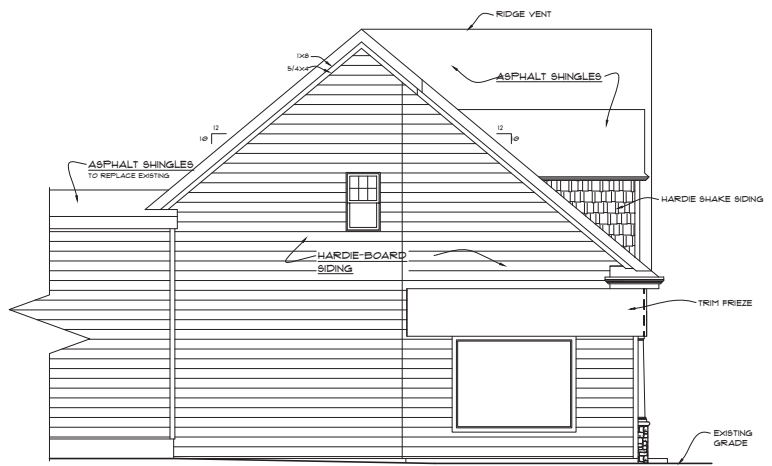
TOPOGRAPHIC SURVEY PREPARED BY:

Link
Land Surveyors P.C.
 21 Clark Place, Suite 1-B Mahopac, NY 10541 Phone 845-628-5857 Fax 845-621-0013
 DATED NOVEMBER 19, 2020





FRONT ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION (PARTIAL)
SCALE 1/4" = 1'-0"

RAYEX
DESIGN PLANNING CONSTRUCTION

ROY A. FREDRIKSEN, PE
DESIGN PLANNING CONSULTING ENGINEERING
266 SHEAR HILL RD MAHOPAC, NY 10541 • 845-621-4000
RAYEXDESIGN@GMAIL.COM

OWNER: 128 ROUTE SIX, LLC 168 EAST LAKE BLVD MAHOPAC, NY 10941	JOB # DRN BY: CHKD BY:
PROJECT: RENOVATION TO EXISTING BUILDING LOCATED 128 ROUTE 6 IN MAHOPAC, NY.	TAX MAP #: 76.22-1-54

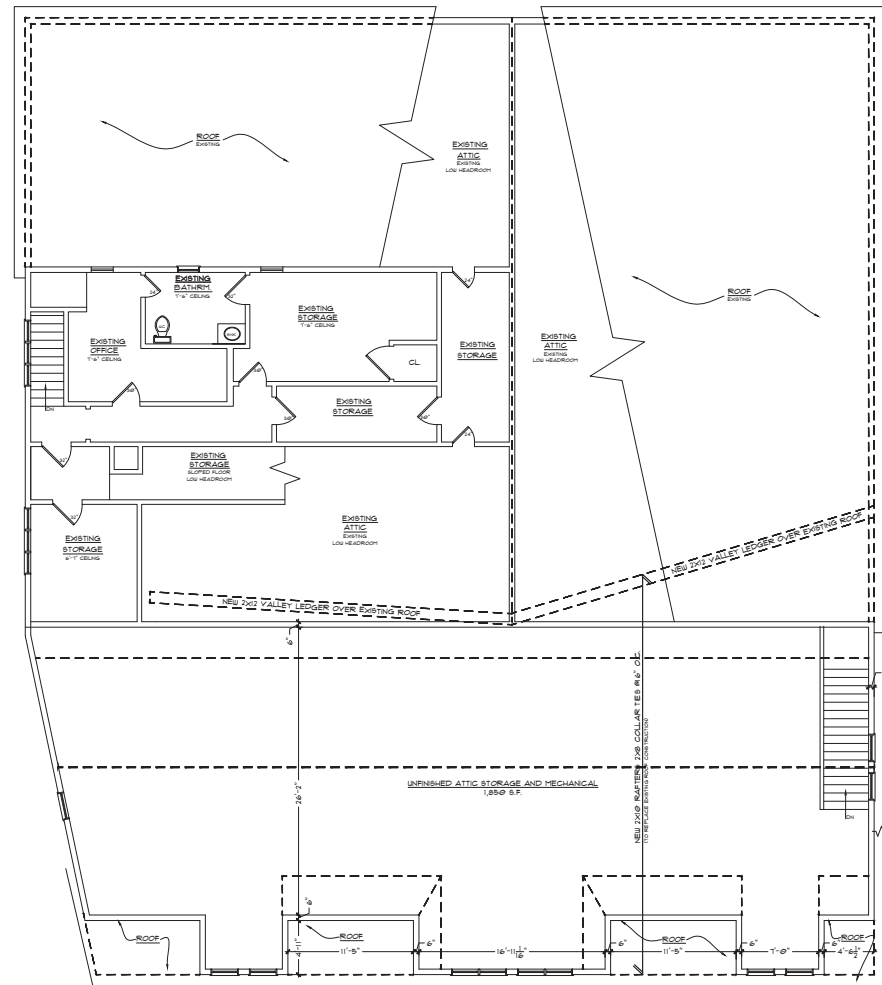
SHEET TITLE: FLOOR PLAN
1 OF 2

7/7/2023 CONSULTANTS COMMENTS
REVISIONS: DATE: 2/21/2023



US ROUTE SIX

BUILDING FLOOR PLAN
SCALE 3/16" = 1'-0"



ATTIC FLOOR PLAN
SCALE 3/16" = 1'-0"



ROY A. FREDRIKSEN, PE
DESIGN • PLANNING • CONSULTING ENGINEERING
266 SHEAR HILL RD • MAHOPAC, NY 10541 • 845-621-4000
RAYEXDESIGN@GMAIL.COM

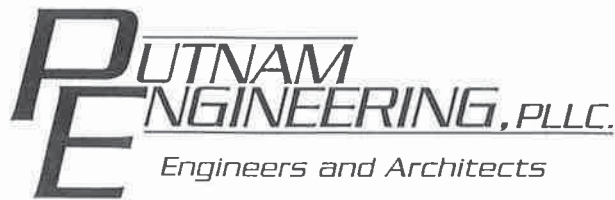
OWNER:	JOB #:
128 ROUTE SIX, LLC	
168 EAST LAKE BLVD	DRN BY:
MAHOPAC, NY 10541	
	CHKD BY:

PROJECT: RENOVATION TO EXISTING BUILDING LOCATED 128 ROUTE 6 IN MAHOPAC, NY.	TAX MAP #: 76-22-1-54
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SHEET TITLE: FLOOR PLANS
2 OF 2

7/7/2023 CONSULTANTS COMMENTS
REVISIONS: DATE: 2/21/2023





July 3, 2023

Mr. Craig Paerprer, Chairman
Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541

Re: Greenpoint Tree Service Site Plan
61-65 Old Route 6
T.M. 55.11-1-19 & 20

Dear Chairman Paerprer and Members of the Board,

This property first appeared before the Board on October 26, 2022. At that meeting the Board expressed concerns about the orientation of the building with it being on an angle from Old Route 6 and having forty two (42) feet of open pavement area between the building and parking spaces that would be along the front property line. The concern I believe was that a general contractor renting out a unit in the complex could be tempted to place equipment outside and in front of their unit. In addition it was suggested that perhaps the entrance to the units be reversed and be placed on what would be the backside of the building thereby shielding the garage doors and open area from the road.

We have prepared three studies investigating the options brought up by the Board and have prepared sketch plans focused on truck turning movement diagrams.

Sketch Layouts

1. Original Submittal

The orientation of the original submittal was arrived at by looking at two criteria, being stormwater management and truck turning movements. Placing the 40 foot front yard setback requirement on the plan and assessing the proximity of the open face rock cut presented a limited location of where the building, parking, stormwater management and area for trucks to be able to turn into the unit could go.

Our thought process was to place the building as close to the rock face as we could and still allowing for access around the building but not vehicular due to grade change. When planning stormwater management the ideal goal is to keep the new development envelope as small as possible which means diverting uphill drainage flow in order for the treatment practice to be as small as possible. We placed a diverting swale in between the building and the rock face.

With the diversion of runoff set we looked at providing a wet pond for stormwater treatment as close to the front property line as possible. We then had the proposed parking followed by a 42 foot wide travel lane that allows for single unit trucks to maneuver and pull in and pull out of the garage without encroaching into the parking lot area.

2. Building Aligned with Street

In this sketch we rotated the building to be parallel to Old Route 6 and also staggered it as the stormwater treatment wetland pond remains in the same location.

This configuration does not allow for single unit body trucks to easily drive in and out of the building. In fact the turning movement diagrams have the trucks needing to use part of the parking spaces in order to complete a turn.

3. Reversing the Garage Opening to Back Side of Building

This was a quick sketch plan. Setting the building forty (40) feet off the front property allows for stormwater treatment between the building and the front property line which still works grade wise.

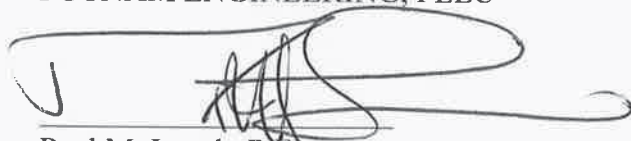
With the building parallel to the road and set back 40'+ we end up with a rear area that has a maximum width of 70 feet which narrows down to 12 feet at the other end of the building.

In this scenario, knowing that 42 feet is needed to allow for the single unit body truck to complete its turning movement there is only enough room to accommodate four units out of the original nine as shown on sketch plan #1. If required to access the building in this manner the scenario will not work for the applicant and he will be forced to turn elsewhere to find a parcel that addressed his needs.

I look forward to presenting these alternative designs and discussing them with the Board.

Sincerely,

PUTNAM ENGINEERING, PLLC



Paul M. Lynch, P.E.

PML/rrm



SITE PLAN I - TRUCK TURNING MOVEMENT



REVISIONS		DESCRIPTION
NO.	DATE	

PROJECT

PLAN PREPARED FOR:
GREENPOINT TREE SERVICE
 61-65 OLD ROUTE 6, CARMEL, NY 10512
 TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK
 TAX MAP 803, BLOCK 1 LOT 104D

DATE: 08 DEC 2001
 PROJECT MANAGER: PFL
 DRAWN BY: JTB
 CHECKED BY: PFL
 SCALE: AS NOTED

DRAWING: **SITE PLAN I
 TRUCK TURNING
 MOVEMENT DIAGRAM**
 BLDG SKETCH PLAN

PROJECT NUMBER: 8480
 DRAWING NUMBER: **9-1**
 SHEET 1 OF 3



4 OLD ROUTE 6, BREWSTER, NEW YORK 10809
 (845) 219-6189 FAX (845) 219-6189
 PUTNAM ENGINEERING P.L.L.C.

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 2209 SUBDIVISION 2, IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



4 OLD ROUTE 6, BREWSTER, NEW YORK 10509
 (845) 219-6199 FAX (845) 219-6169
 PUTNAM ENGINEERING P.L.L.C.

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 2209 SUBDIVISION 2, IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED. THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

NO.	DATE	DESCRIPTION

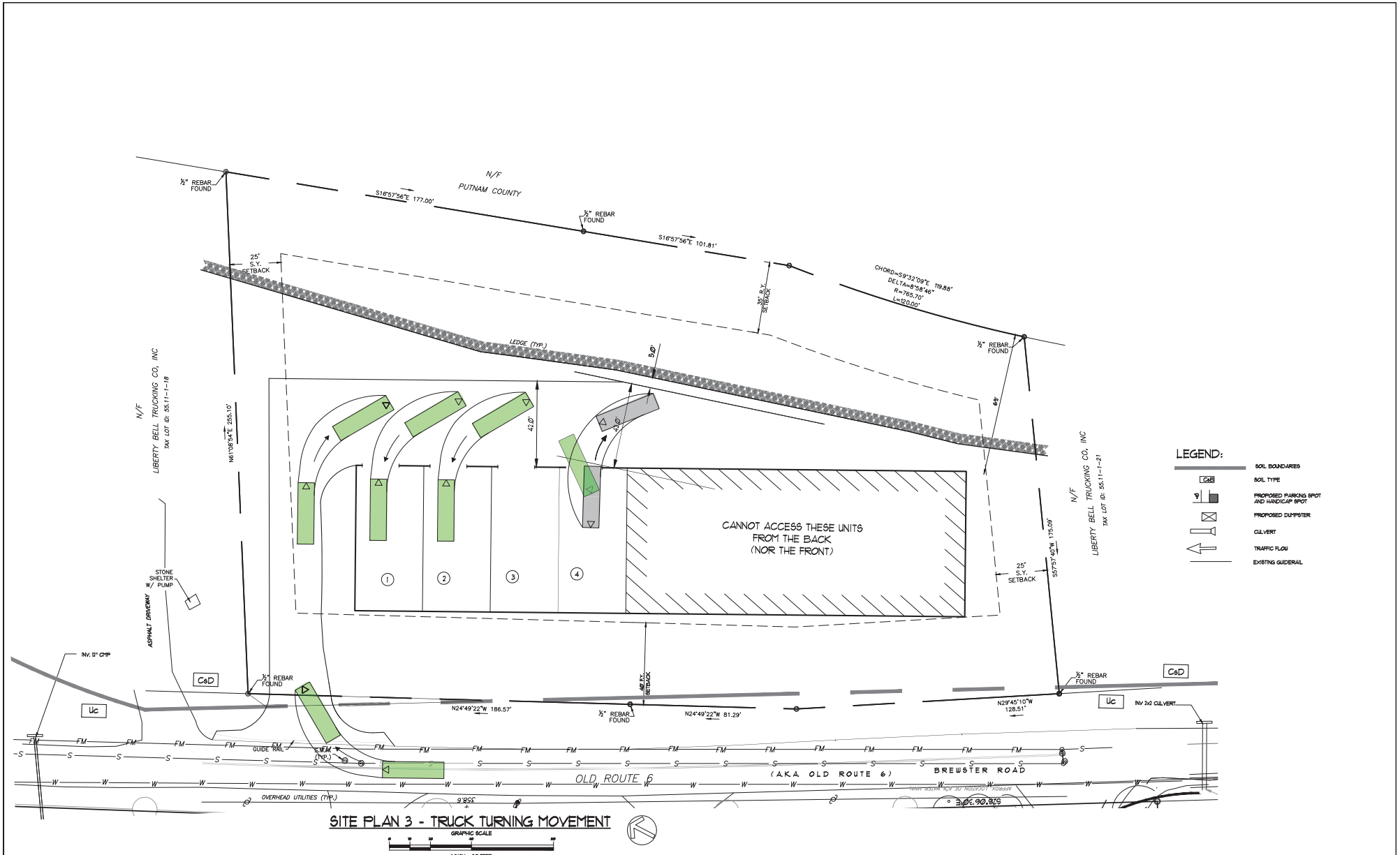
PROJECT

PLAN PREPARED FOR:
GREENPOINT TREE SERVICE
 61-65 OLD ROUTE 6, CARMEL, NY 10512
 TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK
 TAX MAP 803, BLOCK 1 LOT 104D

DATE: 09 DEC 2001
PROJECT MANAGER: PML
DRAWN BY: JTB
CHECKED BY: PML
SCALE: AS NOTED

DRAWING:
ALTERNATE SITE PLAN 2
TRUCK TURNING
MOVEMENT DIAGRAM
BLDG SKETCH PLAN

PROJECT NUMBER: 8480
DRAWING NUMBER: 9-2
SHEET 2 OF 3



SITE PLAN 3 - TRUCK TURNING MOVEMENT



4 OLD ROUTE 6, BREWSTER, NEW YORK 10809
 (845) 219-6189 FAX (845) 219-6169
 PUTNAM ENGINEERING PLLC 286

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 2209 SUBDIVISION 2, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT
 PLAN PREPARED FOR:
GREENPOINT TREE SERVICE
 61-65 OLD ROUTE 6, CARMEL, NY 10812
 TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK
 TAX MAP 803, BLOCK 1 LOT 104D

DATE: 09 DEC 2001
 PROJECT MANAGER: PFL
 DRAWN BY: JTB
 CHECKED BY: PFL
 SCALE: AS NOTED

DRAWING
**ALTERNATE SITE PLAN 3
 TRUCK TURNING
 MOVEMENT DIAGRAM**
 BLDG SKETCH PLAN

PROJECT NUMBER: 8461
 DRAWING NUMBER: **9-3**
 SHEET 3 OF 3



July 12, 2023

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

RE: Diamond Point Development
4 Baldwin Place Road
Town of Carmel
TM#s: 86.10-1-2&3

Dear Chairman Paepre and Members of the Board:

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

- Twelve (12) sheet Site Plan Set, last revised July 12, 2023.
- Architectural floor plans and elevations by Stinard Architecture Inc.
- Town Income Analysis from the Putnam County Assessor's Office.

Since the project was last before the Board, the overall scope has been reduced somewhat. The central storage building has been reduced from 300' long to 260' long. Additionally, the Phase 2 building closest to Baldwin Place Road has been removed. These changes have been made in reaction to further cost-benefit analysis by the applicant.

The applicant has also been coordinating with John Anastasiou of Warshauer Mellusi Warshauer Architects on the design of the buildings. The enclosed plans and elevations reflect the latest version of the design based on the comments received to date. The applicant looks forward to discussing any further comments Mr. Anastasiou may have.

In response to comments received from Director of Code Enforcement, Michael Carnazza, dated May 23, 2023, we offer the following responses:

1. Based on the criteria laid out in the code sections that were cited, the signs would be permitted.
2. A conversion parking plan will be provided with a future submission.

In response to open comments received from Town Engineer Richard Franzetti, PE, dated May 17, 2023, we offer the following responses:

Detailed Comments

1. Vehicle movement plans are shown on drawing D-3.
 - a) Available sight distances are shown on drawing OP-1 based on analysis by Colliers Engineering.

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

- b) Driveway Profiles will be provided with a future submission.
- 2. A NYSDOT Highway Work Permit and a Putnam County Highways and Facilities Driveway permit will be required.
- 3. The general location of the well and proposed subsurface sewage treatment system (SSTS) have been shown on the drawings. Additional details will be provided as the project advances and a separate set of drawings will be prepared for Putnam County Department of Health (PCDOH) review. Details on the fire protection tanks will be provided with a future submission.
- 4. Layout and Landscape Plan
 - a) A note has been added indicating that all planting shall be installed per Chapter 142 of the Town of Carmel Code, and verified by the Wetland Inspector.
 - b) A light spill plan will be provided with a future submission.
- 5. Grading and Utilities Plans
 - a) Rims and inverts will be provided with a future submission.
 - b) Hydraulic calculations and pipe sizing will be provided with a future submission.
 - c) Electric and telecommunication line information will be provided on a subsequent submission. The general location of the proposed well and SSTS have been shown on the drawings. Additional details will be provided on a separate set of drawings that will be submitted to PCDOH.
 - d) The general location of the well and proposed subsurface sewage treatment system (SSTS) have been shown on the drawings. Additional details will be provided as the project advances and a separate set of drawings will be prepared for Putnam County Department of Health (PCDOH) review.
 - e) It is acknowledged that all utilities are to be buried.
- 6. Erosion and Sediment Control Plan
 - a) Rim and invert elevations will be provided on a subsequent submission.

In response to open comments received from Town Planner, Patrick Cleary, dated May 24, 2023, we offer the following responses:

- 1. Note the additional reduction in project scale described above.
- 2. The applicant's architect has submitted drawings to Mr. Anastasiou, has had a preliminary discussion, received formal comments, and has now responded with updated plans and rendered elevations, which are enclosed herewith.

In response to comments received from members of the Planning Board and consultants at the May 24, 2023 meeting we offer the following responses:

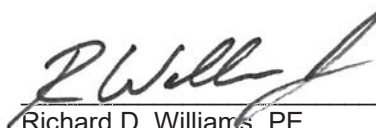
1. Relative to the timing of Phase 2, it is understood that the Board would be hesitant to offer an approval of the site plan with a second phase that had an open-ended timeline. To mitigate these concerns the applicant is proposing that the site plan be approved with the consideration that the approval of Phase 2 would expire 5 years from the date of the certificate of occupancy on Phase 1. This would allow the applicant the flexibility they need, while protecting the town from an approval that would remain open in perpetuity.
2. With regard to questions about the tax benefit to the town, the applicant has requested the attached Town Income Analysis from the County Assessor's office. It should be noted that this analysis is reflective of phase 1 only in order to give a more conservative estimate. With the construction of Phase 2, these numbers would presumably increase significantly. Additionally, it should be noted that this analysis was based on the previous version of the site plan where the Phase 1 self-storage building was larger. So, a revised analysis would likely be slightly less.
3. With the latest revisions to the architectural plans, updated rendered street views were not available for the submission deadline, but they will be presented at the Planning Board meeting.

Please place the project on the July 26, 2023 Planning Board agenda for discussion of the project with the Board. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

By:


Richard D. Williams, PE
Senior Principal Engineer

RDW/adt

Enclosures

cc: (All via email only)

Aaron Sommer

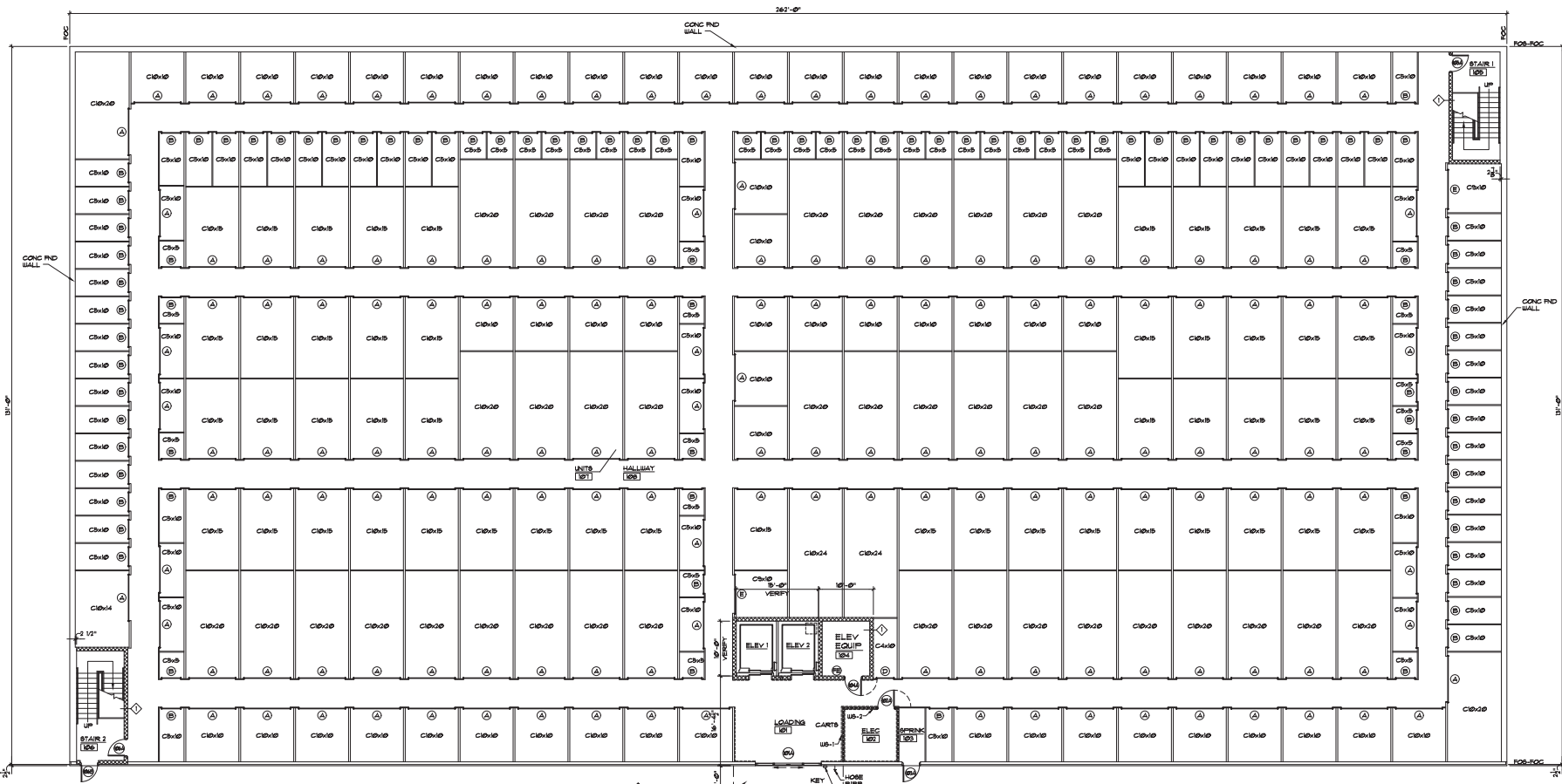
Jason Sommer

Jennifer Grey, Esq

Scott Stinard

John Anastasiou, AIA

	A	B	C	D	E	F
1	Estimate of Tax	123,279 square foot Self storage with a 1,100 sq. ft office on 31.5 Acres with 85,310 net rentable area.				
2	Owner	Diamond Point Development				
3	Parcel ID	86.10-1-2 and 86.10-1-3				
4	Located	4-50 Baldwin Place Rd and 104 Rt 6, Mahopac NY				
5						
6	Estimated Assessed Value	9,113,200				
7						
8	Levy	Year 2022/2023 Tax Rates per thousand of AV	Estimate of tax			
9	Town	\$ 4.411921	\$ 40,206.72			
10	County	\$ 2.761677	\$ 25,167.71			
11	Mahopac Fire FD001	\$ 0.713402	\$ 6,501.38			
12	Mahopac Lighting LT002	\$ 0.114097	\$ 1,039.79			
13	Mahopac Library	\$ 0.635744	\$ 5,793.66			
14	Mahopac School	\$ 20.811608	\$ 189,660.35			
15	Total	\$ 29.45	\$ 268,369.61			
16						



FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

THE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT FOR THE PROJECT WITHOUT ANY GUARANTEE OR WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY, COMPLETENESS, OR SUITABILITY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD CONDITIONS.

Proposed Self Storage
 US Route 6
 Mahopac, NY

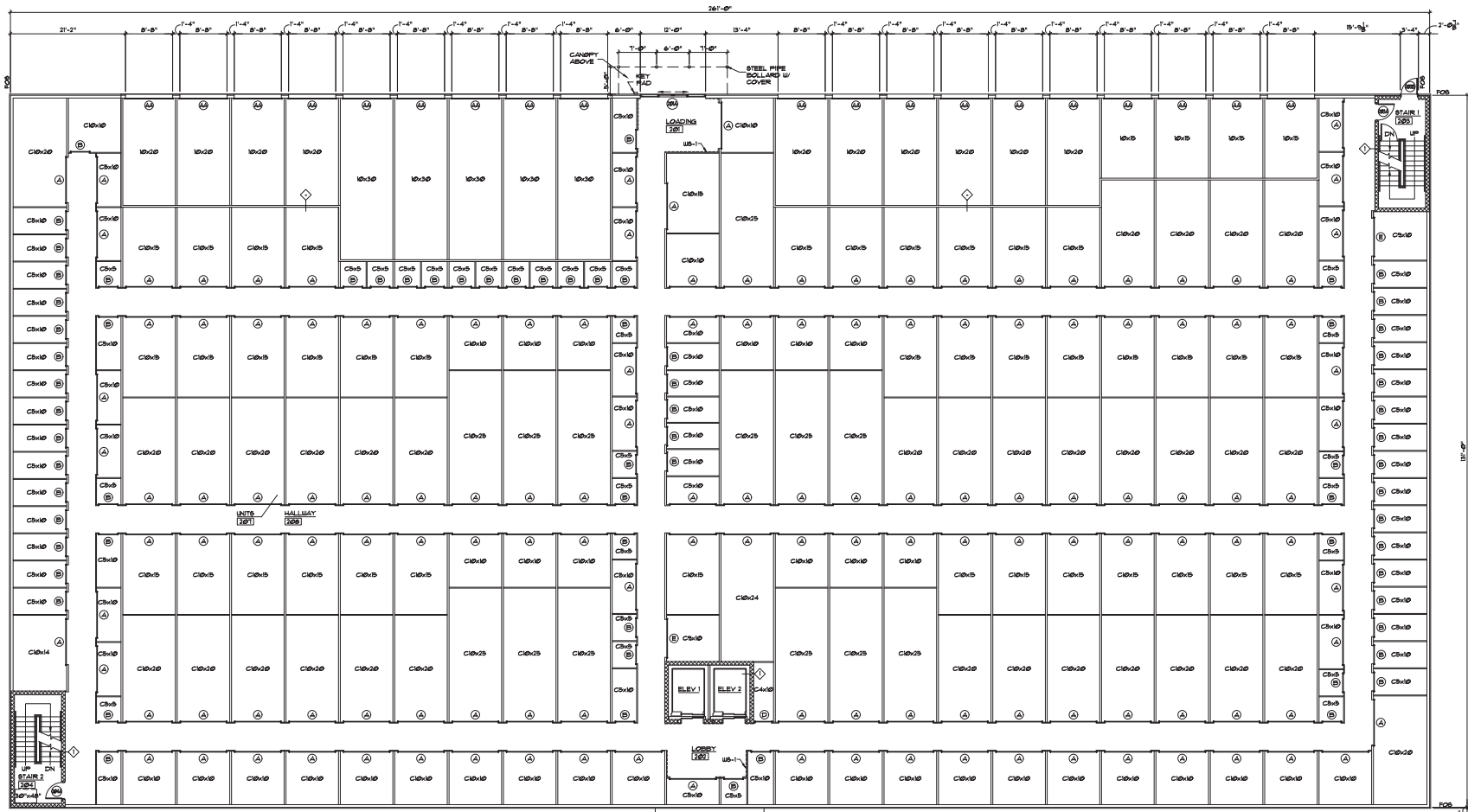


ISSUE NOT FOR CONSTRUCTION REVISIONS

PROJECT NUMBER 202302
 DATE 7-10-23

SHEET NUMBER

A1.1



1 SECOND FLOOR PLAN-BLDG A
 SCALE: 1/8"=1'-0"



THE USER OF ANY ARCHITECTURAL OR ENGINEERING DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

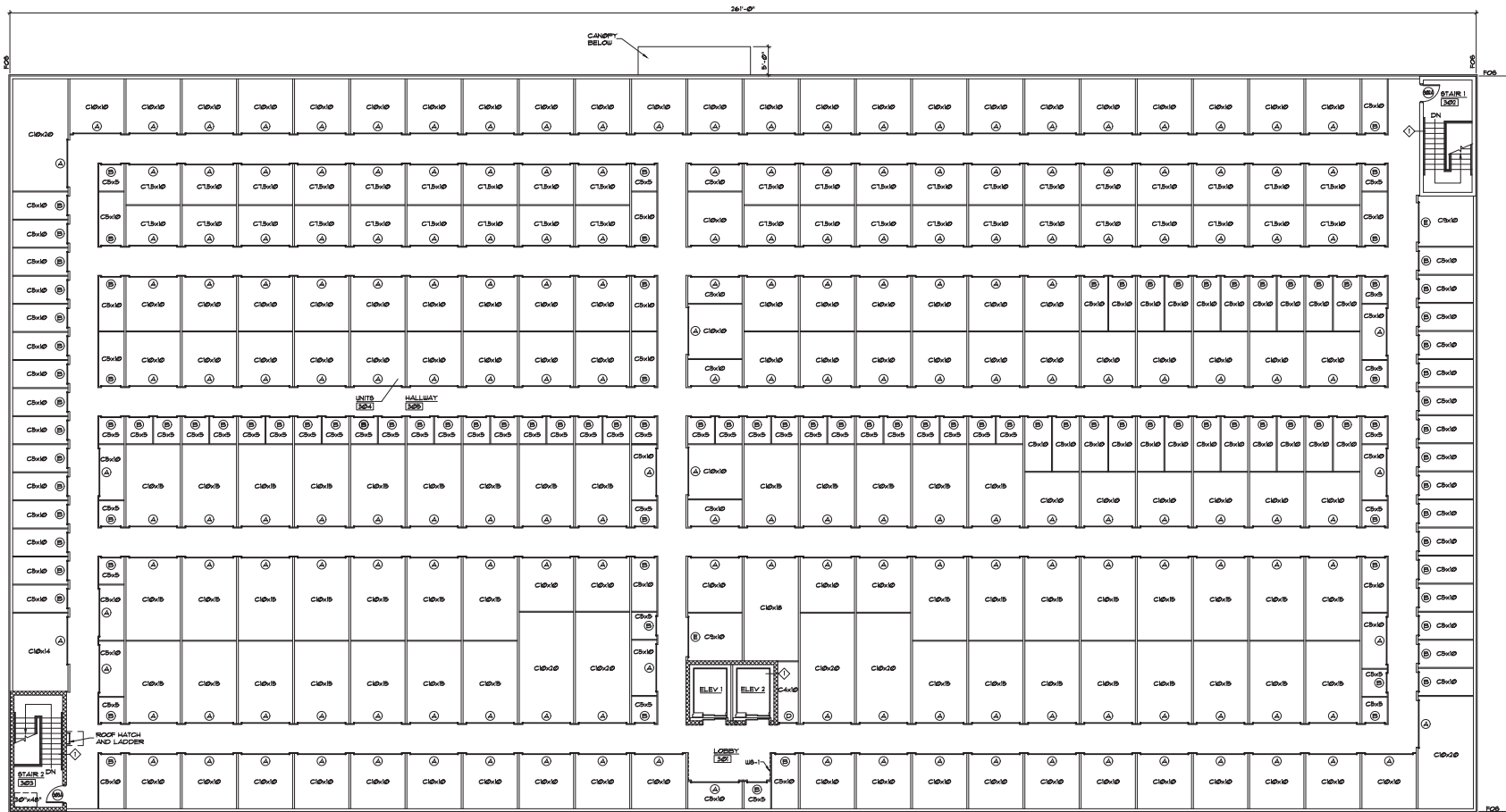
Proposed Self Storage
 US Route 6
 Mahopac, NY



REVISION	DATE	BY

PROJECT NUMBER: 202302
 DATE: 7-10-23

SHEET NUMBER: A1.2



1 THIRD FLOOR PLAN-BLDG A
SCALE: 1/8"=1'-0"

THE INFORMATION AND DIMENSIONS ARE FOR INFORMATION ONLY. THEY DO NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Proposed Self Storage
US Route 6
Mahopac, NY



ISSUE NOT FOR CONSTRUCTION REVISIONS

PROJECT NUMBER
202302
DATE
7-10-23

SHEET NUMBER
A1.3

MBCI “Light Stone” MWP-1 / Gutter Storage



Janus “Light Stone” DR-1



**Dryvit 104 “Dover Sky”
EIFS-1**



**Dryvit 618 “Antique gray”
EIFS-2**



**Dryvit 112 “Sandalwood Beige”
EIFS-3**



**Dryvit 152 “Spectrum Brown”
EIFS-4**



Cultured Stone Country LedgeStone “Chardonnay”



**SW-7005 “Pure White”
Siding Trim**



**SW-7531 “Canvas Tan”
SD-1**



**SW-7065 “Argos”
SD-2**



**SW-7075 “Web Gray”
MT-1 / Gutter Office**

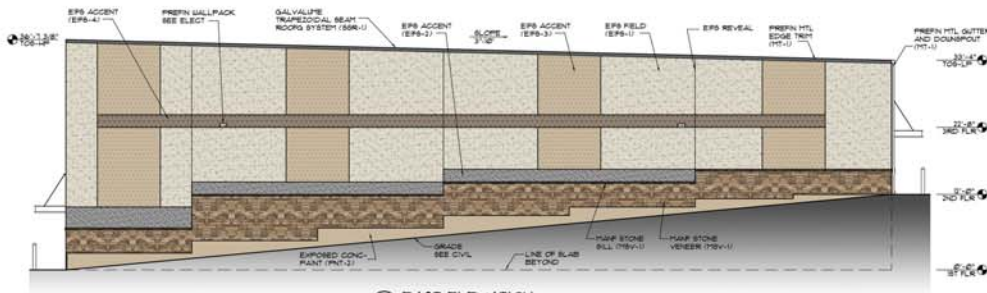


**MBCI “Koko Brown
Canopy**

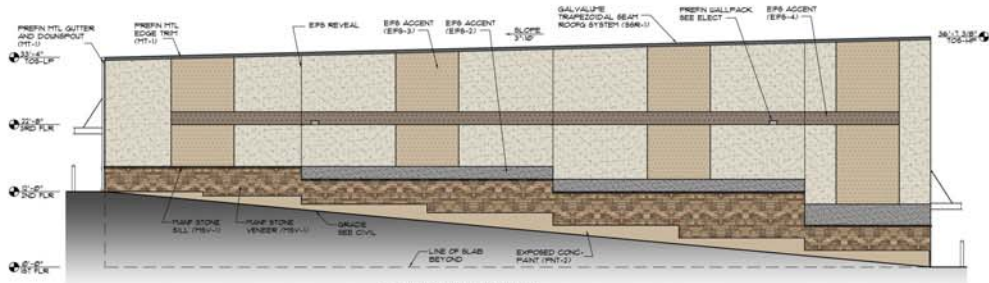




1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"

Proposed Self Storage

US Route 6
Mahopac, NY

STANARD
ARCHITECTURE
INC

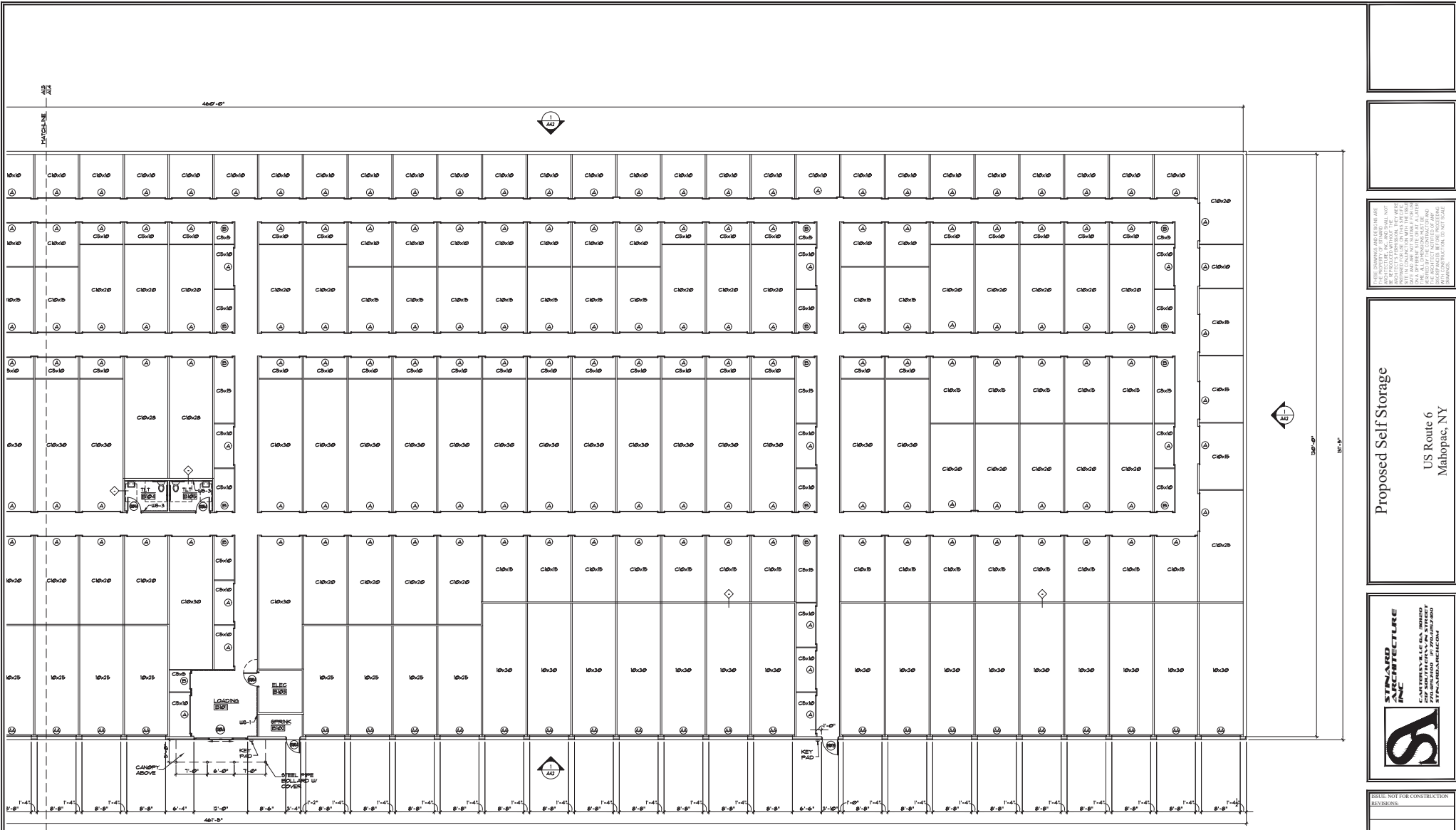


SEE NOT FOR CONSTRUCTION
REVISONS

PROJECT NUMBER
202302
DATE
6-26-23

SHEET NUMBER

A4.1



1 FIRST FLOOR PLAN-BLDG B-PHASE II
SCALE: 1/8"=1'-0"

THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT AND DO NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS.

PROPOSED SELF STORAGE

US Route 6
Mahopac, NY

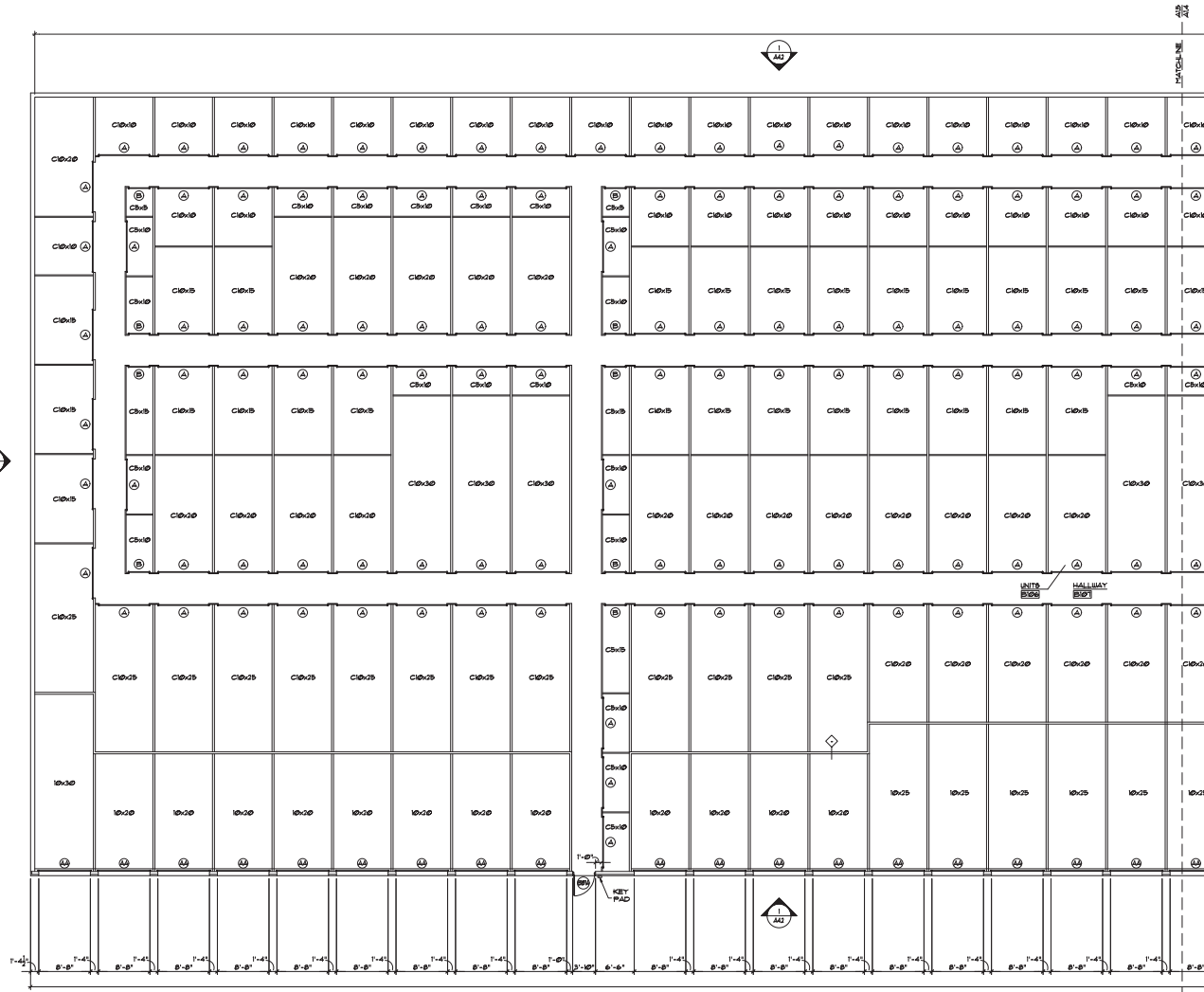
STANDARD STRUCTURE
INC.
CORPORATE OFFICE: 100 W. MAIN ST., SUITE 200
STAMFORD, CONNECTICUT 06907
TELEPHONE: (860) 326-1100
FAX: (860) 326-1101
WWW.STANDARDSTRUCTURE.COM

ISSUE NOT FOR CONSTRUCTION
REVISIONS

PROJECT NUMBER
202302

DATE
7-10-23

SHEET NUMBER
A1.4



FIRST FLOOR PLAN-BLDG B-PHASE II
SCALE: 1/8"=1'-0"

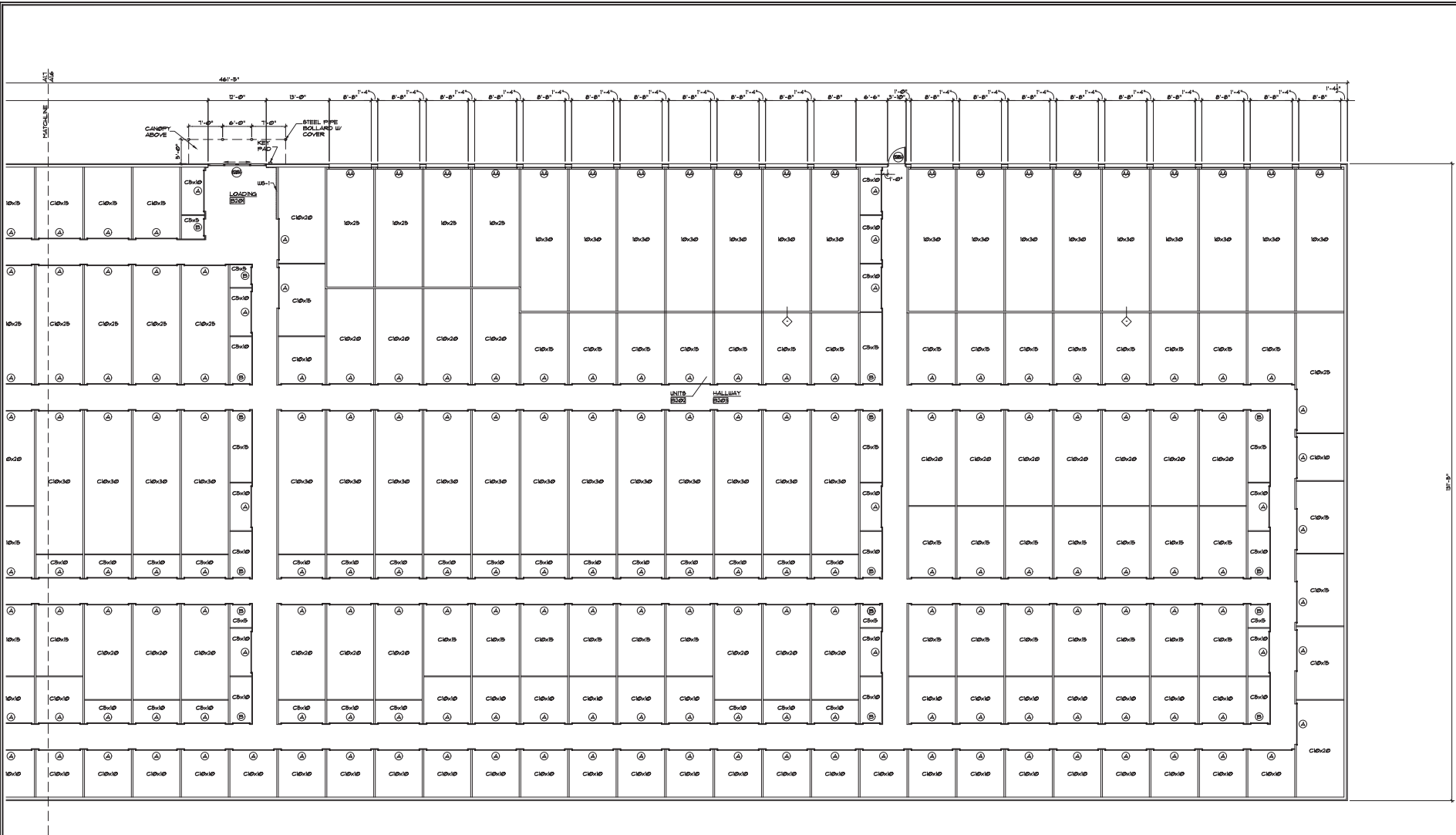
PROPOSED SELF STORAGE

US Route 6
Mahopac, NY

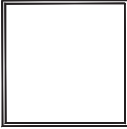
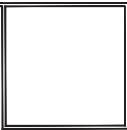
STANDARD STRUCTURE INC.
CORPORATE OFFICE: 100 WEST STREET
STAMFORD, CONNECTICUT 06907
TELEPHONE: 860.326.1234
FAX: 860.326.1235
WWW.STANDARDSTRUCTURE.COM

ISSUE NOT FOR CONSTRUCTION
REVISIONS

PROJECT NUMBER
202302
DATE
7-10-23
SHEET NUMBER
A1.5




 SECOND FLOOR PLAN-BLDG B-PHASE II
 ALL SCALE: 1/8"=1'-0"



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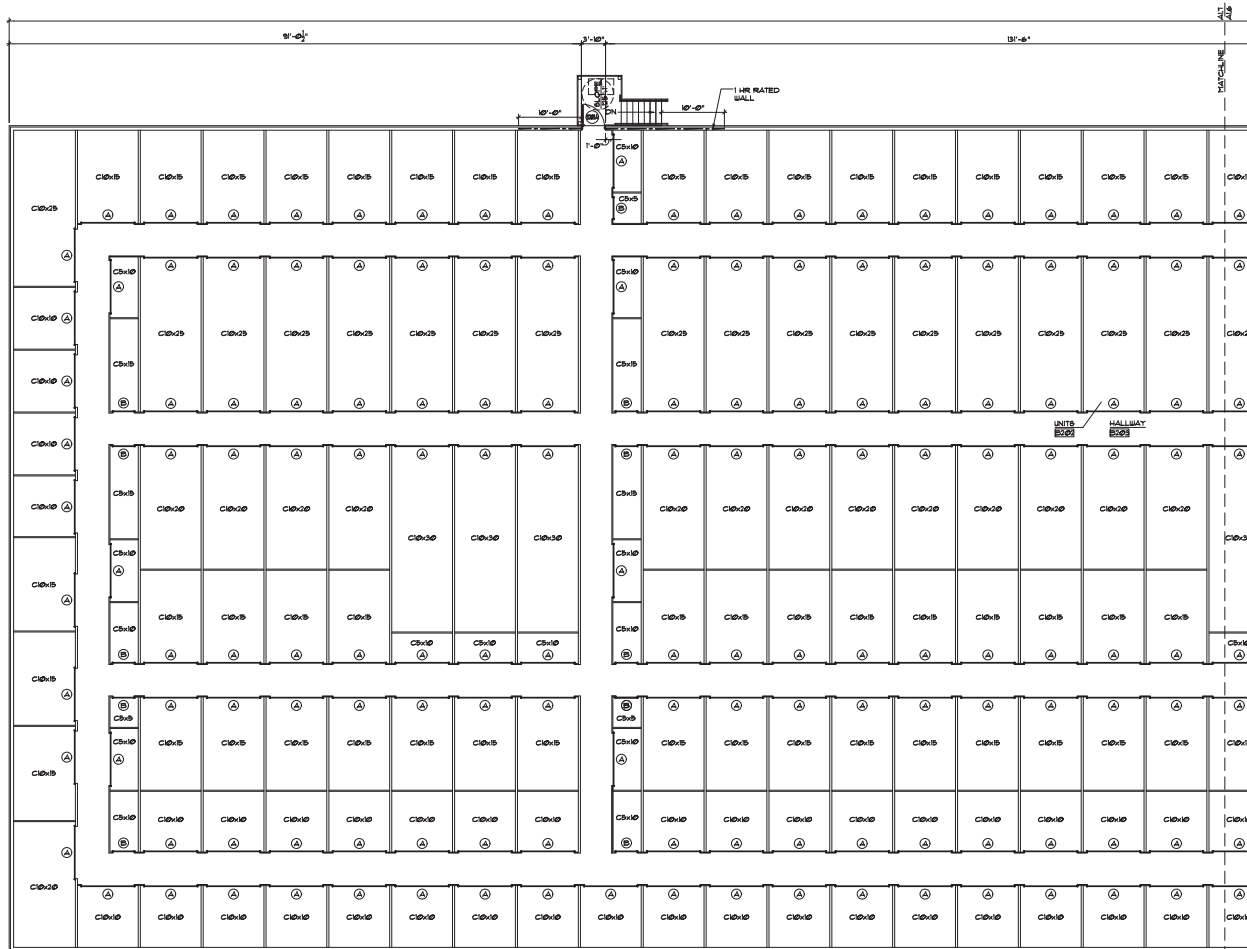
Proposed Self Storage
 US Route 6
 Mahopac, NY



ISSUE NOT FOR CONSTRUCTION REVISIONS

PRODUCT NUMBER: 202302
 DATE: 7-10-23

SHEET NUMBER:
A1.6





SECOND FLOOR PLAN-BLDG B-PHASE II
 SCALE: 1/8"=1'-0"



THE USER OF THIS DOCUMENT IS NOT
 BE RESPONSIBLE FOR THE ACCURACY
 OF THE INFORMATION CONTAINED
 HEREIN. THE USER SHALL BE
 RESPONSIBLE FOR OBTAINING ALL
 NECESSARY PERMITS AND
 REGULATORY APPROVALS FROM
 THE APPROPRIATE AGENCIES.
 THE USER SHALL BE RESPONSIBLE
 FOR OBTAINING ALL NECESSARY
 PERMITS AND REGULATORY
 APPROVALS FROM THE APPROPRIATE
 AGENCIES.

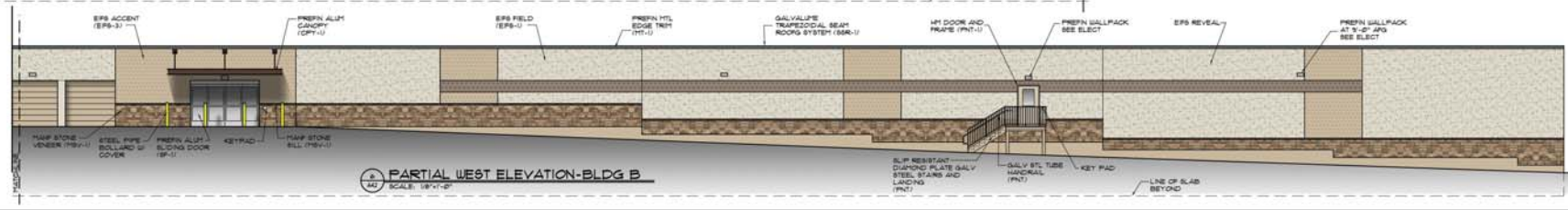
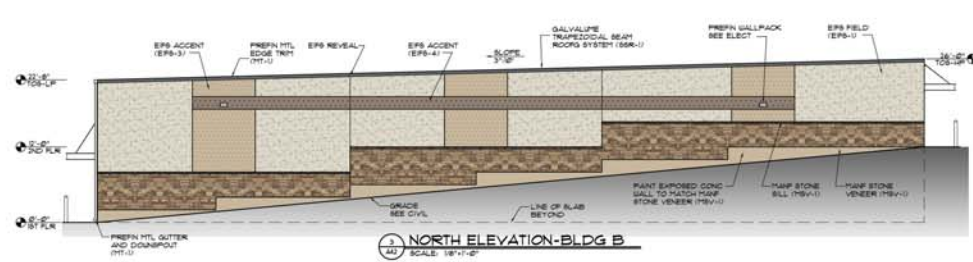
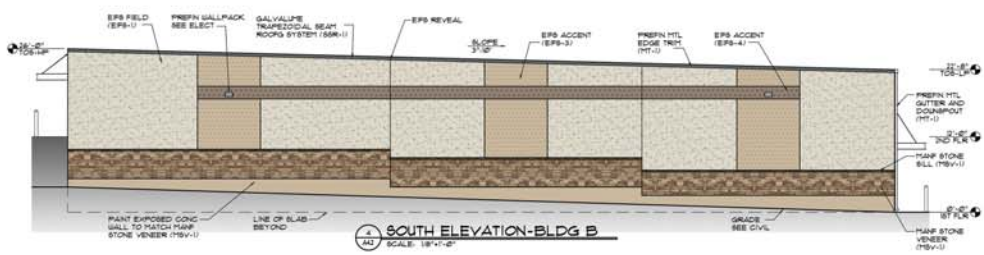
Proposed Self Storage
 US Route 6
 Mahopac, NY



ISSUE NOT FOR CONSTRUCTION REVISIONS

PROJECT NUMBER
 202302
 DATE
 7-10-23

SHEET NUMBER
A1.7



PROPOSED SELF STORAGE

US Route 6
Mahopac, NY

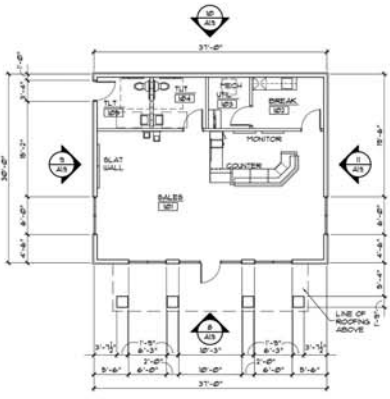
STANDARD ARCHITECTURE INC.
COURTESY: S.H. HAAS & ASSOCIATES
1000 WEST 10TH AVENUE
DENVER, CO 80202

SA

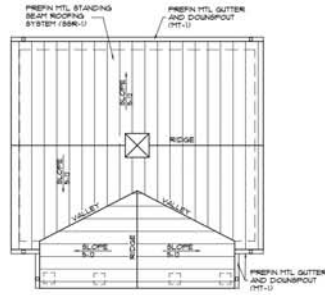
SCALE: NOT FOR CONSTRUCTION
REVISIONS:

PROJECT NUMBER: 202302
DATE: 7-10-23

SHEET NUMBER: **A4.2**



1 FLOOR PLAN - OFFICE
SCALE: 1/8"=1'-0"



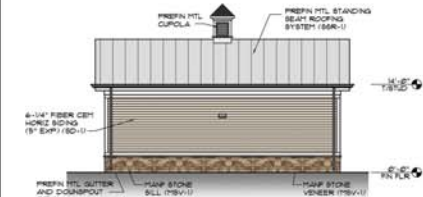
2 ROOF PLAN - OFFICE
SCALE: 1/8"=1'-0"



3 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



5 WEST ELEVATION
SCALE: 1/8"=1'-0"

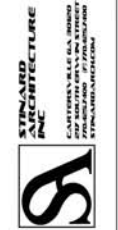


6 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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Proposed Self Storage

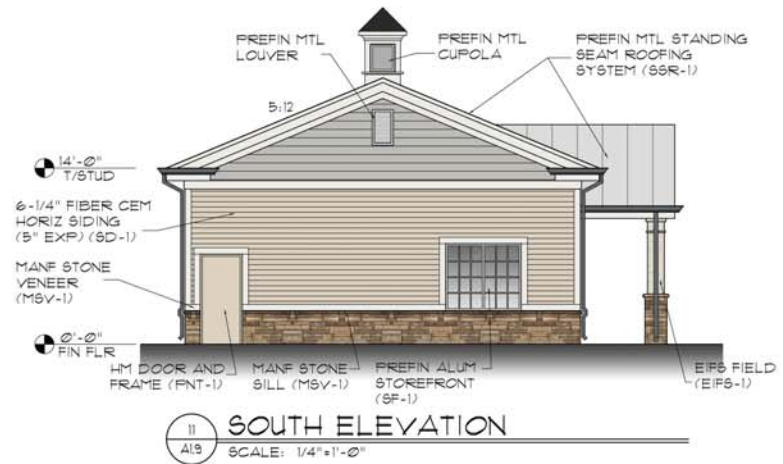
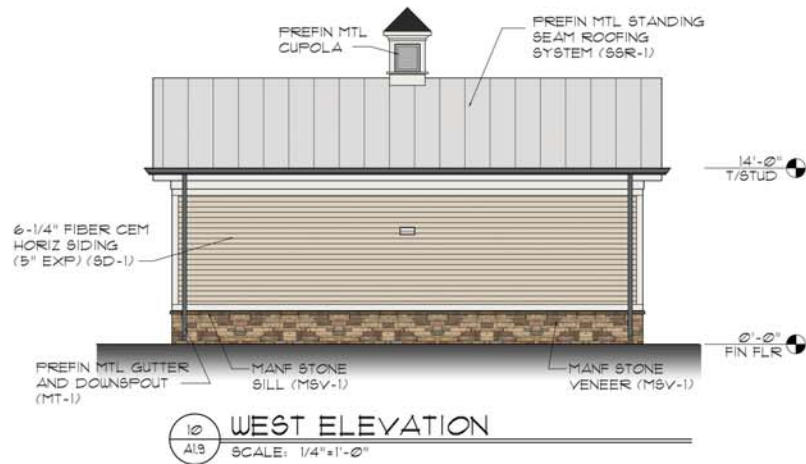
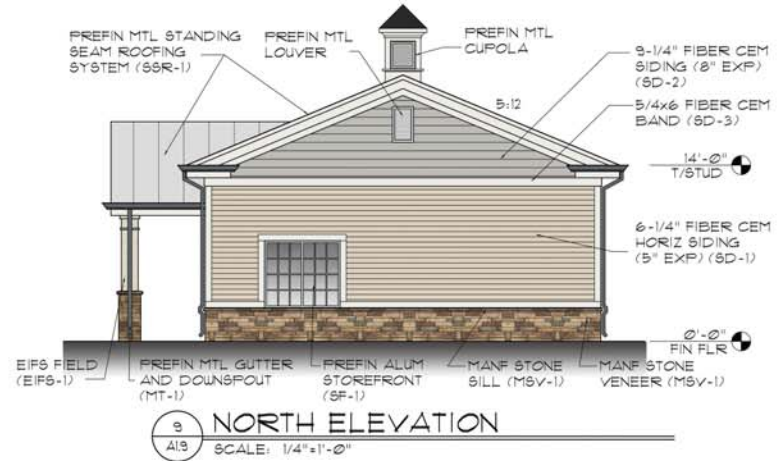
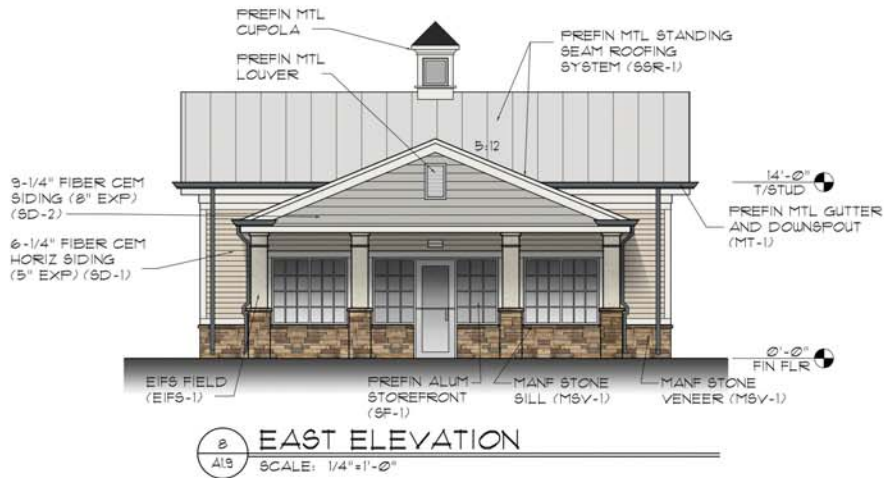
US Route 6
Mahopac, NY



FILED, NOT FOR CONSTRUCTION REVISIONS

PROJECT NUMBER: 202302
DATE: 6-26-23

SHEET NUMBER: A1.1



Proposed Self Storage

US Route 6
 Mahopac, NY

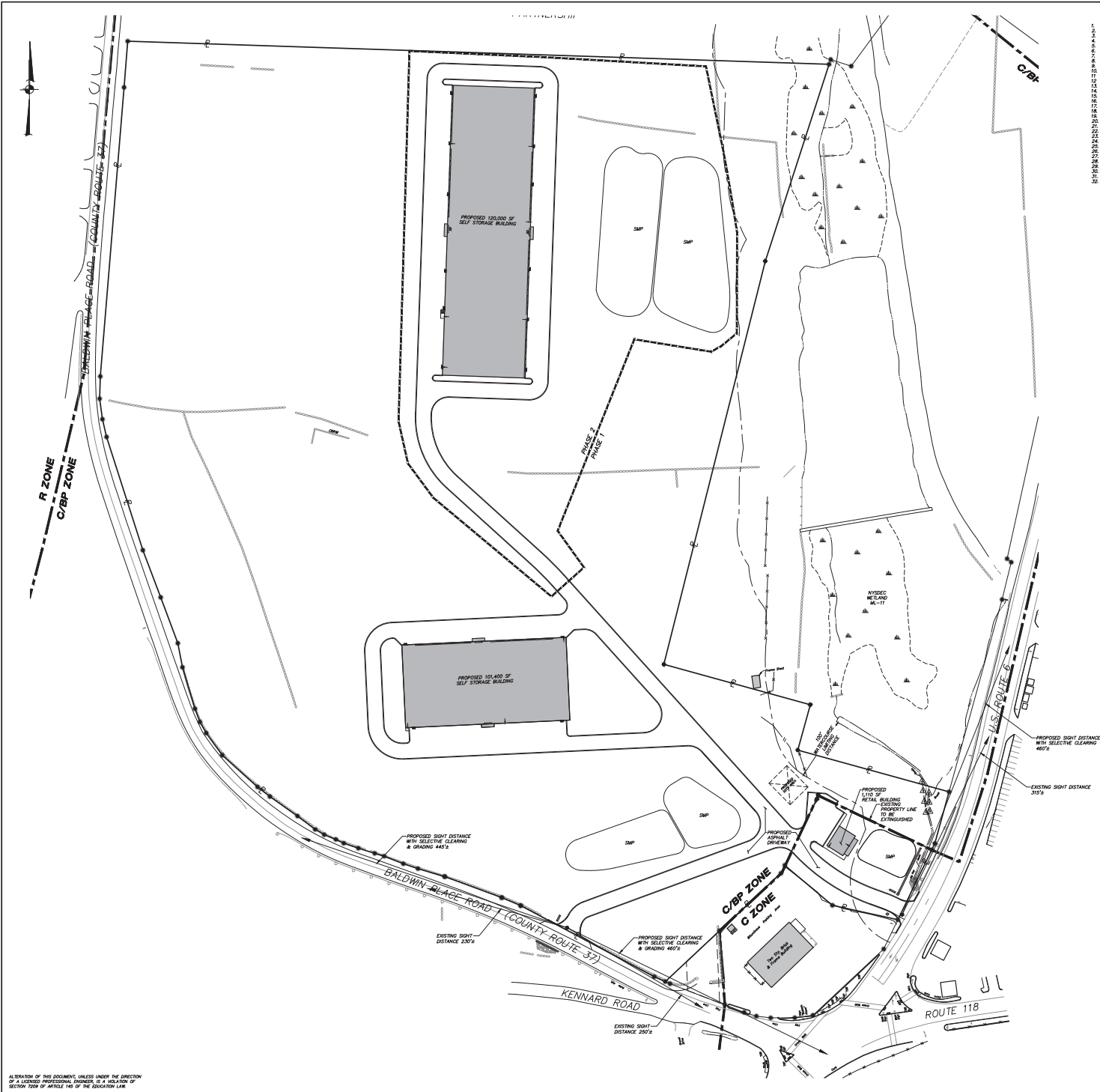


FILED NOT FOR CONSTRUCTION REVISIONS

PROJECT NUMBER: 202302
 DATE: 7-10-23

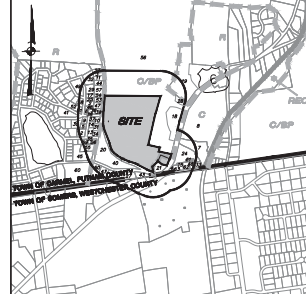
SHEET NUMBER

A1.9



500' ADJACERS:

- TOWN OF SOUTHSEA:**
1. Crossroads of Baldwin Place
 2. John White
 3. Barbara Horne
 4. 100 Baldwin Place LLC
 5. Sylvia Marzouq
 6. Peter Pauschke
 7. Michael Spivey
 8. Manager, Improvement Owner LLC
 9. Mike Tortorella
 10. Eric Alford
 11. Frank Our Company
 12. SIF Properties
 13. Stammer Co., LLC
 14. Andrea Marzouq
 15. Dennis Elliott Ives Family Trust
 16. Galy Chen
 17. Helen Bartlett
 18. Robert Rabin, II
 19. 102 W. E. LLC
 20. Ramal Creations Ltd
 21. Sun America LLC
 22. Pauline Baskin
 23. Tam O' Corner
 24. Loretta Baskin
 25. Michael Partridge
 26. Hudson Valley Fair Credit Union
 27. Peter Hodge
 28. Edw Brown
 29. Blair Stranges
 30. Joseph Grace
 31. Joseph Mirabe
 32. Jan Mirabe
 33. Robinson Wallace
 34. Peter Pauschke
 35. Stanley Jacobs
 36. Steven DeLoe
 37. Anthony Zontagovis, Jr.
 38. James Beall
 39. Margaret Ferraro
 40. John Scott
 41. Michael Dean
 42. Dennis Williams
 43. John Scott
 44. Deborah DeLoe-Ferraro
 45. Susan Rose Realty LLC
 46. Jerry Marabe
 47. Howard Sells
 48. Dennis DeLoe
 49. Pang Pang Fu
 50. Daniel DeLoe
 51. Joseph Covarette Aves Trust
 52. Rur DuCane
 53. Joseph Covarette Aves Trust
 54. Robert Stauffer
 55. Pauline Baskin
 56. Pauline Baskin
 57. Robert Stauffer
 58. Robert Stauffer
 59. Robert Stauffer
 60. Robert Stauffer
 61. Robert Stauffer
 62. Robert Stauffer
 63. Robert Stauffer
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 96. Robert Stauffer
 97. Robert Stauffer
 98. Robert Stauffer
 99. Robert Stauffer
 100. Robert Stauffer



LOCATION MAP SCALE: 1" = 1,000'

OWNER:
 Ramal Creations Ltd
 124 Ridge Road
 Montgomery, NY 12549

SITE DATA:
 Total Acreage 30.51 AC±
 For Map Use:
 2.8610-1-2 29.89 AC± (C/BP Zone)
 1.8610-1-3 0.62 AC± (C Zone)
 Proposed Use: Self Storage & Retail

APPLICANT:
 Donald Reid Development
 880 Marston Highway
 Suite 150-347
 Roswell, GA 30075

GENERAL NOTES:

1. Property line, topography, site features and wetlands shown herein are taken from survey work conducted by SIDA Engineering, Surveying & Landscape Architecture, P.C. on March 14, 2023.
2. Cuts, elevations, manholes, guide rails, and drainage shall conform to the requirements of § 128 of the Town of Carmel Code.
3. All drawings shall be in accordance with § 128 of the Town of Carmel Code.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2009 OF ARTICLE 146 OF THE EDUCATION LAW.

2	7/11/23	REVISED PER DOWNS, DORCH & TOWN COMMENTS	JMP
1	5-15-23	REVISED PER FB COMMENTS	MEL
NO.	DATE	REVISION	BY

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

3 Carroll Place
 Carmel, NY 12512
 (845) 225-8992
 (845) 225-8997 fax
 www.insite-arg.com

PROJECT:
 DPD - SELF STORAGE

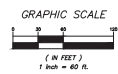
4 BALDWIN PLACE ROAD, TOWN OF CARMEL, PUTNAM COUNTY, NY

DRAWING:
 OVERALL PLAN

PROJECT NUMBER: 22242.100 PROJECT MANAGER: R.D.W. DRAWING NO.: SHEET: 1

DATE: 5-15-23 DRAWN BY: M.E.U. CHECKED BY: A.D.T.

SCALE: 1" = 60'

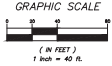




LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING STONE WALL
	EXISTING WETLAND LINE AND SYMBOL
	EXISTING WETLAND BUFFER
	EXISTING BRUSH LINE
	EXISTING TREE LINE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	EXISTING BUILDING TO BE REMOVED

1	5-15-23	REVISED PER FB COMMENTS	MEU
NO.	DATE	REVISION	BY
PROJECT: DDP - SELF STORAGE			3 Carrett Place Camel, NJ 07012 (908) 225-8997 (908) 225-8997 fax www.insite-arg.com
PROJECT NUMBER: 22242.100 PROJECT MANAGER: R.D.W. DRAWING NO.: 2 DATE: 3-8-23 DRAWN BY: M.E.U. SHEET: 2 SCALE: 1" = 40' CHECKED BY: A.D.T.			



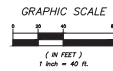
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 1088 OF ARTICLE 146 OF THE EDUCATION LAW.



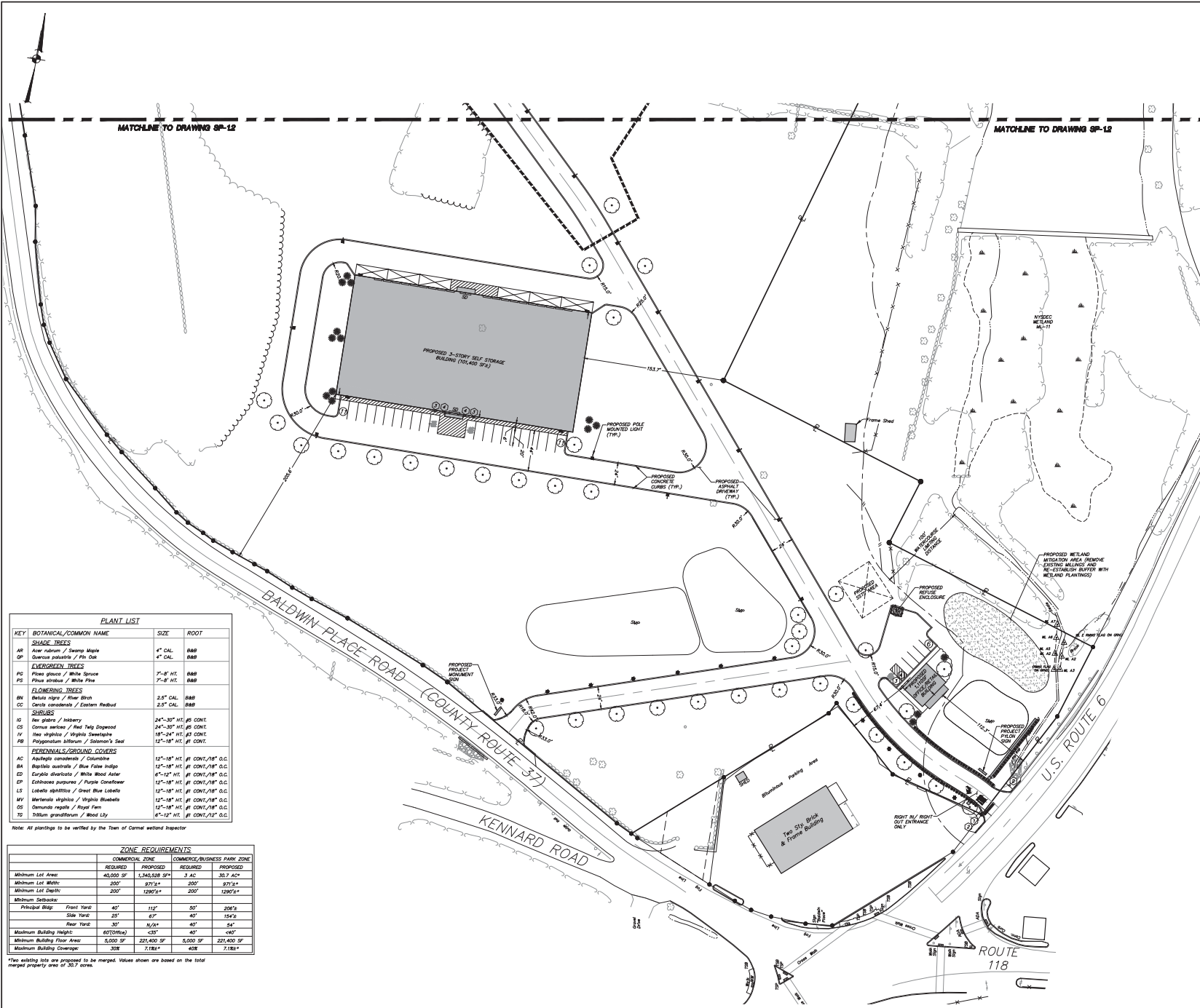
LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING STONE WALL
	EXISTING WETLAND LINE AND SYMBOL
	EXISTING WETLAND BUFFER
	EXISTING WATERCOURSE
	EXISTING BRUSH LINE
	EXISTING TREE LINE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	EXISTING BUILDING TO BE REMOVED



ALLOCATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 1009 OF ARTICLE 146 OF THE EDUCATION LAW.



2	7/12/23	REVISED FOR TOWN COMMENTS	BY:
1	5-15-23	REVISED FOR TOWN COMMENTS	MEL
NO.	DATE	REVISION	BY
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			3 Carroll Place Carmel, NY 12016 (518) 225-8997 (518) 225-8997 fax www.insite-arg.com
PROJECT: DDP - SELF STORAGE			
1 BALDWIN PLACE ROAD, TOWN OF CAMEL, PUTNAM COUNTY, NY			
DRAWING: EXISTING CONDITIONS PLAN			
PROJECT NUMBER	22242.100	PROJECT MANAGER	R.D.W.
DATE	3-8-23	DRAWN BY	M.E.U.
SCALE	1" = 40'	CHECKED BY	A.D.T.
			DRAWING NO. EX-1.2 SHEET 3 OF X



LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING STONE WALL
	EXISTING WETLAND LINE AND SYMBOL
	EXISTING WETLAND BUFFER
	EXISTING WATERCOURSE
	EXISTING BRUSH LINE
	EXISTING TREE LINE
	PROPOSED # OF STALLS TO BE STRIPED
	PROPOSED CONCRETE CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED EDGE OF SIDEWALK
	PROPOSED RETAINING WALL
	PROPOSED PAINTED HANDICAP PARKING SYMBOL
	PROPOSED DOUBLE STOPBAR
	PROPOSED DOUBLE YELLOW LINE
	PROPOSED SINGLE BROKEN WHITE LINE
	PROPOSED PAINTED DIRECTIONAL ARROW
	PROPOSED PAINTED HANDICAP PARKING SYMBOL
	PROPOSED ADA COMPLIANT RAMP
	PROPOSED STRIPED ISLAND
	PROPOSED LOADING SPACE
	PROPOSED RECYCLE / TRASH CONTAINER / REFUSE ENCLOSURE
	PROPOSED SINGLE POLE SIGN
	PROPOSED DOUBLE POLE SIGN
	PROPOSED DOUBLE SIDED SIGN
	PROPOSED BOLLARD
	PROPOSED GRADE RAIL
	PROPOSED POLE MOUNTED LIGHT
	PROPOSED POST MOUNTED LIGHT
	PROPOSED BUILDING MOUNTED LIGHT
	PROPOSED DOWN LOCATION
	PROPOSED OVERHEAD DOOR LOCATION
	PROPOSED LANDSCAPING
	PROPOSED TREE LINE

SIGN DATA TABLE

LOCATION NO.	TEXT	MULTIPLY NUMBER	SIZE OF SIGN	DESCRIPTION
1	STOP	R1-10	30" x 30"	White on Red
2	NO PARKING	R3-2	30" x 30"	White Background Black Arrow Red Symbol Black Border
3	NO PARKING	NY R7-8	12" x 18"	Green on White Blue Symbol
4	NO PARKING	R7-8P	12" x 18"	Green on White
4	NO PARKING	R7-1	12" x 18"	Red on White

- LIGHTING NOTES:**
- All lighting shall be as noted on the plan or approved report.
 - Style and finish of all luminaires to be selected by owner.
 - Proposed lights will run on photocell during regular business hours, and will run on motion sensors after hours.
 - Sign location and shading of all proposed lighting shall prevent the spillover of light onto adjacent residential properties.
 - All light fixtures to be full cutoff to comply with dark sky guidelines.

PARKING / LOADING SUMMARY

ITEM	REQUIREMENT	PROVIDED
NETAL 1,110 SF @ 1 PARKING SPACE/2000 SF	= 6 REQUIRED	
SELF STORAGE 221,400 SF @ 1 PARKING SPACE/75,000 SF	= 29 SPACES REQUIRED	
TOTAL PARKING SPACES REQUIRED	= 35 SPACES	
LOADING		
SELF STORAGE 221,400 SF @ 1 FOR THE FIRST 10,000 SF	= 12 LOADING SPACES REQUIRED	
PROVIDED		18 LOADING SPACES

PLANT LIST

KEY	BOTANICAL/Common Name	SIZE	ROOT
SHADE TREES			
AR	Acer rubrum / Swamp Maple	4" CAL.	BAR
OP	Quercus prinus / Pin Oak	4" CAL.	BAR
EVERGREEN TREES			
PS	Pinus strobus / White Pine	7"-8" HT.	BAR
PS	Pinus strobus / White Pine	7"-8" HT.	BAR
FLOWERING TREES			
DN	Betula nigra / River Birch	2.5" CAL.	BAR
OC	Cercis canadensis / Eastern Redbud	2.5" CAL.	BAR
SHRUBS			
VI	Ilex glabra / Inkberry	24"-30" HT. @ 1 CONT.	
CS	Cornus sericea / Red Twig Dogwood	24"-30" HT. @ 1 CONT.	
VI	Ilex virginica / Virginia Sweetgum	18"-24" HT. @ 1 CONT.	
FB	Forbesium album / Sassafras	12"-18" HT. @ 1 CONT.	
PERENNIALS/GROUND COVERS			
AC	Asplenium platyneuron / Columbia	12"-18" HT. @ 1 CONT./18" O.C.	
BA	Baptisia australis / Blue False Indigo	10"-18" HT. @ 1 CONT./18" O.C.	
ED	Eurhynchium divaricatum / White Wood Aster	6"-12" HT. @ 1 CONT./18" O.C.	
EP	Euphorbia purpurea / Purple Coneflower	12"-18" HT. @ 1 CONT./18" O.C.	
LS	Lobelia spicata / Great Blue Lobelia	12"-18" HT. @ 1 CONT./18" O.C.	
MY	Myrica virginica / Virginia Sweetgum	12"-18" HT. @ 1 CONT./18" O.C.	
OS	Ornithoglossum virginicum / Star of Bethlehem	12"-18" HT. @ 1 CONT./18" O.C.	
TD	Thalictrum grandiflorum / Wood Lily	6"-12" HT. @ 1 CONT./12" O.C.	

Note: All plantings to be verified by the Town of Carmel wetland inspector

ZONE REQUIREMENTS

	COMMERCIAL ZONE	COMMERCIAL BUSINESS PARK ZONE
Minimum Lot Area:	40,000 SF	1,345,628 SF*
Minimum Lot Width:	200'	971.4'
Minimum Lot Depth:	200'	1,200.1'
Minimum setbacks:		
Principal Bldg. Front Yard:	40'	112'
Side Yard:	20'	40'
Rear Yard:	30'	40'
Maximum Building Height:	60' (Off-street)	40'
Minimum Building Foot Area:	5,000 SF	221,400 SF
Minimum Building Coverage:	30%	40%

*Two existing lots are proposed to be merged. Values shown are based on the total merged property area of 30.7 acres.

2 / 7/2/23 REVISED PER TOWN COMMENTS #1

1 5-15-23 REVISED PER FIB COMMENTS #1

NO. DATE REVISION #1

INSITE
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3 Carroll Place
Carmel, NY 12012
(845) 225-8997
www.insite-arg.com

PROJECT: **DDP - SELF STORAGE**

4 BALDWIN PLACE ROAD, TOWN OF CARMEL, PUTNAM COUNTY, NY

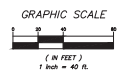
DRAWING: **LAYOUT & LANDSCAPE PLAN**

PROJECT NUMBER: 22242.100 PROJECT MANAGER: R.D.W. DRAWING NO.: SHEET

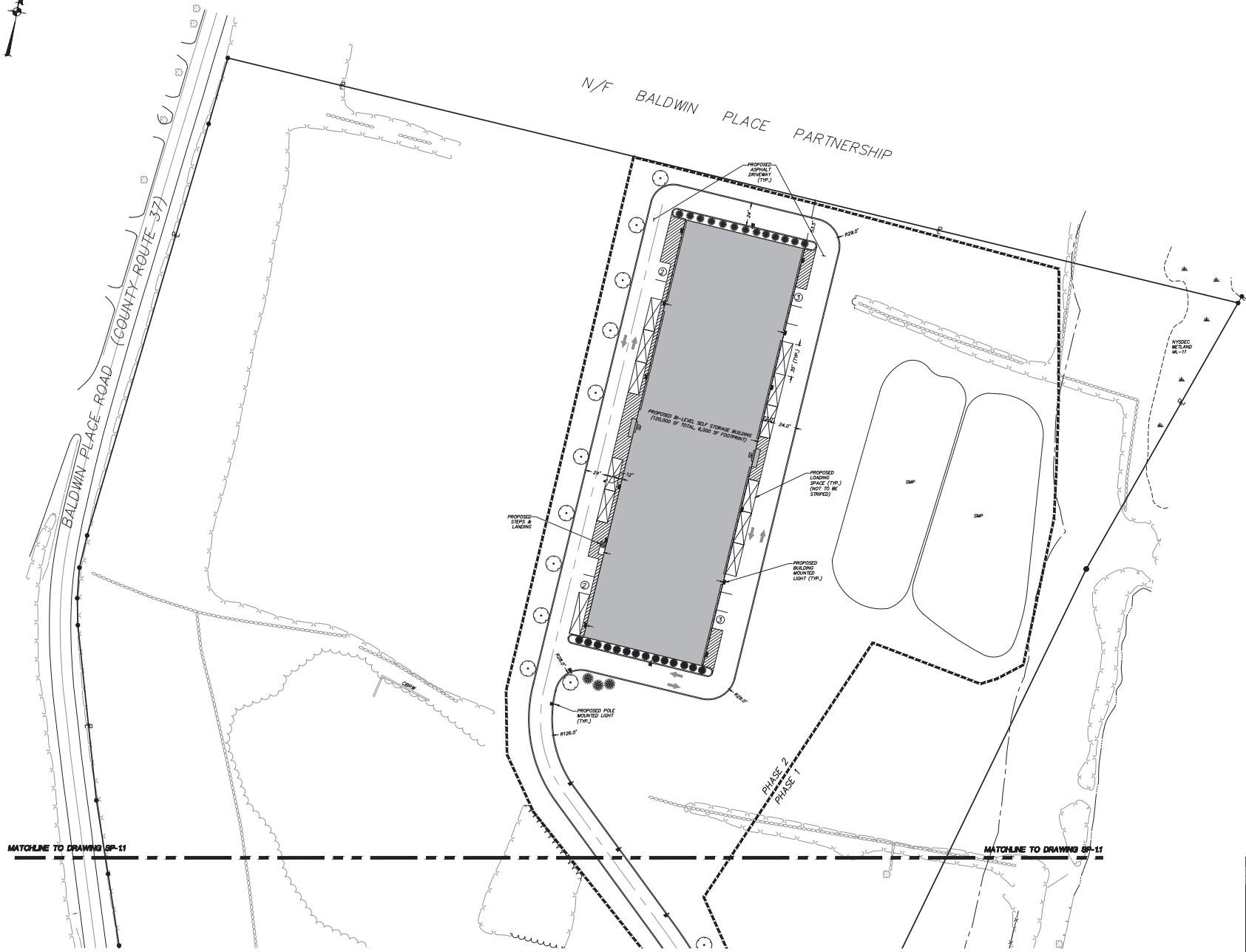
DATE: 3-8-23 DRAWN BY: M.E.U. DRAWING NO.: SHEET

SCALE: 1" = 40' CHECKED BY: A.D.T. DRAWING NO.: SHEET

SP-1.1 4 12



ALL INFORMATION ON THIS DOCUMENT UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 2009 OF ARTICLE 146 OF THE EDUCATION LAW

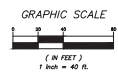


LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING STONE WALL
	EXISTING WETLAND LINE AND SYMBOL
	EXISTING WETLAND BUFFER
	EXISTING WATERCOURSE
	EXISTING BRUSH LINE
	EXISTING TREE LINE
	PROPOSED # OF STALLS TO BE STRIPED
	PROPOSED CONCRETE CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED EDGE OF SIDEWALK
	PROPOSED RETAINING WALL
	PROPOSED PAINTED CROSSWALK
	PROPOSED PAINTED STOPBAR
	PROPOSED DOUBLE YELLOW LINE
	PROPOSED SINGLE BROKEN WHITE LINE
	PROPOSED PAINTED DIRECTIONAL ARROW
	PROPOSED PAINTED HANDICAP PARKING SYMBOL
	PROPOSED ADA COMPLIANT RAMP
	PROPOSED STRIPED ISLAND
	PROPOSED LOADING SPACE
	PROPOSED RECYCLE / TRASH CONTAINER / REFUSE ENCLOSURE
	PROPOSED SINGLE POLE SIGN
	PROPOSED DOUBLE POLE SIGN
	PROPOSED DOUBLE SIDED SIGN
	PROPOSED BOLLARD
	PROPOSED GLIDE RAIL
	PROPOSED POLE MOUNTED LIGHT
	PROPOSED POST MOUNTED LIGHT
	PROPOSED BUILDING MOUNTED LIGHT
	PROPOSED SIGN LOCATION
	PROPOSED OVERHEAD DOOR LOCATION
	PROPOSED LANDSCAPING
	PROPOSED TREE LINE

MATCHLINE TO DRAWING SP-11

MATCHLINE TO DRAWING SP-11

PHASE 2
PHASE 1



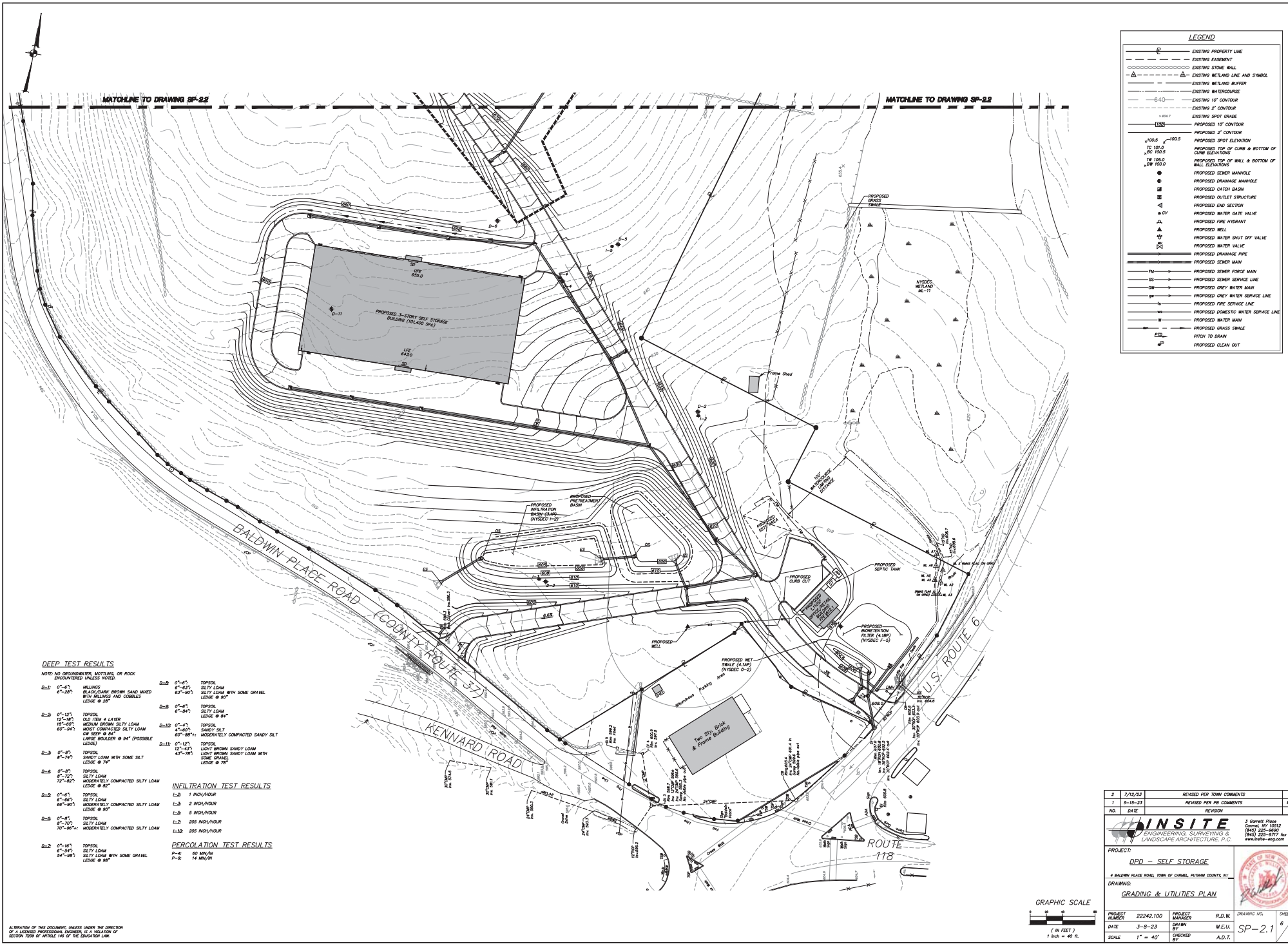
2	7/12/23	REVISED FOR TOWN COMMENTS	BY:
1	5-15-23	REVISED FOR PER COMMENTS	MEL
NO.	DATE	REVISION	BY

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PROJECT: DDP - SELF STORAGE			
4 BALDWIN PLACE ROAD, TOWN OF CAMEL, PUTNAM COUNTY, NY			
DRAWING: LAYOUT & LANDSCAPE PLAN			
PROJECT NUMBER	22242.100	PROJECT MANAGER	R.D.W.
DATE	3-8-23	DRAWN BY	D.S.W.
SCALE	1" = 40'	CHECKED BY	A.D.T.
DRAWING NO.			SHEET
SP-1.2			5
			12

ALLOCATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2009 OF ARTICLE 146 OF THE EDUCATION LAW.



LEGEND	
(Symbol)	EXISTING PROPERTY LINE
(Symbol)	EXISTING EASEMENT
(Symbol)	EXISTING STONE WALL
(Symbol)	EXISTING METLAND LINE AND SYMBOL
(Symbol)	EXISTING WATERBODIES
(Symbol)	EXISTING 10' CONTOUR
(Symbol)	EXISTING 2' CONTOUR
(Symbol)	EXISTING SPOT GRADE
(Symbol)	PROPOSED 10' CONTOUR
(Symbol)	PROPOSED 2' CONTOUR
(Symbol)	PROPOSED SPOT ELEVATION TO 105.0
(Symbol)	PROPOSED TOP OF CURB & BOTTOM OF CURB ELEVATIONS
(Symbol)	PROPOSED TOP OF WALL & BOTTOM OF WALL ELEVATIONS
(Symbol)	PROPOSED SEWER MANHOLE
(Symbol)	PROPOSED DRAINAGE MANHOLE
(Symbol)	PROPOSED OUTLET STRUCTURE
(Symbol)	PROPOSED 24" SECTION
(Symbol)	PROPOSED WATER GATE VALVE
(Symbol)	PROPOSED FREE HYDRANT
(Symbol)	PROPOSED WELL
(Symbol)	PROPOSED WATER SHUT OFF VALVE
(Symbol)	PROPOSED WATER VALVE
(Symbol)	PROPOSED DRAINAGE PIPE
(Symbol)	PROPOSED SEWER MAIN
(Symbol)	PROPOSED SEWER FORCE MAIN
(Symbol)	PROPOSED SEWER SERVICE LINE
(Symbol)	PROPOSED GREY WATER MAIN
(Symbol)	PROPOSED GREY WATER SERVICE LINE
(Symbol)	PROPOSED FIRE SERVICE LINE
(Symbol)	PROPOSED DOMESTIC WATER SERVICE LINE
(Symbol)	PROPOSED WATER MAIN
(Symbol)	PROPOSED GRASS SWALE
(Symbol)	PITCH TO DRAIN
(Symbol)	PROPOSED CLEAN OUT

DEEP TEST RESULTS

NOTE: NO GROUNDWATER, MOTILANS, OR ROCK ENCOUNTERED UNLESS NOTED.

D-1 0'-0" TO 6'-0" : MEDIUM BROWN SAND MIXED WITH SILTS AND COBBLES LEDE @ 28"	D-2 0'-0" TO 6'-0" : TOPSOIL SILTY LOAM SILTY LOAM WITH SOME GRAVEL LEDE @ 28"
D-3 0'-0" TO 12'-0" : OLD ITEM 4 LAYER MEDIUM BROWN SILTY LOAM MOSTLY COMPACTED SILTY LOAM OR SEEP @ 24"	D-4 0'-0" TO 12'-0" : TOPSOIL SILTY LOAM LEDE @ 24"
D-5 0'-0" TO 18'-0" : LARGELY MOISTURE @ 24" (POSSIBLE LEDE)	D-6 0'-0" TO 18'-0" : TOPSOIL SANDY SILT MODERATELY COMPACTED SANDY SILT LEDE @ 24"
D-7 0'-0" TO 24'-0" : TOPSOIL SANDY LOAM WITH SOME SILT LEDE @ 74"	D-8 0'-0" TO 24'-0" : TOPSOIL SANDY SILT MODERATELY COMPACTED SANDY SILT LEDE @ 74"
D-9 0'-0" TO 30'-0" : TOPSOIL SILTY LOAM MODERATELY COMPACTED SILTY LOAM LEDE @ 82"	D-10 0'-0" TO 30'-0" : TOPSOIL SILTY LOAM MODERATELY COMPACTED SILTY LOAM LEDE @ 82"
D-11 0'-0" TO 36'-0" : TOPSOIL SILTY LOAM MODERATELY COMPACTED SILTY LOAM LEDE @ 80"	D-12 0'-0" TO 36'-0" : TOPSOIL SILTY LOAM MODERATELY COMPACTED SILTY LOAM LEDE @ 80"
D-13 0'-0" TO 42'-0" : TOPSOIL SILTY LOAM MODERATELY COMPACTED SILTY LOAM LEDE @ 80"	D-14 0'-0" TO 42'-0" : TOPSOIL SILTY LOAM MODERATELY COMPACTED SILTY LOAM LEDE @ 80"

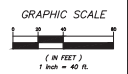
INFILTRATION TEST RESULTS

I-1 1 INCH/ HOUR	I-2 2 INCH/ HOUR
I-3 3 INCH/ HOUR	I-4 4 INCH/ HOUR
I-5 205 INCH/ HOUR	I-6 205 INCH/ HOUR
I-7 205 INCH/ HOUR	

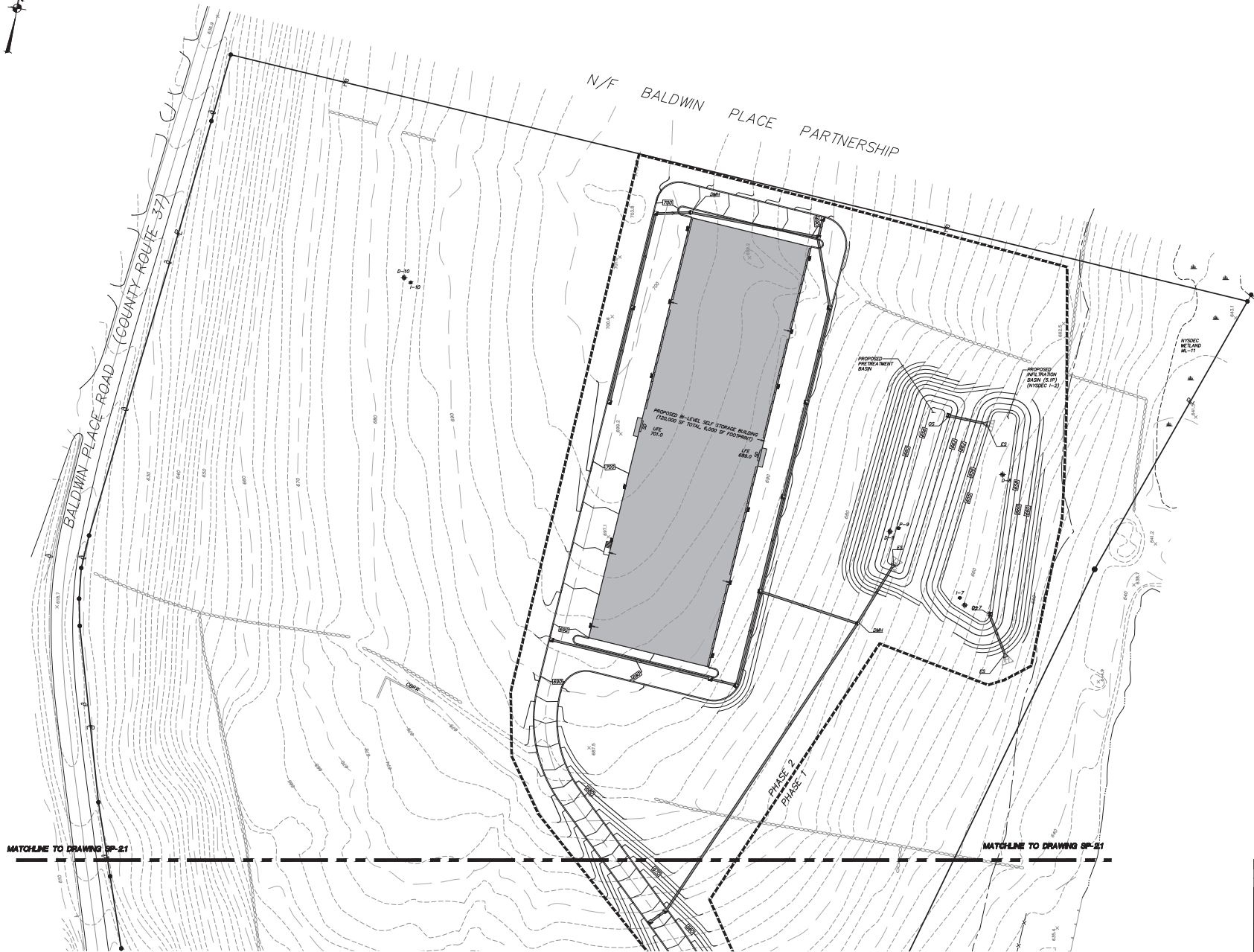
PERCOLATION TEST RESULTS

P-1 60 MIN/ IN	P-2 14 MIN/ IN
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ALIGNMENT OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 1008 OF ARTICLE 146 OF THE EDUCATION LAW.



2	2/12/23	REVISED FOR TOWN COMMENTS	BY
1	5-15-23	REVISED FOR PER COMMENTS	MEL
NO.	DATE	REVISION	BY
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
PROJECT: DDP - SELF STORAGE			
DRAWING: GRADING & UTILITIES PLAN			
PROJECT NUMBER	22242.100	PROJECT MANAGER	R.D.W.
DATE	3-8-23	DRAWN BY	M.E.U.
SCALE	1" = 40'	CHECKED BY	A.D.T.
			DRAWING NO. SP-2.1
			SHEET 6
			12

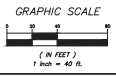


LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING STONE WALL
	EXISTING WETLAND LINE AND SYMBOL
	EXISTING WETLAND BUFFER
	EXISTING WETLAND BUFFER
	EXISTING 10' CONTOUR
	EXISTING 15' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	PROPOSED 10' CONTOUR
	PROPOSED 15' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF CURB & BOTTOM OF CURB ELEVATIONS
	PROPOSED TOP OF WALL & BOTTOM OF WALL ELEVATIONS
	PROPOSED SEWER MANHOLE
	PROPOSED DRAINAGE MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED OUTLET STRUCTURE
	PROPOSED INLET STRUCTURE
	PROPOSED WATER GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER SHUT OFF VALVE
	PROPOSED WATER VALVE
	PROPOSED DRAINAGE PIPE
	PROPOSED SEWER MAIN
	PROPOSED SEWER FORCE MAIN
	PROPOSED SEWER SERVICE LINE
	PROPOSED GREY WATER MAIN
	PROPOSED GREY WATER SERVICE LINE
	PROPOSED FIRE SERVICE LINE
	PROPOSED DOMESTIC WATER SERVICE LINE
	PROPOSED WATER MAIN
	PROPOSED GRASS SWALE
	PITCH TO DRAIN
	PROPOSED CLEAN OUT

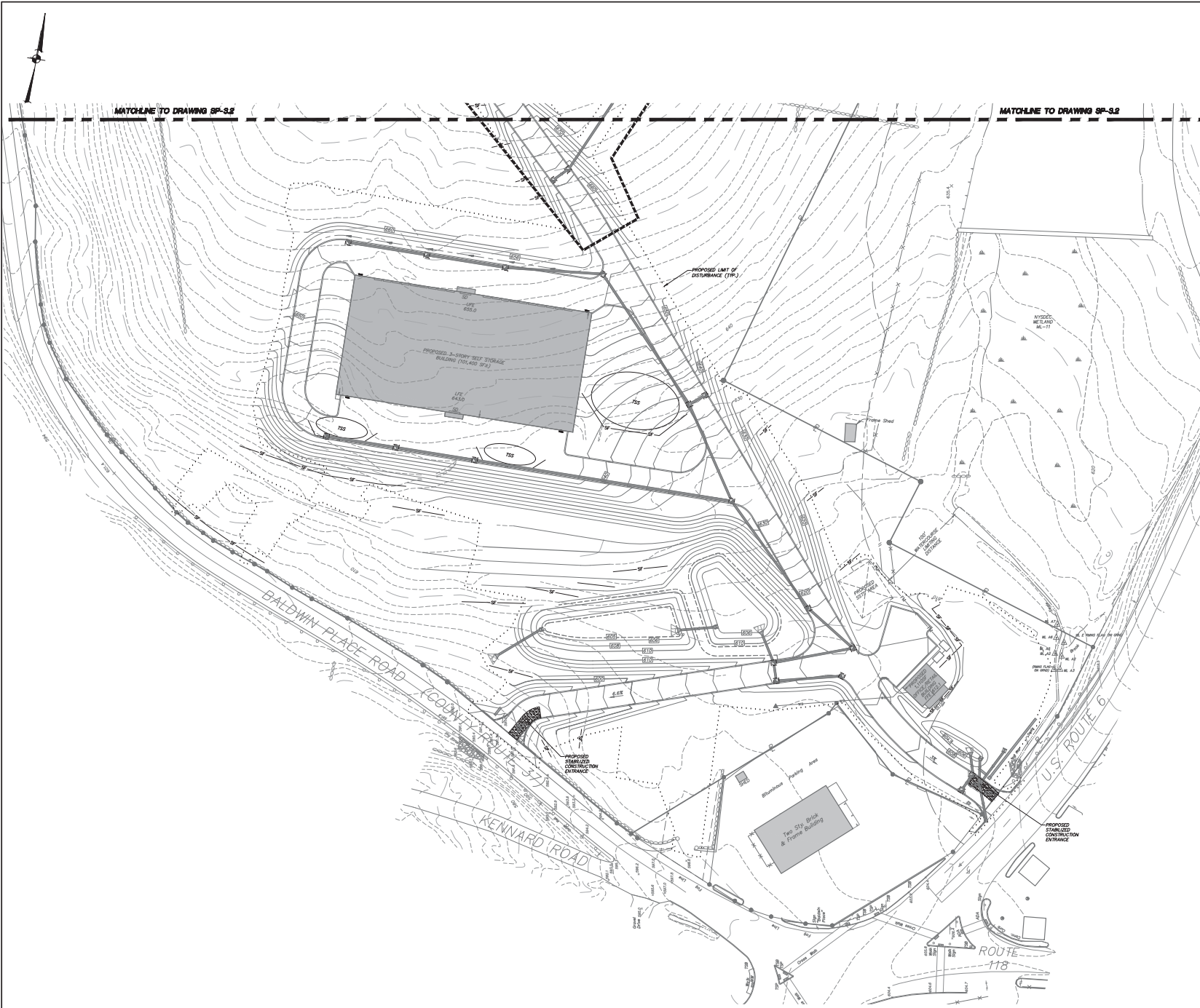
MATCHLINE TO DRAWING SP-21

MATCHLINE TO DRAWING SP-21



2	2/12/23	REVISED FOR TOWN COMMENTS	BY:
1	5-15-23	REVISED FOR COMMENTS	MEL
NO.	DATE	REVISION	BY
PROJECT: DDP - SELF STORAGE 4 BALDWIN PLACE ROAD, TOWN OF CAMEL, PUTNAM COUNTY, VA. DRAWING: GRADING & UTILITIES PLAN			
PROJECT NUMBER	22242.100	PROJECT MANAGER	R.D.W.
DATE	3-8-23	DRAWN BY	M.E.U.
SCALE	1" = 40'	CHECKED BY	A.D.T.
DRAWING NO.	SP-2.2	SHEET	7
			12

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING METLAND LINE AND SYMBOL
- EXISTING METLAND BUFFER
- EXISTING WINDROUSE
- 64.0— EXISTING 1' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- PROPOSED 1' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED TOP OF CURB & BOTTOM OF CURB ELEVATIONS
- TW 105.0 — PROPOSED TOP OF WALL & BOTTOM OF WALL ELEVATIONS
- BW 100.0 — PROPOSED SINKER MANHOLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- PROPOSED WATER GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WELL
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED DRAINAGE PIPE
- PROPOSED SINKER MAN
- PROPOSED SINKER FORCE MAIN
- PROPOSED SINKER SERVICE LINE
- PROPOSED GREY WATER MAIN
- PROPOSED GREY WATER SERVICE LINE
- PROPOSED FIRE SERVICE LINE
- PROPOSED DOMESTIC WATER SERVICE LINE
- PROPOSED WATER MAIN
- PROPOSED GRASS SWALE
- FITCH TO DRAIN
- PROPOSED CLEAN OUT
- PROPOSED SILT FENCE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED TEMPORARY SOIL STOCKPILE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED DRAINAGE STRUCTURE W/ INLET PROTECTION

2	2/12/23	REVISED FOR TOWN COMMENTS	BY:
1	5-15-23	REVISED FOR FIB COMMENTS	MEL
NO.	DATE	REVISION	BY

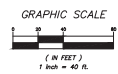
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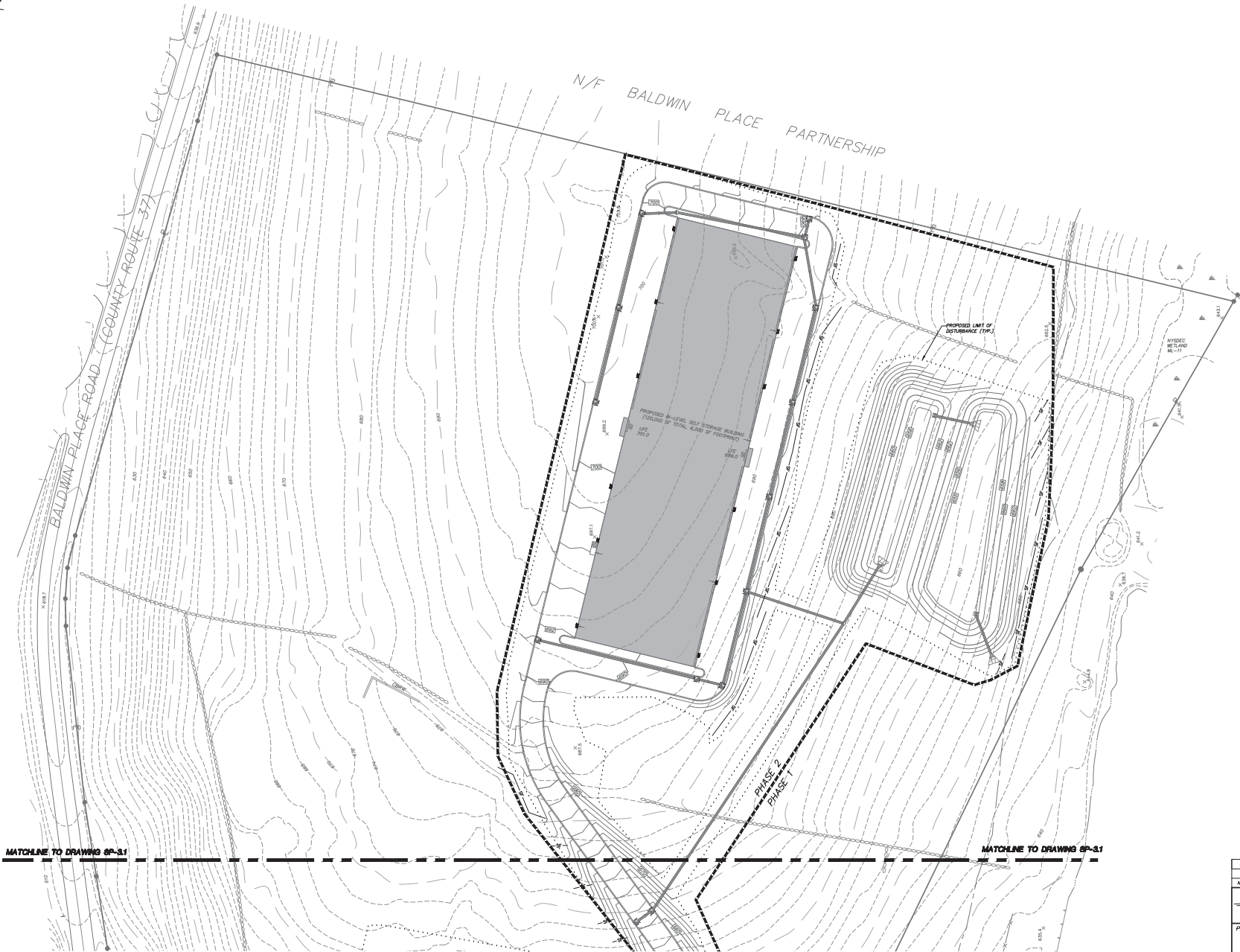
PROJECT: **DDP - SELF STORAGE**
 4 BALDWIN PLACE ROAD, TOWN OF CAMEL, PUTNAM COUNTY, NY

DRAWING: **EROSION & SEDIMENT CONTROL PLAN**

PROJECT NUMBER	22242.100	PROJECT MANAGER	R.D.W.	DRAWING NO.	SHEET
DATE	3-8-23	DRAWN BY	M.E.U.	SP-3.1	8
SCALE	1" = 40'	CHECKED BY	A.D.T.		12

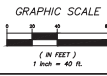


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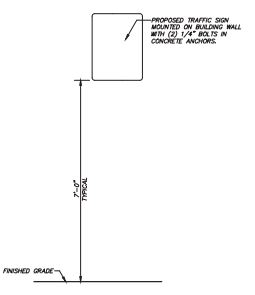


LEGEND	
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	EXISTING STONE WALL
	EXISTING WETLAND LINE AND SYMBOL
	EXISTING WETLAND BUFFER
	EXISTING WATERCOURSE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF CURB & BOTTOM OF CURB ELEVATIONS
	PROPOSED TOP OF WALL & BOTTOM OF WALL ELEVATIONS
	PROPOSED SEWER MANHOLE
	PROPOSED DRAINAGE MANHOLE
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	PROPOSED OUTLET STRUCTURE
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	PROPOSED WELL
	PROPOSED WATER SHUT OFF VALVE
	PROPOSED WATER VALVE
	PROPOSED DRAINAGE PIPE
	PROPOSED SEWER MAIN
	PROPOSED SEWER FORCE MAIN
	PROPOSED SEWER SERVICE LINE
	PROPOSED GREY WATER MAIN
	PROPOSED GREY WATER SERVICE LINE
	PROPOSED FIRE SERVICE LINE
	PROPOSED DOMESTIC WATER SERVICE LINE
	PROPOSED WATER MAIN
	PROPOSED GRASS SWALE
	PITCH TO DRAIN
	PROPOSED CLEAN OUT
	PROPOSED SALT FENCE
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED TEMPORARY SOIL STOCKPILE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED DRAINAGE STRUCTURE W/ INLET PROTECTION

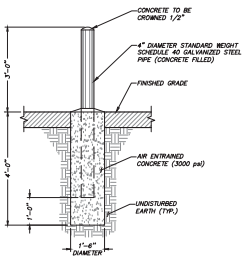
2	7/12/23	REVISED FOR TOWN COMMENTS	BY:
1	5-15-23	REVISED FOR TOWN COMMENTS	MEL
NO.	DATE	REVISION	BY
PROJECT: DDP - SELF STORAGE 4 BALDWIN PLACE ROAD, TOWN OF CAMEL, PUTNAM COUNTY, NY			3 Carrell Place Camel, NY 10512 (845) 225-8997 (845) 225-8997 fax www.insite-arg.com
DRAWING: EROSION & SEDIMENT CONTROL PLAN			
PROJECT NUMBER	22242.100	PROJECT MANAGER	R.D.W.
DATE	3-8-23	DRAWN BY	M.E.U.
SCALE	1" = 40'	CHECKED BY	A.D.T.
DRAWING NO.	SP-3.2	SHEET	9
			12



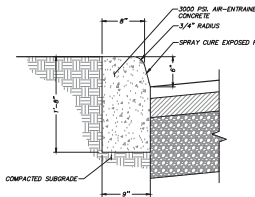
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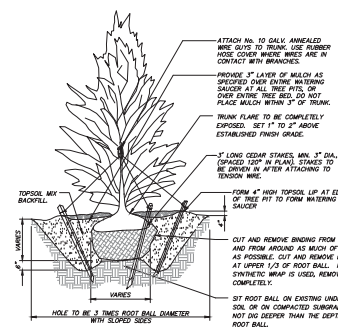
BUILDING MOUNTED SIGN DETAIL
(N.T.S.)



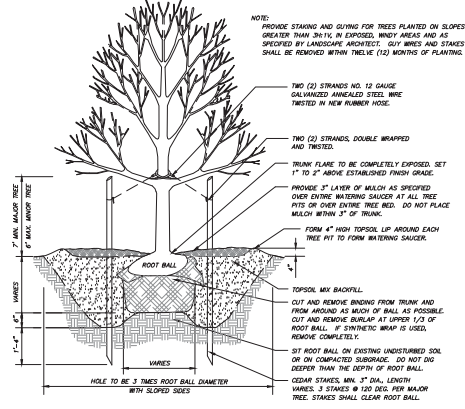
STEEL BOLLARD DETAIL
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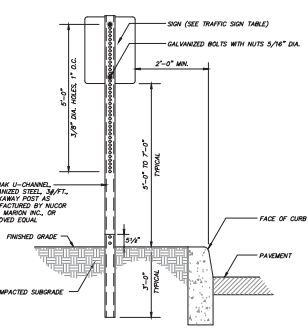
CONCRETE CURB DETAIL
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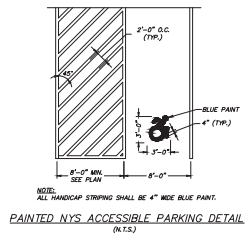
EVERGREEN TREE PLANTING DETAIL
(N.T.S.)



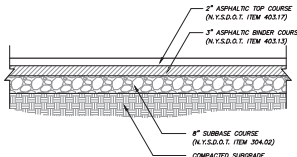
TREE PLANTING DETAIL
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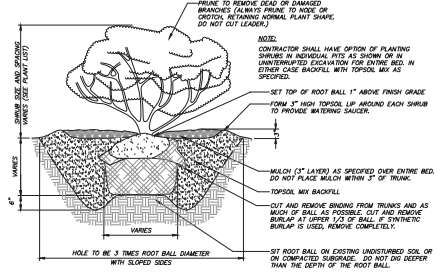
TRAFFIC SIGN DETAIL
(N.T.S.)



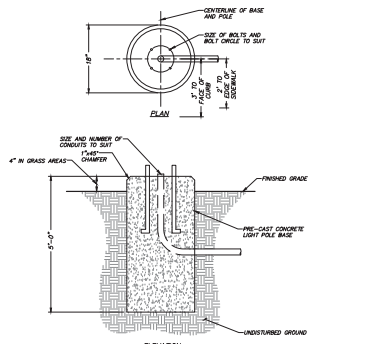
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(N.T.S.)



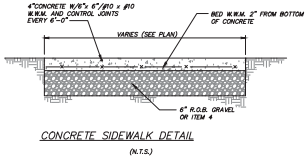
SITE PAVEMENT SECTION DETAIL
(N.T.S.)



SHRUB PLANTING DETAIL
(N.T.S.)



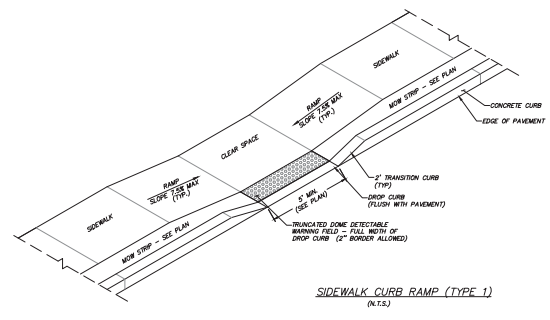
LIGHT POLE BASE DETAIL
(N.T.S.)



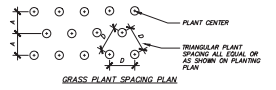
CONCRETE SIDEWALK DETAIL
(N.T.S.)

- GENERAL SITE SEEDING NOTES:**
- All proposed seeded areas to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
 - Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
 - seeder-seed mixture per drawing and seedling notes
 - 100-10-10 (No Phosphorus) fertilizer or equivalent
 - mulch 100 lbs per 1000 sq ft or 2" topsoil to be applied and anchored according to Item 3.02, SDRG
 - Stakeouts and Stakeouts (See Section 02050 - Anchor Stake)
 - The seeder prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
 - The seed mixes as specified on these drawings are as follows:
 - A. Seed Mix for lawn areas and most site planting areas at a rate of 100 lbs. per acre: Kentucky Bluegrass, Creeping Red Fescue, Perennial Ryegrass
 - B. Seed Mix for Medium density areas and S375 area as shown on the drawings at a rate of 15 lbs. per acre: Low-Growing Meadow & Grass Mix (28000-156) from Ernst Conservation Seeds of Mountain, PA.
 - C. Seed Mix for Medium areas as shown on the drawings, including tops of bams and backdrops of monuments of stormwater basins at a rate of 25 lbs. per acre: New England Conservation/Meadow Mix from New England Wetland Plants, Inc. of Amherst, MA.
 - D. Seed Mix for dry slopes along road sides as shown on the drawings at a rate of 30 lbs. per acre: New England Restorable Meadow Upland Seed Mix by New England Wetland Plants, Inc. of Amherst, MA.
 - E. Seed Mix for wet meadows and low areas along road side as shown on drawings at a rate of 30 lbs. per acre: New England Restorable Meadow Wet Meadow Seed Mix by New England Wetland Plants, Inc. of Amherst, MA.
 - F. Seed Mix for dry slopes along road sides as shown on the drawings at a rate of 35 lbs. per acre: New England Restorable Meadow Upland Seed Mix by New England Wetland Plants, Inc. of Amherst, MA.
 - G. Seed Mix for wet meadows and low areas along road side as shown on drawings at a rate of 30 lbs. per acre: New England Restorable Meadow Wet Meadow Seed Mix by New England Wetland Plants, Inc. of Amherst, MA.
 - See Drawing D-X "Site Details" for Stormwater Basin seeding.

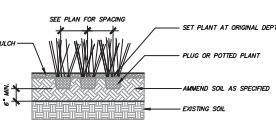
- GENERAL PLANTING NOTES:**
- All proposed planting beds to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
 - Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
 - No fertilizer shall be added to stormwater basin plantings. Nutrient requirements to be met by incorporation of appropriate organic matter.
 - All plant material to be nursery grown.
 - Plants shall conform with ANSI Z601 American Standard for Nursery Stock in all ways including dimensions.
 - Plant material shall be taken from healthy nursery stock.
 - All plants shall be grown under climate conditions similar to those in the locality of the project.
 - Plants shall be planted in all locations designed on the plan or as stated in the field by the Landscape Architect.
 - The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancy between the quantities of plants shown on the plans and the quality of plants in the Plant List.
 - Provide a 3" layer of shredded pine bark mulch (or as specified) over wide watering saucer of all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunk.
 - All landscape plantings shall be established in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.
 - See Drawing D-Y "Site Details" for Stormwater Basin plantings.



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



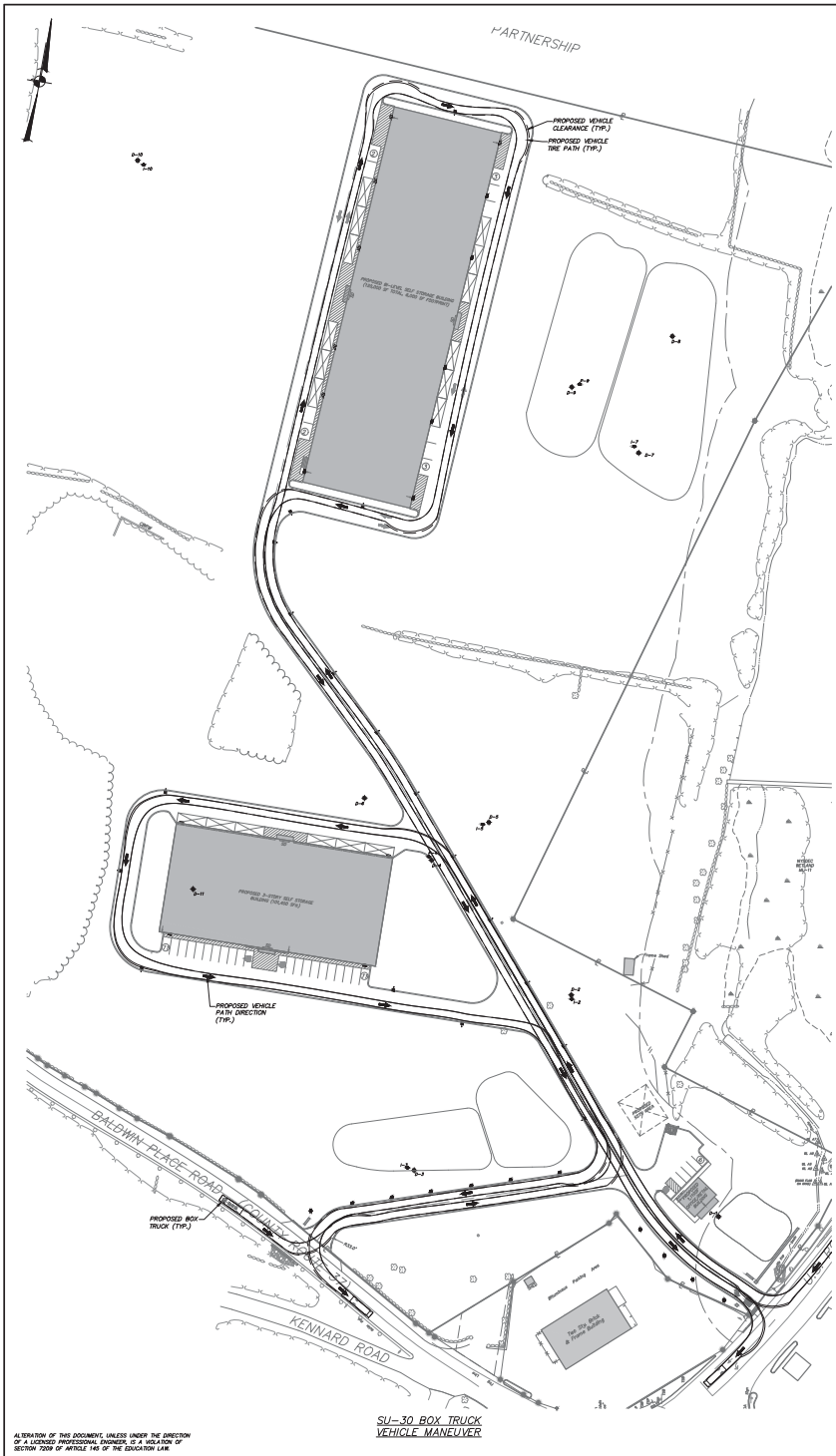
SPACING "D"	ROW "A"	PLANTS PER SQ. FT.
18" O.C.	20.8"	2.80
18" O.C.	15.6"	1.80
18" O.C.	10.4"	1.15
18" O.C.	6.2"	0.60
18" O.C.	4.9"	0.40



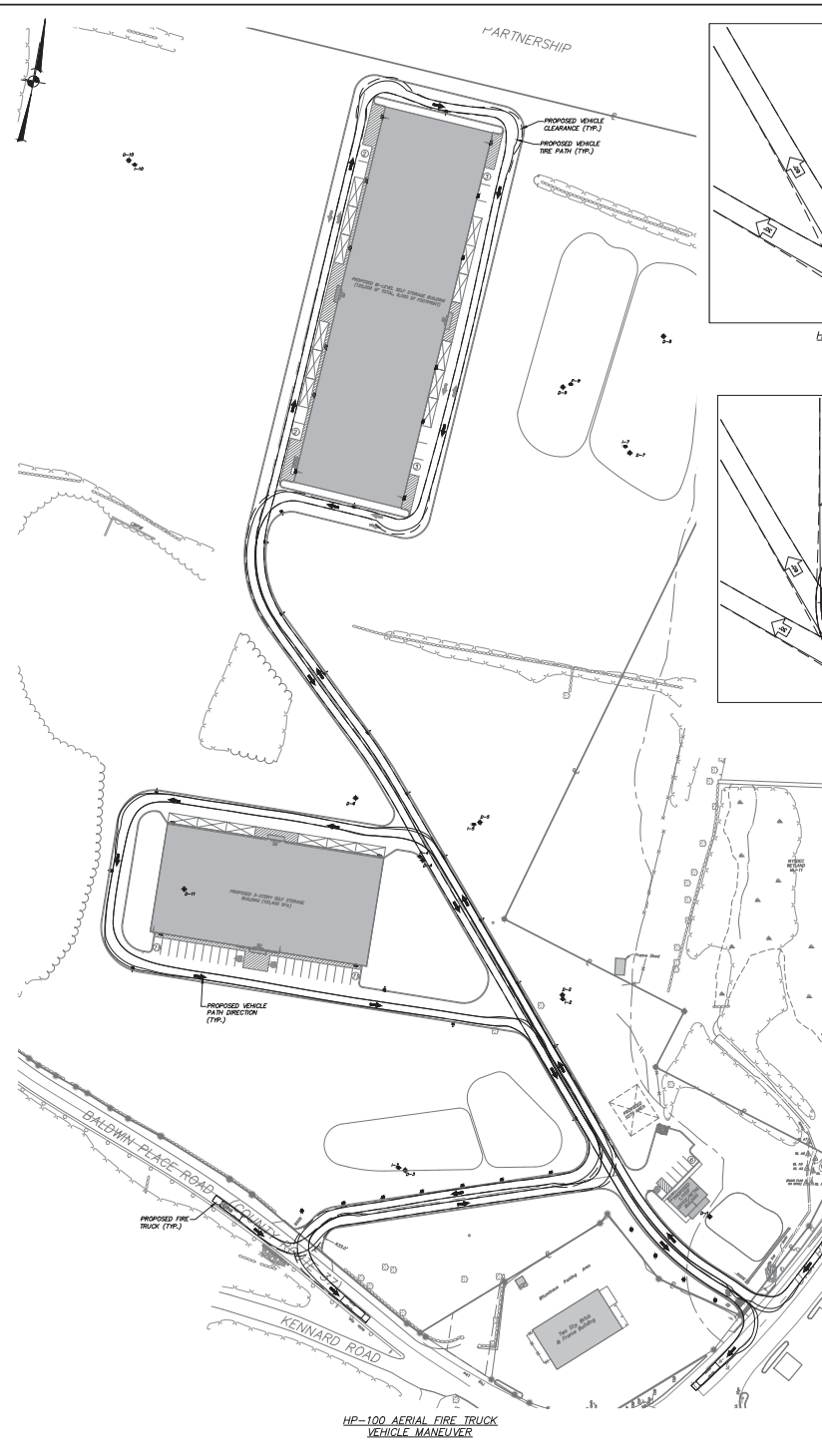
PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL
(N.T.S.)

2	7/12/23	REVISION FOR TOWN COMMENTS	BY:
1	5-15-23	REVISION FOR IFC COMMENTS	MEL
NO.	DATE	REVISION	BY
INSITE			
PROJECT: DDP - SELF STORAGE 4 BROWN PLACE ROAD, TOWN OF CAMEL, RUTLAND COUNTY, VT. DRAWING: DETAILS			
PROJECT NUMBER	22242.100	PROJECT MANAGER	R.D.W.
DATE	3-8-23	DRAWN BY	D.S.W.
SCALE	AS SHOWN	CHECKED BY	A.D.T.
3 Copied Plans Order # 10512 (802) 225-8992 (802) 225-8997 fax www.insite-arg.com			
SHEET D-1			10 x

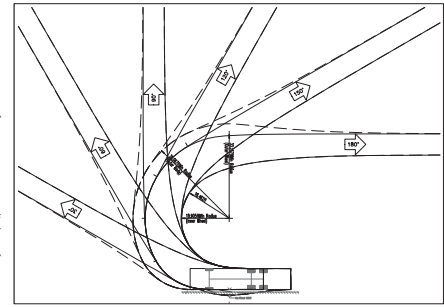
ALTOUGH OF THIS DOCUMENT, I AGREE UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2008 OF ARTICLE 146 OF THE STATUTES OF VERMONT.



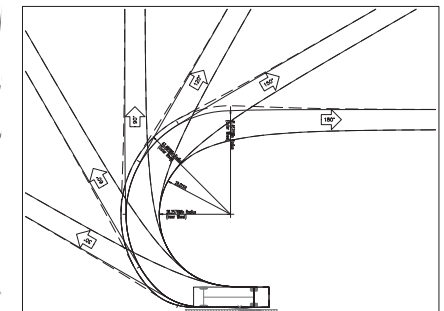
SU-30 BOX TRUCK
VEHICLE MANEUVER



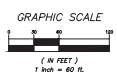
HP-100 AERIAL FIRE TRUCK
VEHICLE MANEUVER



HP-100 AERIAL FIRE TRUCK TEMPLATE



SU-30 BOX TRUCK TEMPLATE



2	7/12/23	REVISED FOR TOWN COMMENTS	BY:
1	5-15-23	REVISED FOR FIRE COMMENTS	MEL
NO.	DATE	REVISION	BY

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

3 Carrett Place
Carmel, NY 12012
(845) 225-8997
(845) 225-8997 fax
www.insite-arg.com

PROJECT:
DDP - SELF STORAGE
4 BALDWIN PLACE ROAD, TOWN OF CAMEL, PUTNAM COUNTY, NY
DRAWING:
VEHICLE MANEUVERING PLAN



PROJECT NUMBER	22242.100	PROJECT MANAGER	R.D.W.	DRAWING NO.	SHEET
DATE	5-15-23	DRAWN BY	J.F.R.	D-3	12
SCALE	1" = 60'	CHECKED BY	A.D.T.		

ALTOUGH OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 1009 OF ARTICLE 146 OF THE EDUCATION LAW

BIBBO ASSOCIATES, L.L.P.

Consulting Engineers

Timothy S. Allen, P.E.
Nicholas Gaboury, P.E.
Matthew J. Gironda, P.E.

July 5, 2023

Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541-2340

Attn: Mr. Craig Paepre, Chairman

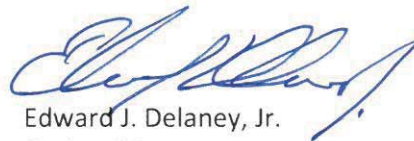
Re: Final Subdivision Application – 2-Lot
Yankee Land Development Subdivision
Bayberry Hill Road & Owen Drive
TM # 76.15-1-12

Dear Chairman and Members of the Board:

This letter will serve to request the Board to restart this 2-lot subdivision application. At our last meeting, on July 14, 2022, we introduced this alternative 2-lot proposed subdivision to replace our previously approved preliminary 14-lot subdivision. At that meeting the Board declared themselves SEQRA Lead Agency, and after all involved agencies were notified, requested that we proceed with the filing of a proposed plat for their further review. As a result we have attached 5-copies of this new 2-lot subdivision plat, dated 5/17/25023 and check #105 for \$4,000 (\$2,500 application fee + \$750/lot x 2 lots).

We respectfully request to be placed on your July 26, 2023 agenda for consideration.

Very truly yours,



Edward J. Delaney, Jr.
Project Manager

TSA/mme
Enclosures

cc: Angelo Luppino, Owner
Pat Cleary, Planner
Timothy S. Allen, P.E.

Site Design • Environmental

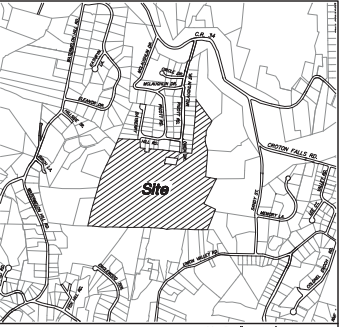
<p>Land Surveying by Insite Engineering, Surveying & Landscape Architecture, P.C.</p> <p>Land Surveyor's Certification</p> <p>I hereby certify that this survey was prepared and executed by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of New York. The title map was completed on March 28, 2023. The title map was prepared in accordance with the provisions of the Surveying and Mapping Law of 1980, as amended, and the rules and regulations of the State Board of Surveying and Mapping, as amended, and the rules and regulations of the State Board of Surveying and Mapping, as amended.</p> <p>By: JEFFREY A. DABOZA, L.S. New York State License No. 050749 © 2023 Insite Engineering, Surveying & Landscape Architecture, P.C.</p>	<p>Certification by Real Property Tax Dept.</p> <p>The Commissioner of Finance hereby certifies that all of the parcels shown on this map are subject to the provisions of the Real Property Tax Law, as amended, and that the parcels shown on this map are subject to the provisions of the Real Property Tax Law, as amended, and that the parcels shown on this map are subject to the provisions of the Real Property Tax Law, as amended.</p> <p>Signed: _____ Commissioner of Finance</p>	<p>Putnam County Department of Health Approval "Sanitary" Approval Statement</p> <p>I hereby certify that the provisions of a private water supply and sewerage system, as shown on this map, are in accordance with the provisions of the Health Code of the County of Putnam, as amended, and that the provisions of the Health Code of the County of Putnam, as amended, are in accordance with the provisions of Sections 1716 and 1717 of the Public Health Law.</p> <p>By: _____ Date: _____ Environmental Health Services</p>	<p>Owner Consent to File</p> <p>I hereby certify that the provisions of a private water supply and sewerage system, as shown on this map, are in accordance with the provisions of the Health Code of the County of Putnam, as amended, and that the provisions of the Health Code of the County of Putnam, as amended, are in accordance with the provisions of Sections 1716 and 1717 of the Public Health Law.</p> <p>Signed this _____ day of _____ By: _____ By: _____</p>
--	---	---	--

<p>Professional Engineer</p> <p>By: _____ Professional Engineer</p>	<p>Planning Board Town of Carmel</p> <p>Team of Carmel, Putnam County, New York, on the basis of the information provided and the conditions and specifications of this plan, we approve and ratify this approval.</p> <p>Signed this _____ day of _____ (Chairman - Carmel Planning Board)</p>
--	--

Revised: 5/18/23
Scale: 1" = 1000'

FIELD NOTES:
This map was prepared from the following information:
1. Aerial Photographs, 2018, and other maps.
2. Ground Control Points, 2023.
3. Surveying and Mapping Law of 1980, as amended, and the rules and regulations of the State Board of Surveying and Mapping, as amended.
4. Surveying and Mapping Law of 1980, as amended, and the rules and regulations of the State Board of Surveying and Mapping, as amended.
5. Surveying and Mapping Law of 1980, as amended, and the rules and regulations of the State Board of Surveying and Mapping, as amended.

GENERAL NOTES:
This map may not be used in connection with a "Survey Affidavit" or similar document, statement or resolution to obtain title insurance for any subsequent or future grantee.
Unsubstantiated information or information in this survey is a violation of Section 7205, subsection 2 of the New York State Education Law.
The attention of survey maps by anyone other than the original preparer is intended to be used in the general welfare and benefit of the public. Licensed Land Surveyors will not alter survey maps, survey plans, or survey notes prepared by others.
Underground structures, if any exist, are not shown hereon, except as noted. The location of underground structures or encroachments are not shown hereon and often must be estimated. If underground structures, encroachments, or encroachments exist and are not shown hereon, they may not be shown on this map and are not certified.
This property may be affected by instruments which have not been recorded to this survey. Users of this map should verify title with their attorney or a qualified title examiner.
Only copies from the original of this survey marked with the surveyor's embossed seal and correct copies of the surveyor's original work and copies of this document without a proper signature of the surveyor's embossed seal should be assumed to be an unauthorised copy.
Interior stone walls, chain-link fences and other structures and improvements shown hereon are located photographically.
Topography shown interpolated from aerial photographs existing by contour. Aerial Photographs taken 1982; vertical datum approximately NAD 83.
Due to excessive snow cover, some surface details may be missing.

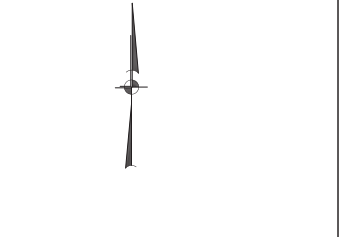


SITE DATA:
Site Map No. PL 15-1-12
Zone: Residential R-80
Total Acreage: 109.889

APPLICANT:
Yankee Land Development, LLC
127 Tappan St
Middletown, NY 10949

OWNER:
Yankee Land Development, LLC
127 Tappan St
Middletown, NY 10949

Lot No.	Existing Area	Proposed Area
1	8.1 Acres	5.1 Acres
2	4,786,852	109,889
Existing Parcel Area	2,347,879	53,893
	2,439,185	25,996
Total Parcel Area	4,786,765	109,889



ZONING SCHEDULE				
RESIDENTIAL DISTRICT	REQUIRED	LOT 1	LOT 2	
MINIMUM LOT AREA (SF)	120,000	2,347,887	2,419,697	
MINIMUM LOT WIDTH (FT)	200	1,288	1,278.4	
MINIMUM LOT DEPTH (FT)	200	2,008.4	1,769.7	
MINIMUM YARD:				
FRONT SETBACK (FT)	40	416.4	705.2	
DEEP SETBACK	25	134.2	548.9	
REAR SETBACK	40	1,914.8	978	
MAXIMUM BUILDING HEIGHT (FT)	35	<35	<35	
MAXIMUM LOT COVERAGE (%)	15	<15	<15	

Subdivision Plat
Prepared for
Yankee Land Development LLC
Situate in the
Town of Carmel
Putnam County, New York
Scale 1" = 100' Date: May 17, 2023