

**HAROLD GARY**  
*Chairman*

**CRAIG PAEPRER**  
*Vice Chairman*

**BOARD MEMBERS**  
ANTHONY GIANNICO  
DAVE FURFARO  
CARL STONE  
KIM KUGLER  
RAYMOND COTE

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



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

**MICHAEL CARNAZZA**  
*Director of Code  
Enforcement*

**RICHARD FRANZETTI, P.E.**  
*Town Engineer*

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

**PLANNING BOARD AGENDA**  
**AUGUST 8, 2018 – 7:00 P.M.**

**MEETING ROOM #2**

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

**RESOLUTION**

1. McDonald's USA, LLC. – 154 Route 6	86.11-1-22	12/12/17	Amended Site Plan
2. Mancini, Daniel & Courtney – 149 MacGregor Dr	64.13-1-75	6/7/18	Regrading Application
3. Alexandrion Distillery – 39 Seminary Hill Road	55.10-1-1	6/8/18	Amended Site Plan

**SITE PLAN**

4. Hillcrest Commons – Lot E-2.2 – Clapboard Ridge	44.10-2-4.2	7/13/18	Amended Site Plan
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**MISCELLANEOUS**

5. Gateway Summit Senior Housing – Lot 6 Gateway Drive	55.-2-24.6-1 55.-2-24.6-2	Re-Approval of Final Amended Site Plan
6. The Fairways Senior Housing – Lot 7 Gateway Drive	55.-2-24.8-1 55.-2-24.8-2	Re-Approval of Final Amended Site Plan
7. Yankee Development – Piggott Road	76.15-1-12	Extension of Preliminary Subdivision Approval
8. Minutes – 06/27/18		



July 13, 2018

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

RE: Hillcrest Commons (Lot E-2.2)  
Amended Site Plan  
Clapboard Ridge  
Tax Map No. 44.10-2-4.2

Dear Chairman Gary and Members of the Board:

On behalf of the project owner, BBJ Associates, LLC, enclosed please find Site Plan Application for amendment to a previously approved site plan, together with a check in the sum of \$3,000.00 for the required fee. In support of the Application, we have enclosed five (5) copies of the following plans for your review and consideration:

- Site Plan Drawings (9 sheets total), last revised July 13, 2018.
- Site Plan Application, dated July 11, 2018.
- List of 500' Adjoiners.
- Architectural Elevations and Floor Plans (Drawings A-0 through A-14) prepared by L&M Design, LLC, dated July 13, 2018.

The Planning Board granted Amended Final Site Plan approval, Final Subdivision approval, and an Amended Special Exception Use Permit for the 150-unit Hillcrest Commons senior multifamily project on December 15, 2010. The approved subdivision divided the Project into two parcels known as Lot E-2.1 (76 units) and Lot E-2.2 (74 units). The Project owner commenced construction in March of 2011 and as of this date the project roadway, off-site traffic improvements within Route 52, emergency access drive, stormwater facilities, sewer/water systems, utilities, landscaping and wetland mitigation have been substantially completed. Additionally, certificates of occupancy for three buildings located on Lot E-2.1 have been issued.

In order to meet the demand for affordable senior rental apartments, the owners have been preparing to proceed with construction of the buildings on Lot E-2.2. There are no significant changes to the previously approved Amended Site Plan with the exception of removing the pool, proposing alternative active recreation areas, and slight modifications to the building footprints. All other previously approved site improvements remain as proposed. In this regard, any proposed revisions to the Amended Site Plan are minor in nature and will not affect the Findings Statement adopted during the previous approval process for the project.


We respectfully request that this matter be added to the Board's July 25, 2018 meeting agenda for presentation and review of the requested Amended Site Plan.

Should you have any questions or comments regarding this information, please do not hesitate to contact our office.

Very truly yours,

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

By:

  
Jeffrey J. Contalmo, P.E.  
Senior Principal Engineer

JJC/jll/amk

Enclosure(s)

cc: John Bainlardi, WBP, with enclosures  
Bob Lipton, Carmel Fire Department, with plans

Insite File No. 12175.100



## 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 Lombetta 7/19/18  
Planning Board Secretary; Date

Redw 7/19/18  
Town Engineer; Date





## TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
<b>Lot size:</b> Acres: 39.3      Square Feet:		<b>Square footage of all existing structures (by floor):</b>	
<b># of existing parking spaces:</b> 0		<b># of proposed parking spaces:</b> 111	
<b># of existing dwelling units:</b> 0		<b># of proposed dwelling units:</b> 74	
<b>Is the site served by the following public utility infrastructure:</b>			
<ul style="list-style-type: none"> <li>▪ Is project in sewer district or will private septic system(s) be installed? <u>Sewer District</u></li> <li>▪ If yes to Sanitary Sewer answer the following:               <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ Is this an in-district connection? <input checked="" type="checkbox"/> Out-of district connection? <input type="checkbox"/></li> <li>▶ What is the total sewer capacity at time of application? <u>unknown</u></li> <li>▶ What is your anticipated average and maximum daily flow <u>5,060 gpd Anticipated</u></li> </ul> </li> </ul>			
<b>For Town of Carmel Town Engineer</b>			
▶ What is the sewer capacity <u>0.73 MGD</u> <u>Plant Capacity 1.1 MGD</u>			
<ul style="list-style-type: none"> <li>▪ Water Supply      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> </ul>			
If Yes: <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>▶ What is the total water capacity at time of application? <u>unknown</u></li> <li>▶ What is your anticipated average and maximum daily demand <u>5,060 gpd</u></li> </ul>			
<ul style="list-style-type: none"> <li>▪ Storm Sewer      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> </ul>			
<ul style="list-style-type: none"> <li>▪ Electric Service      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> </ul>			
<ul style="list-style-type: none"> <li>▪ Gas Service      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> </ul>			
<ul style="list-style-type: none"> <li>• Telephone/Cable Lines      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> </ul>			
<b>For Town of Carmel Town Engineer</b>			
Water Flows <u>7/19/18</u> Sewer Flows <u>7/19/18</u> Town Engineer; Date			
<b>What is the predominant soil type(s) on the site?</b>		<b>What is the approximate depth to water table?</b>	
Charlton-Chatfield 0-15% very rocky Chatfield-Hollis-rock Outcrop Complex 0-15 slopes		Greater than 6.5'	
<b>Site slope categories:</b>		<b>Estimated quantity of excavation:</b>	
15-25% <u>10</u> %      25-35% <u>10</u> %      >35% <u>5</u> %		Cut (C.Y.) <u>20,000</u> Fill (C.Y.) <u>18,000</u>	
<b>Is Blasting Proposed</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Unknown: <input type="checkbox"/>			
<b>Is the site located in a designated Critical Environmental Area?</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
<b>Does a curb cut exist on the site?</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		<b>Are new curb cuts proposed?</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
<b>What is the sight distance?</b> Left <u>300'</u> Right <u>Greater than 500'</u>			
<b>Is the site located within 500' of:</b>			
<ul style="list-style-type: none"> <li>• The boundary of an adjoining city, town or village      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>• The boundary of a state or county park, recreation area or road right-of-way      Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>• A county drainage channel line.      Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>• The boundary of state or county owned land on which a building is located      Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> </ul>			



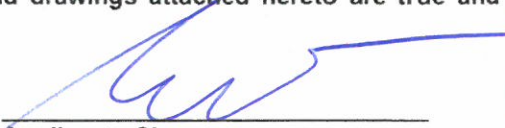

## TOWN OF CARMEL SITE PLAN APPLICATION

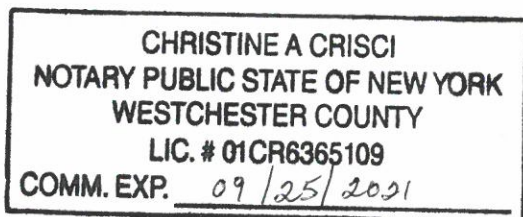
Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations <div style="text-align: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></div>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations <div style="text-align: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></div>			
Does the site disturb more than 5,000 sq ft		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input checked="" type="checkbox"/> No: <input 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 type="checkbox"/> No: <input checked="" 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 checked="" type="checkbox"/> No: <input type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input checked="" type="checkbox"/> Private: <input type="checkbox"/>			
Has this application been referred to the Fire Department?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
What is the estimated time of construction for the project? 2 years beginning in Fall 2018			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	50,000 sf *	1,486,661 sf **	No Change
Lot Coverage (Building)	35%	0	5%
Lot Width	200'	1,076'±	No Change
Lot Depth	200'	1,552'±	No Change
Front Yard	40'	N/A	110'±
Side Yard	25'	N/A	156'±
Rear Yard	30'	N/A	309'±
Minimum Required Floor Area	N/A	N/A	N/A
Floor Area Ratio	N/A	N/A	N/A
Height	40' / 2 stories	N/A	<40' / 2 stories
Off-Street Parking	1.5 spaces per unit	0 spaces	111 spaces
Off-Street Loading	N/A	N/A	N/A

\* Per senior housing requirements

\*\* Area stated only includes Carmel portion of lot

## TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	If yes, identify variances:
<b>PROPOSED BUILDING MATERIALS</b>	
Foundation	Concrete
Structural System	Wood Frame
Roof	Fiberglass Shingles
Exterior Walls	Vinyl Siding
<b>APPLICANTS ACKNOWLEDGEMENT</b>	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<u>BBJ Associates, LLC</u> Applicants Name	 Applicants Signature
Sworn before me this <u>10<sup>th</sup></u> day of <u>July</u> 20 <u>18</u>	
 Notary Public	







# 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 type="checkbox"/> N/A	<input type="checkbox"/>

Provide Copy.

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# 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 checked="" type="checkbox"/> ✓	<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 (pending)	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

I Jeffrey J. Contelmo, P.E. 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 - Applicant

7.16.18  
Date



Professionals Seal

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

\_\_\_\_\_  
Date





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



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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

7/30/18

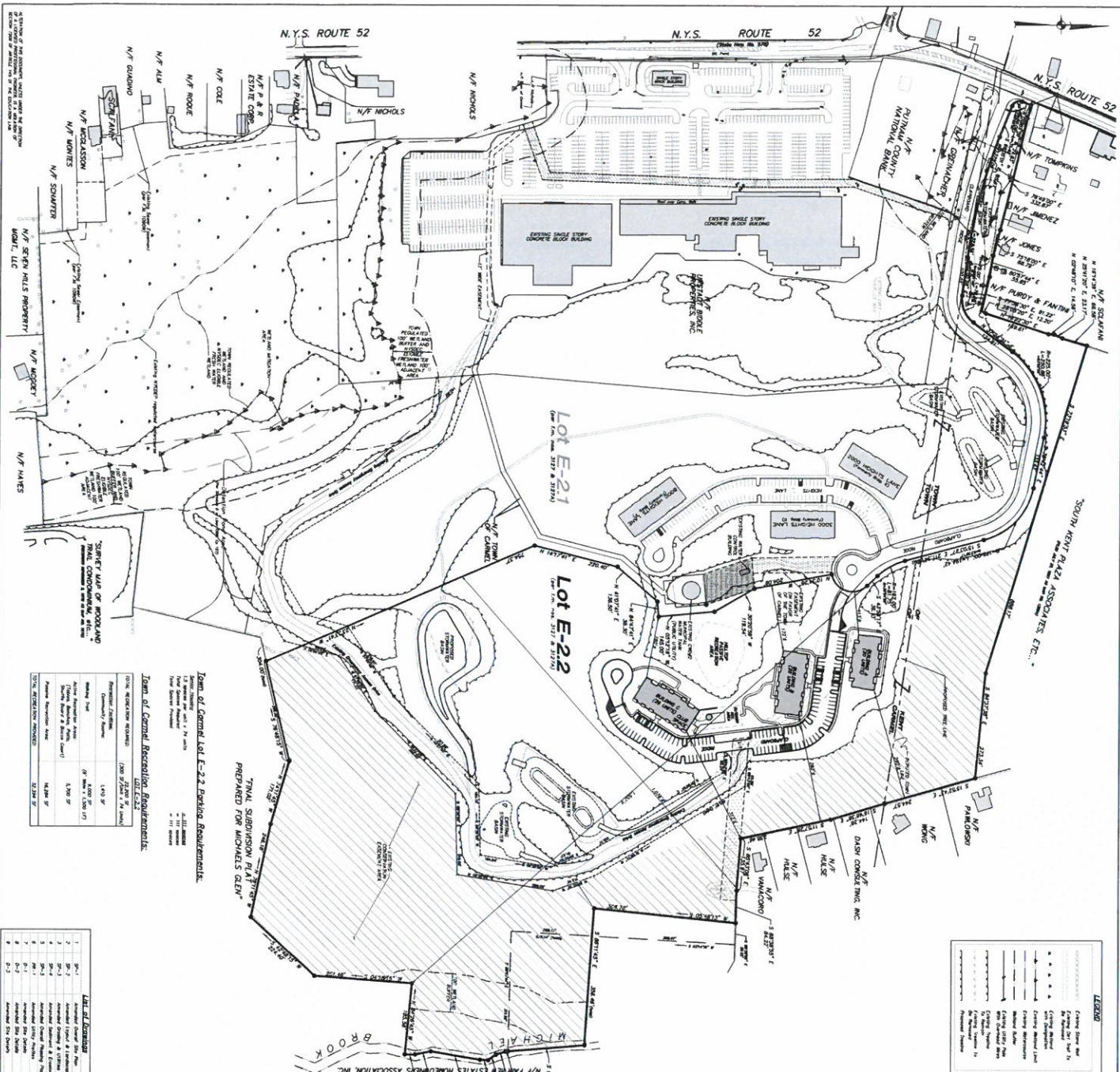
Date

R. J. [Signature]

Signature - Town Engineer

7/30/18

Date

[illegible][illegible][illegible]

**Record name/identif.**

\_\_\_\_\_

**File Date**

\_\_\_\_\_

**Scale:** 1 = 600

**Drawn by:** \_\_\_\_\_

**Scale:** \_\_\_\_\_

**Map No.:** \_\_\_\_\_

**Project Name:** \_\_\_\_\_

**City/Department:** \_\_\_\_\_

**1. Project:** \_\_\_\_\_

**2. Location:** \_\_\_\_\_

**3. Date:** \_\_\_\_\_

**4. Description:** \_\_\_\_\_

**5. Remarks:** \_\_\_\_\_

**6. Signature:** \_\_\_\_\_

**7. Date:** \_\_\_\_\_

**8. Initials:** \_\_\_\_\_

**9. Title:** \_\_\_\_\_

**10. Department:** \_\_\_\_\_

**11. City:** \_\_\_\_\_

**12. State:** \_\_\_\_\_

**13. Zip:** \_\_\_\_\_

**14. Country:** \_\_\_\_\_

**15. Notes:** \_\_\_\_\_

**16. Comments:** \_\_\_\_\_

**17. Additional Info:** \_\_\_\_\_

**18. Final Review:** \_\_\_\_\_

**19. Approval:** \_\_\_\_\_

**20. Date:** \_\_\_\_\_

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1. The following information was obtained from the file of the defendant, James Earl Ray, maintained by the FBI, Memphis, Tennessee, on 10/20/68, and is being furnished to you for information:
2. On 10/20/68, the defendant was arrested by the Memphis Police Department, Memphis, Tennessee, on a charge of possession of a dangerous weapon.
3. The defendant was arrested on a charge of possession of a dangerous weapon, and was taken to the Memphis Police Department, Memphis, Tennessee, where he was held in custody.
4. The defendant was arrested on a charge of possession of a dangerous weapon, and was taken to the Memphis Police Department, Memphis, Tennessee, where he was held in custody.
5. The defendant was arrested on a charge of possession of a dangerous weapon, and was taken to the Memphis Police Department, Memphis, Tennessee, where he was held in custody.
6. The defendant was arrested on a charge of possession of a dangerous weapon, and was taken to the Memphis Police Department, Memphis, Tennessee, where he was held in custody.
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10. The defendant was arrested on a charge of possession of a dangerous weapon, and was taken to the Memphis Police Department, Memphis, Tennessee, where he was held in custody.

ITEM RECORDING INFORMATION		DATE	
Item Number	Item Name	Item Date	Item Time
1	Item 1 Name	1/1/2011	1:00 PM
2	Item 2 Name	2/1/2011	2:00 PM
3	Item 3 Name	3/1/2011	3:00 PM
4	Item 4 Name	4/1/2011	4:00 PM
5	Item 5 Name	5/1/2011	5:00 PM
6	Item 6 Name	6/1/2011	6:00 PM
7	Item 7 Name	7/1/2011	7:00 PM
8	Item 8 Name	8/1/2011	8:00 PM
9	Item 9 Name	9/1/2011	9:00 PM
10	Item 10 Name	10/1/2011	10:00 PM
11	Item 11 Name	11/1/2011	11:00 PM
12	Item 12 Name	12/1/2011	12:00 PM

1	SP-1	Assaulted Owner Site Plan
2	SP-2	Assaulted Eminent & Landmark Plan
3	SP-3	Assaulted Eminent & Victim Plan
4	SP-4	Assaulted Eminent & Victim Control Plan
5	SP-5	Assaulted Eminent Planning Plan
6	SP-6	Assaulted Utility Services

Approved hereby provided this \_\_\_\_\_ day of \_\_\_\_\_  
if liability period is not waived within 12 months from the above  
date, this approval becomes null and void.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by \_\_\_\_\_  
[Name of General Managing Director]

DATE	12-1-13	PROJECT	1-10
DATE	12-2-13	PROJECT	1-10
DATE	12-3-13	PROJECT	1-10
DATE	12-4-13	PROJECT	1-10
DATE	12-5-13	PROJECT	1-10
DATE	12-6-13	PROJECT	1-10
DATE	12-7-13	PROJECT	1-10
DATE	12-8-13	PROJECT	1-10
DATE	12-9-13	PROJECT	1-10
DATE	12-10-13	PROJECT	1-10
DATE	12-11-13	PROJECT	1-10
DATE	12-12-13	PROJECT	1-10
DATE	12-13-13	PROJECT	1-10
DATE	12-14-13	PROJECT	1-10
DATE	12-15-13	PROJECT	1-10
DATE	12-16-13	PROJECT	1-10
DATE	12-17-13	PROJECT	1-10
DATE	12-18-13	PROJECT	1-10
DATE	12-19-13	PROJECT	1-10
DATE	12-20-13	PROJECT	1-10
DATE	12-21-13	PROJECT	1-10
DATE	12-22-13	PROJECT	1-10
DATE	12-23-13	PROJECT	1-10
DATE	12-24-13	PROJECT	1-10
DATE	12-25-13	PROJECT	1-10
DATE	12-26-13	PROJECT	1-10
DATE	12-27-13	PROJECT	1-10
DATE	12-28-13	PROJECT	1-10
DATE	12-29-13	PROJECT	1-10
DATE	12-30-13	PROJECT	1-10
DATE	12-31-13	PROJECT	1-10

















# **CONSTRUCTION SEQUENCE NOTES:**

1. For erosion control notes, see Drawing SP-6.
2. Each phase of work shall include sediment and erosion control measures as required in accordance with best management practices and the New York State Standards and Specifications for Erosion and Sediment Control prior to ground disturbing operations.
3. Each phase of work shall include the grading of all new road surfaces.
4. All roads to be graded and resurfaced in appropriate locations for future use on the site. If disturbed areas are to be permanently stabilized and protected.
5. All finished slopes greater than 3:1 are to be immediately stabilized.
6. The total area of undisturbed soils shall not exceed 5 percent of the total area. Should greater than 5 acres of undisturbed soils proposed to be disturbed at any time the following additional requirements apply:
  - A. The owner or operator shall have a qualified inspector conduct at least two (2) inspections every week (7) calendar days, for as long as greater than the (5) acres of soil remain disturbed. The two (2) inspections shall be conducted by a minimum of two (2) full-time staff.
  - B. In areas where soil disturbance activity has been temporarily or permanently ceased, temporary erosion prevention and stabilization measures shall be installed and maintained until the soil has been stabilized and the final disturbance activity ceased. The soil (5) acre maximum shall be maintained until the final disturbance activity is completed. The final disturbance activity shall be completed within the time period of the technical standards, New York State Standards and Specifications for Erosion and Sediment Control.
  - C. A grading plan that defines maximum disturbed area per phase and shows disturbed area and site is required.
  - D. The owner or operator shall install any additional site specific practices needed to protect water quality as requested by the Town or site engineer.
  - E. Written authorization is required from the NYSD and NYSED prior to the area of undisturbed soils exceeding 5 acres.

# **OVERALL CONSTRUCTION SEQUENCE:**

- 1A. Clear, remove debris of vegetation and stumps, no existing soil erosion, no erosion control measures required. (See Drawing SP-6) for erosion control measures.
- 1B. Grading and construction of roads, (See Drawing SP-6) for erosion control measures.
- 1C. Grading and construction of roads, (See Drawing SP-6) for erosion control measures.
2. Grading and construction of roads, (See Drawing SP-6) for erosion control measures.
- 3A. Grading and construction of roads, (See Drawing SP-6) for erosion control measures.
- 3B. Grading and construction of roads, (See Drawing SP-6) for erosion control measures.
- 3C. Grading and construction of roads, (See Drawing SP-6) for erosion control measures.
4. Grading and construction of roads, (See Drawing SP-6) for erosion control measures.
5. Grading and construction of roads, (See Drawing SP-6) for erosion control measures.
6. Grading and construction of roads, (See Drawing SP-6) for erosion control measures.

LEGEND	
	Existing Property Line
	Existing Drive Way
	Existing Driveway
	Existing Building
	Existing Parking
	Existing Road
	Existing Watercourse
	Existing Barrier
	Existing Fence
	Existing Utility
	Existing Light
	Existing Structure
	Proposed Property
	Proposed Disposition

2	2-13-18	REVISED BUILDING FOOTPRINTS & RELOCATION AREAS	J.F.
1	2-2-12	REVISED PER PUDOT COMMENTS	J.F.
NO.	DATE	REVISION	BY
<b>PROJECT:</b> HILLCREST COMMONS SENIOR HOUSING DEVELOPMENT (LOT E-2.2) 3 General Plans General, NY 0507 (647) 371-8900 (647) 225-8717 fax www.insite-nyc.com			
<b>DRAWING:</b> AMENDED OVERALL PHASING PLAN			
PROJECT	12/15/10	PROJECT MANAGER	J.F.C.
DATE	2-8-13	DRAWN	M.E.U.
SCALE	AS SHOWN	CHECKED	R.D.W.

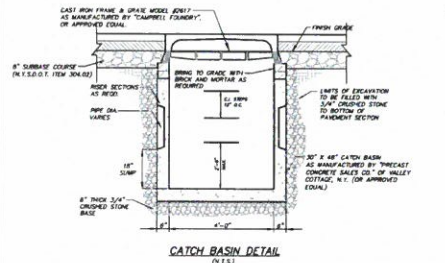




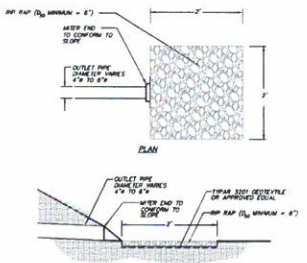




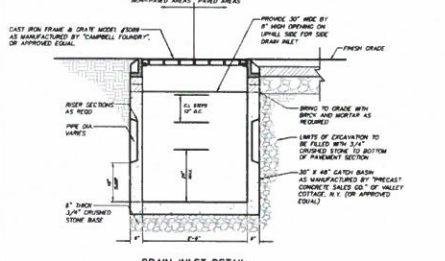




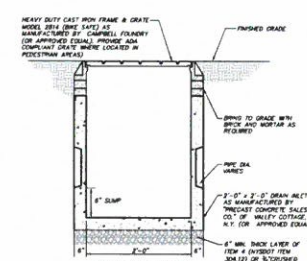
**CATCH BASIN DETAIL**  
(N.T.S.)  
(STRUCTURE AND GRATE TO BE DESIGNED FOR 40-PSI LOADS)



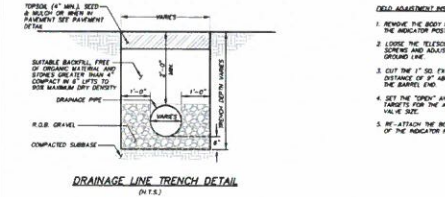
**RIP RAP APRON DETAIL**  
(N.T.S.)



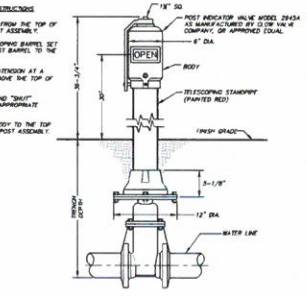
**DRAIN INLET DETAIL**  
(N.T.S.)  
(STRUCTURE AND GRATE TO BE DESIGNED FOR 40-PSI LOADS)



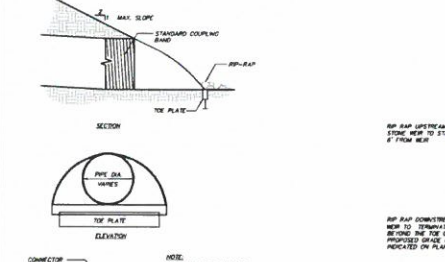
**YARD DRAIN DETAIL**  
(N.T.S.)



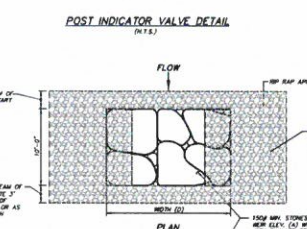
**DRAINAGE LINE TRENCH DETAIL**  
(N.T.S.)



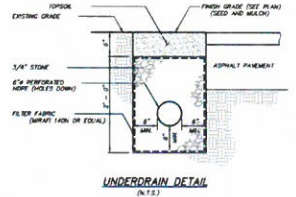
**POST INDICATOR VALVE DETAIL**  
(N.T.S.)



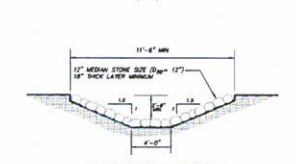
**END SECTION DETAIL**  
(N.T.S.)



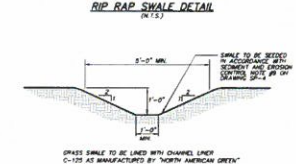
**STONE EMERGENCY OVERFLOW DETAIL**  
(N.T.S.)



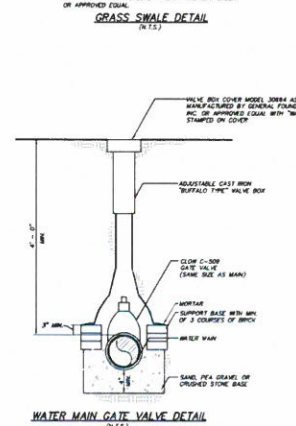
**UNDERDRAIN DETAIL**  
(N.T.S.)



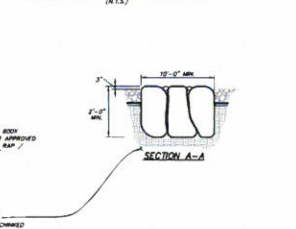
**RIP RAP SWALE DETAIL**  
(N.T.S.)



**GRASS SWALE DETAIL**  
(N.T.S.)

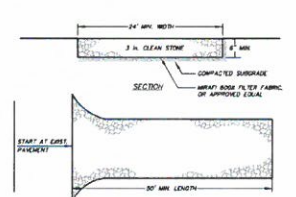


**WATER MAIN GATE VALVE DETAIL**  
(N.T.S.)



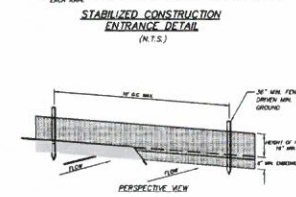
**SECTION A-A**

DESCRIPTION	NEW ELEV. (A)	NEW ELEV. (B)	NEW ELEV. (C)	WIDTH (D)
STONE EMERGENCY OVERFLOW FOR STORMWATER DETENTION BASIN	847.0	847.0	848.0	12'

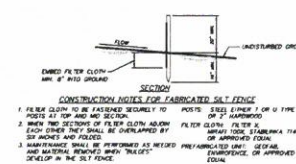


**INSTALLATION NOTES**

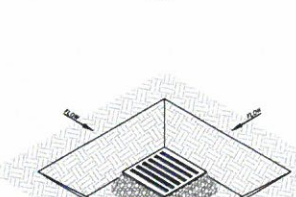
- STONE SIZE - USE 3\"/>



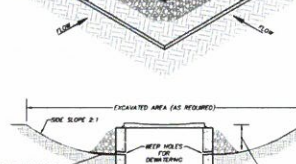
**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
(N.T.S.)



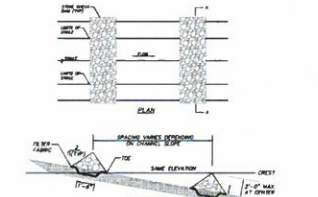
**SILT FENCE DETAIL**  
(N.T.S.)



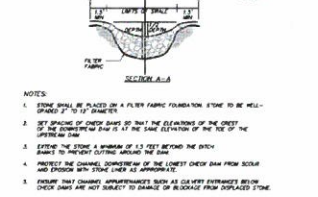
**CONCRETE WASHOUT AREA DETAIL**  
(N.T.S.)



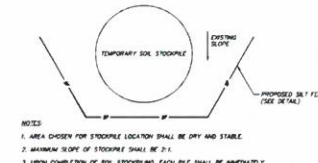
**EXCAVATED DROP INLET PROTECTION DETAIL**  
(N.T.S.)



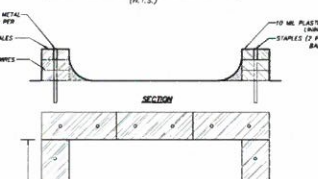
**SECTION A-A**



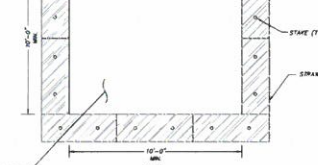
**STONE CHECK DAM DETAIL**  
(N.T.S.)



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



**SECTION**



**CONCRETE WASHOUT AREA DETAIL**  
(N.T.S.)

- TEMPORARY CONCRETE WASHOUT THAT ABOVE GRADE WILL BE CONSTRUCTED AS SHOWN ABOVE, WITH RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 30' X 30'.
- THE WASHOUT WILL BE MINIMUM OF 30' FROM STORM DRAIN INLET.
- PLASTIC LINING WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

1	2-12-18	REMOVED BUILDING FOOTPRINTS & RECREATION AREAS	APP
2	2-12-18	REMOVED FOR FLOOD COMMENTS	APP
3	2-12-18	REVISED FOR TOWN OF CANTON PLANNING BOARD COMMENTS	APP
4	2-12-18	REVISED FOR TOWN OF CANTON PLANNING BOARD COMMENTS	APP
5	2-12-18	REVISED FOR TOWN OF CANTON PLANNING BOARD COMMENTS	APP
6	2-12-18	REVISED FOR TOWN OF CANTON PLANNING BOARD COMMENTS	APP
7	2-12-18	REVISED FOR TOWN OF CANTON PLANNING BOARD COMMENTS	APP
8	2-12-18	REVISED FOR TOWN OF CANTON PLANNING BOARD COMMENTS	APP
9	2-12-18	REVISED FOR TOWN OF CANTON PLANNING BOARD COMMENTS	APP
10	2-12-18	REVISED FOR TOWN OF CANTON PLANNING BOARD COMMENTS	APP

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

PROJECT: **HILLOREST COMMONS SENIOR HOUSING DEVELOPMENT (LOT 1-2-2)**

DATE: 9-7-12  
SCALE: N.T.S.

DRAWING NO: 12175-100  
PROJECT: 12175-100  
DATE: 9-7-12  
SCALE: N.T.S.

PROJECT: 12175-100  
PROJECT: 12175-100  
DATE: 9-7-12  
SCALE: N.T.S.

DRAWING NO: 12175-100  
PROJECT: 12175-100  
DATE: 9-7-12  
SCALE: N.T.S.

D-2

IS A PROFESSIONAL ENGINEER, LICENSED UNDER THE JURISDICTION OF A LICENSED PROFESSIONAL ENGINEER, IT IS HEREBY CERTIFIED THAT THE DESIGN AND CONSTRUCTION OF THIS PROJECT HAVE BEEN REVIEWED AND APPROVED BY THE ENGINEER.





# GENERAL NOTES: BLDG 3

- A. YIELD SUMMARY - BLDG 3A:**  
 1. GROSS BUILDING FLOOR AREA: 21,397 SF  
 2. GROSS BLDG AREA - NET POOL FACILITIES: 26,531 SF  
 3. TOTAL NUMBER OF APARTMENTS: 24  
 4. ONE BEDROOM APT. TOTAL: 24  
 5. TWO BEDROOM APT. TOTAL: 4
- B. PROGRAM HIGHLIGHTS:**  
 1. COMMUNITY SPACE - INFORMAL GATHERING AREA PROVIDED AT R1 FLOOR LEVEL.  
 2. LAUNDRY AREA LOCATED CONVENIENT TO ELEVATOR SERVICE.  
 3. POOL CHANGING AREAS PROVIDED AS REQUIRED BY LOCAL SITE PLAN APPROVAL.
- C. YIELD SUMMARY - BLDG 3B:**  
 1. GROSS BUILDING FLOOR AREA: 26,397 SF  
 2. GROSS BLDG AREA - NET POOL FACILITIES: 31,531 SF  
 3. TOTAL NUMBER OF APARTMENTS: 24  
 4. ONE BEDROOM APT. TOTAL: 24  
 5. TWO BEDROOM APT. TOTAL: 4
- D. PROGRAM HIGHLIGHTS:**  
 1. LAUNDRY AREA LOCATED CONVENIENT TO ELEVATOR SERVICE.

## BUILDING 3A: R1 FLOOR

1. FLOOR GROSS SQ. FTG. = 6,219.7 SF  
 2. GROSS BLDG AREA - NET CLUB FACILITIES: 4,809.7 SF  
 3. MAIN ENTRANCE THIS FLOOR LEVEL.  
 A. COVERED ENTRANCE PORCH  
 B. AIR LOCK VESTIBULE WITH WALKOFF MATT  
 C. MAIL CENTER  
 4. APARTMENTS THIS FLOOR LEVEL  
 5. ONE BEDROOM = 4 APT.  
 6. TWO BEDROOM = 0 APT.  
 7. THREE EXITS.  
 8. ONE ACCESSIBLE ELEVATOR STOP.  
 9. JANITOR CLOSET NEAR MECHANICAL.  
 10. REFUSE STORAGE AND METER ROOMS.  
 11. COMMUNITY CLUB FACILITY THIS FLOOR.  
 1,400 SQUARE FOOT FACILITY SERVICED BY A SEPARATE ENTRANCE.

## BUILDING 3B: R1 FLOOR

1. FLOOR GROSS SQ. FTG. = 6,219.7 SF  
 2. GROSS BLDG AREA - NET CLUB FACILITIES: 4,809.7 SF  
 3. MAIN ENTRANCE THIS FLOOR LEVEL.  
 A. COVERED ENTRANCE PORCH  
 B. AIR LOCK VESTIBULE WITH WALKOFF MATT  
 C. MAIL CENTER  
 4. APARTMENTS THIS FLOOR LEVEL  
 5. ONE BEDROOM = 6 APT.  
 6. TWO BEDROOM = 0 APT.  
 7. THREE EXITS.  
 8. ONE ACCESSIBLE ELEVATOR STOP.  
 9. JANITOR CLOSET NEAR MECHANICAL.  
 10. REFUSE STORAGE AND METER ROOMS.

## BUILDING 3: R2 FLOOR

1. FLOOR GROSS SQ. FTG. = 10,219.9 SF  
 2. 11 APARTMENTS THIS FLOOR LEVEL  
 3. ONE BEDROOM = 9 APT.  
 4. TWO BEDROOM = 2 APT.  
 5. TWO EXIT STAIRS.  
 6. ONE ACCESSIBLE ELEVATOR STOP.  
 7. JANITOR CLOSET END OF CORRIDOR.  
 8. LAUNDRY ROOM.

## BUILDING 3: R3 FLOOR

1. FLOOR GROSS SQ. FTG. = 10,622.4 SF  
 2. 11 APARTMENTS THIS FLOOR LEVEL  
 3. ONE BEDROOM = 9 APT.  
 4. TWO BEDROOM = 2 APT.  
 5. TWO EXIT STAIRS.  
 6. ONE ACCESSIBLE ELEVATOR STOP.  
 7. JANITOR CLOSET END OF CORRIDOR.  
 8. LAUNDRY ROOM.

## NYS BUILDING CODE BRIEF

- A. OCCUPANCY TYPES**  
 BLDGS TYPE 3B & 4: R2 - MULTI FAMILY  
 BLDG TYPE 3A: MIXED OCCUPANCY R2 & A3
- B. CONSTRUCTION TYPE: V-A**
- C. FIRE AREA REQUIREMENTS**  
 RESIDENTIAL ONLY BLDGS - NFPA 13R  
 MIXED OCCUPANCY BLDG - NFPA 13  
 ATTIC SPACES - HEAT DETECTORS
- D. FIRE RATING REQUIREMENTS**  
 EXTERIOR BEARING WALLS - 1HR  
 INTERIOR BEARING WALLS - 1HR  
 CORRIDOR WALLS - 1HR  
 TENANT SEPARATION WALLS - 1HR  
 FLOOR/CEILING ASSEMBLIES - 1HR  
 EXIT ENCLOSURE STAIRS - 1HR  
 ELEVATOR SHAFTS - 1HR
- E. MAXIMUM ALLOWABLE BUILDING SIZE**  
 USE R2 BASE: ALLOWABLE AREA - 12,000 SF  
 PER FLOOR, BUILDINGS 3B & 4 COMPLY.  
 USE R2 STORIES PERMITTED - 4 STORIES.  
 ALL BUILDINGS COMPLY.  
 USE A3 BASE: ALLOWABLE AREA - 34,000 SF  
 PER FLOOR, BLDG 3A COMPLIES.  
 USE A3 STORIES PERMITTED - 3 STORIES.  
 BLDG 3A COMPLIES.

- ★ MOBILITY ADAPTED APARTMENT  
 ★★ HEARING / VISION ADAPTED APARTMENT



**L&M DESIGN LLC**  
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 PHONE: 762.68.86 L&MDESIGN.COM

SEAL

Architect  
 Michael D. Gurnea, AIA P  
 NY 020113

CLIENT  
 WILDER BALTER  
 PARTNERS, INC.

480 BEDFORD ROAD  
 CHAPPAQUA, NY 10514-1715

PROJECT TITLE

**HILLCREST PHASE II**  
 LOT E-2.2  
 CARMEL, NEW YORK

HCR #:

REVISION #	DATE	DESCRIPTION
NA	7.11.18	PB SUBMISSION

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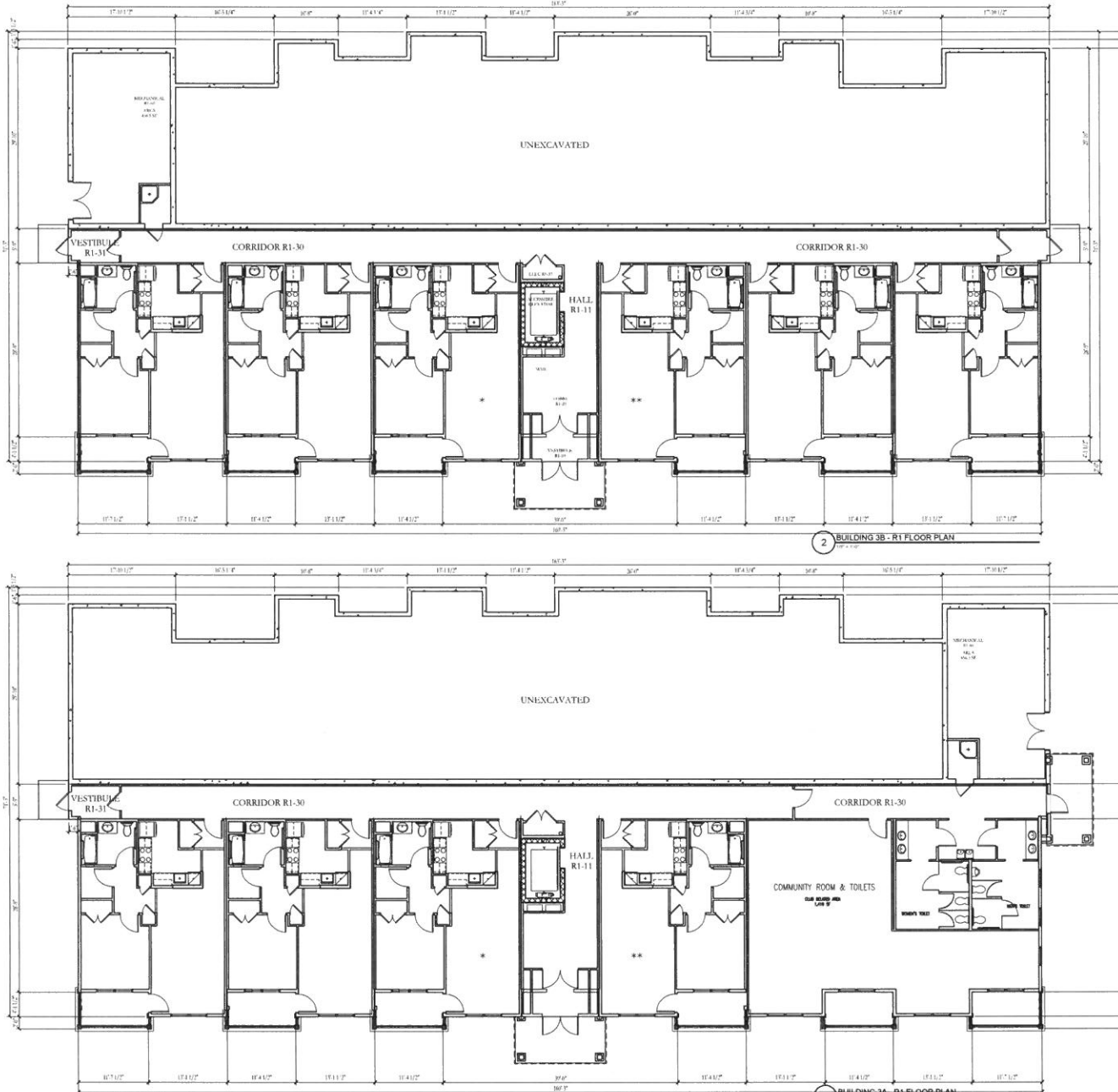
DRAWING TITLE  
**BUILDING THREE**  
**FLOOR PLANS**  
**3A FIRST FLOOR**  
**3B FIRST FLOOR**

CHECKED BY:  
**PHASE II**  
**PB SUBMISSION**  
 not for construction

DATE: 7/11/2018

DRAWING NUMBER

**A-2**









L&M DESIGN LLC  
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SEAL

Architect  
Michael D. Gaudin, AIA  
NY 00011-1

CLIENT  
WILDER BALTR  
PARTNERS, INC

480 BEDFORD ROAD  
CHAPPAQUA, NY 10514-1715

PROJECT TITLE

HILLCREST PHASE II  
LOT E-22  
CARMEL, NEW YORK

HCR #:

REVISION # DATE DESCRIPTION  
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DRAWING TITLE  
BUILDING THREE  
FLOOR PLANS  
ROOF

CHECKED BY  
PHASE II  
PB SUBMISSION  
not for construction

DATE: 7/11/2018

DRAWING NUMBER

A-4

### GENERAL NOTES: BLDG 3

- A. YIELD SUMMARY - BLDG 3A:  
1a. GROSS BUILDING FLOOR AREA: 26,397 SF  
1b. GROSS BLDG AREA - NET FLOOR FACILITIES: 25,571 SF  
2. TOTAL NUMBER OF APARTMENTS: 26  
3. ONE BEDROOM APT. TOTAL: 22  
4. TWO BEDROOM APT. TOTAL: 4
- B. PROGRAM HIGHLIGHTS:  
1. COMMUNITY SPACE, INFORMAL GATHERING AREA PROVIDED AT R1 FLOOR LEVEL.  
2. LAUNDRY AREA LOCATED CONVENIENT TO ELEVATOR SERVICE.  
3. POOL CHANGING AREAS PROVIDED AS REQUIRED BY LOCAL SITE PLAN APPROVAL.
- C. YIELD SUMMARY - BLDG 3B:  
1. GROSS BUILDING FLOOR AREA: 26,397 SF  
2. TOTAL NUMBER OF APARTMENTS: 26  
3. ONE BEDROOM APT. TOTAL: 24  
4. TWO BEDROOM APT. TOTAL: 4
- D. PROGRAM HIGHLIGHTS:  
1. LAUNDRY AREA LOCATED CONVENIENT TO ELEVATOR SERVICE.

### BUILDING 3A: R1 FLOOR

- 1a. FLOOR GROSS SQ. FTG. = 6,219.7 SF  
1b. GROSS BLDG AREA - NET CLUB FACILITIES: 4,899.7 SF  
2. MAIN ENTRANCE THIS FLOOR LEVEL.  
A. COVERED ENTRANCE PORTICO  
B. AIR LOCK VESTIBULE WITH WALDOFF MATT  
C. MAIL CENTER.  
3. 4 APARTMENTS THIS FLOOR LEVEL  
4. ONE BEDROOM = 4 APT.  
5. TWO BEDROOM = 0 APTS.  
6. THREE EXITS.  
7. ONE ACCESSIBLE ELEVATOR STOP.  
8. JANITOR CLOSET NEAR MECHANICAL.  
9. REFUSE STORAGE AND METER ROOMS  
10. COMMUNITY CLUB FACILITY THIS FLOOR.  
1,410 SQUARE FOOT FACILITY SERVICED BY A SEPARATE ENTRANCE.

### BUILDING 3B: R1 FLOOR

1. FLOOR GROSS SQ. FTG. = 6,219.7 SF  
2. MAIN ENTRANCE THIS FLOOR LEVEL.  
A. COVERED ENTRANCE PORTICO  
B. AIR LOCK VESTIBULE WITH WALDOFF MATT  
C. MAIL CENTER.  
3. 6 APARTMENTS THIS FLOOR LEVEL  
4. ONE BEDROOM = 6 APT.  
5. TWO BEDROOM = 0 APTS.  
6. THREE EXITS.  
7. ONE ACCESSIBLE ELEVATOR STOP.  
8. JANITOR CLOSET NEAR MECHANICAL.  
9. REFUSE STORAGE AND METER ROOMS

### BUILDING 3: R2 FLOOR

1. FLOOR GROSS SQ. FTG. = 10,219.9 SF  
2. 11 APARTMENTS THIS FLOOR LEVEL  
3. ONE BEDROOM = 9 APT.  
4. TWO BEDROOM = 2 APTS.  
5. TWO EXIT STAIRS  
6. ONE ACCESSIBLE ELEVATOR STOP.  
7. JANITOR CLOSET END OF CORRIDOR.  
8. LAUNDRY ROOM.

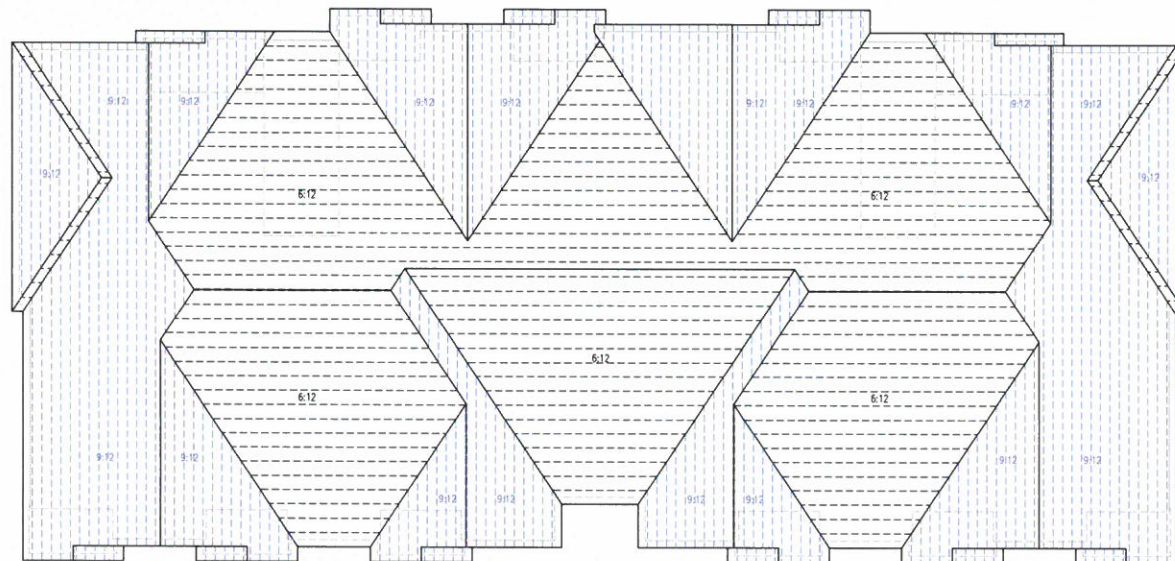
### BUILDING 3: R3 FLOOR

1. FLOOR GROSS SQ. FTG. = 10,622.4 SF  
2. 11 APARTMENTS THIS FLOOR LEVEL  
3. ONE BEDROOM = 9 APT.  
4. TWO BEDROOM = 2 APTS.  
5. TWO EXIT STAIRS  
6. ONE ACCESSIBLE ELEVATOR STOP.  
7. JANITOR CLOSET END OF CORRIDOR.  
8. LAUNDRY ROOM.

### NYS BUILDING CODE BRIEF

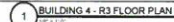
- A. OCCUPANCY TYPES  
BLDG TYPE 3B & 4 R2 - MULTI FAMILY  
BLDG TYPE 3A, MIXED OCCUPANCY R2 & A3
- B. CONSTRUCTION TYPE: V-A
- C. FIRE AREA REQUIREMENTS  
RESIDENTIAL ONLY BLDGS - NFPA 13R  
MIXED OCCUPANCY BLDG - NFPA 13  
ATTIC SPACES - HEAT DETECTORS
- D. FIRE RATING REQUIREMENTS  
EXTERIOR BEARING WALLS - 1HR  
INTERIOR BEARING WALLS - 1HR  
CORRIDOR WALLS - 1HR  
TENANT SEPARATION WALLS - 1HR  
FLOOR/CEILING ASSEMBLIES - 1HR  
EXIT ENCLOSURE STAIRS - 1HR  
ELEVATOR SHAFTS - 1HR
- E. MAXIMUM ALLOWABLE BUILDING SIZE  
USE R2 BASE ALLOWABLE AREA - 12,000 SF  
PER FLOOR, BUILDINGS 3B & 4 COMPLY.  
USE R2 3 STORIES PERMITTED - 4 STORIES.  
ALL BUILDINGS COMPLY.  
USE A3 BASE ALLOWABLE AREA - 34,000 SF  
PER FLOOR, BLDG 3A COMPLIES.  
USE A3 3 STORIES PERMITTED - 3 STORIES.  
BLDG 3A COMPLIES.

- \* MOBILITY ADAPTED APARTMENT  
\*\* HEARING / VISION  
ADAPTED APARTMENT









A-6



A-7



Architect:  
Michael D. Giardano, AIA PP  
NY 026811-1

CLIENT:  
WILDER BALTER  
PARTNERS, INC.

480 BEDFORD ROAD  
CHAPPAQUA, NY 10514-1715

PROJECT TITLE:

HILLCREST PHASE II  
LOT E-22  
CARMEL, NEW YORK

HCR #:

REVISION #	DATE	DESCRIPTION
NA	7-11-18	PB SUBMISSION

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ARCHITECTURE, PLANNING, AND URBAN DESIGN

DRAWING TITLE  
BUILDING 3A  
ELEVATIONS  
FRONT &  
RIGHT SIDE

CHECKED BY: \_\_\_\_\_  
PHASE II  
PB SUBMISSION  
not for construction

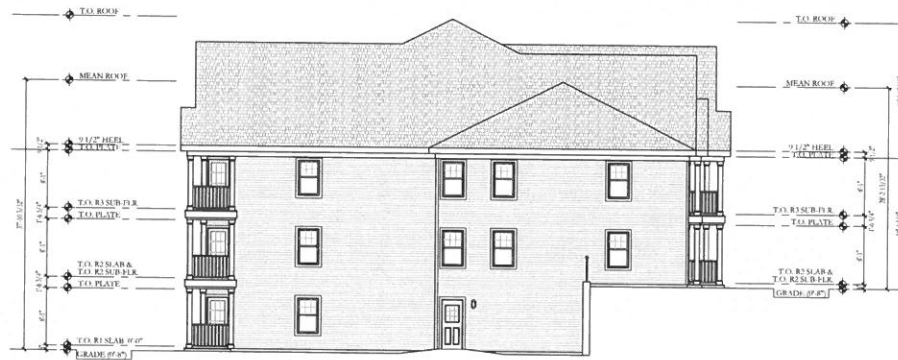
DATE: 7/11/2018

DRAWING NUMBER:

A-8







2 BUILDING 3B - RIGHT SIDE ELEVATION  
1/4" = 1' 0"



1 BUILDING 3B - FRONT ELEVATION  
1/4" = 1' 0"

### ELEVATION NOTES

1. ROOF SYSTEM: 25 YEAR FIBERGLASS ROOF SHINGLES INSTALLED PER MFG.
2. 6" K GUTTER SYSTEM ON ALUMINUM WRAPPED PINE RUNNING FACIA TRIM
3. SYNTHETIC WOOD BEADED PANEL ARCHITECTURAL TRIM
4. SYNTHETIC WOOD RUNNING ARCHITECTURAL TRIM
5. VINYL SIDING SYSTEM
6. WALL OR SOFFIT MOUNTED LIGHT FIXTURE - AT ALL EXIT DOOR LOCATIONS
7. POWDER COATED ALUMINUM RAILING
8. VINYL SINGLE HUNG WINDOW - 3' x 5' SINGLE UNIT - GANGED WHERE SHOWN
9. MECHANICAL VENTILATION LOUVER
10. DECORATIVE SYNTHETIC WOOD ENTRANCE PORTICO
11. SYNTHETIC WOOD ARCHITECTURAL COLUMN



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610-688-1900 FAX 610-688-1901 L&MDESIGNLLC.COM

RECAL:

Architect:  
Michael D. Giannini, AIA PP  
NY 02811-1

CLIENT:  
**WILDER BALTER PARTNERS, INC**  
  
480 BEDFORD ROAD  
CHAPPAQUA, NY 10514-1715

PROJECT TITLE:  
**HILLCREST PHASE II  
LOT E-22  
CARMEL, NEW YORK**

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**BUILDING 3B  
ELEVATIONS  
FRONT &  
RIGHT SIDE**

CHECKED BY:  
**PHASE II  
PB SUBMISSION  
not for construction**

DATE: 7/11/2018  
DRAWING NUMBER:

**A-9**







Architect:  
Michael D. Gurdino, AIA PP  
NY 026811-1

WILDER BALTR  
PARTNERS, INC

180 BEDFORD ROAD  
CHAPPAQUA, NY 10514-1715

PROJECT TITLE:

HILLCREST PHASE II  
LOT E-2.2  
CARMEL, NEW YORK

ICR #:

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DRAWING TITLE:  
BUILDING 4  
ELEVATIONS  
FRONT &  
RIGHT SIDE

PHASE II  
B SUBMISSION  
not for construction

DATE: 7/11/2018  
DRAWING NUMBER:

A-11

1. ROOF SYSTEM: 25 YEAR FIBERGLASS ROOF SHINGLES INSTALLED PER MFGR.
2. 6" K GUTTER SYSTEM ON ALUMINUM WITH DOWNSPUTTING FACIA TRIM.
3. SYNTHETIC WOOD GRAINED PANEL ARCHITECTURAL TRIM.
4. SYNTHETIC WOOD RUNNING ARCHITECTURAL TRIM.
5. VINYL DIVIDING SYSTEM.
6. WALL OR SOFFIT MOUNTED LIGHT FIXTURE - AT ALL EXIT DOOR LOCATIONS
7. POWDER COATED ALUMINUM RAILING, VINYL SINGLE HUNG WINDOW, 34" VINYL SILL - GAUGED WHEN SHOWN.
8. MECHANICAL VENTILATION LOUVER.
9. DECORATIVE SYNTHETIC WOOD ENTRY PORTICO.
10. SYNTHETIC WOOD ARCHITECTURAL COLUMN.





2 BUILDING 4 - LEFT SIDE ELEVATION



1 BUILDING 4 - REAR ELEVATION

#### ELEVATION NOTES

1. ROOF SYSTEM: 25 YEAR FIBERGLASS ROOF SHINGLES INSTALLED PER MFG.
2. 6" K GUTTER SYSTEM ON ALUMINUM WRAPPED PINE RUNNING FACIA TRIM.
3. SYNTHETIC WOOD BEADED PANEL ARCHITECTURAL TRIM.
4. SYNTHETIC WOOD RUNNING ARCHITECTURAL TRIM.
5. VINYL SIDING SYSTEM.
6. WALL OR SOFFIT MOUNTED LIGHT FIXTURE - AT ALL EXIT DOOR LOCATIONS.
7. POWDER COATED ALUMINUM RAILING.
8. VINYL SINGLE HUNG WINDOW - 3' x 5' SINGLE UNIT - GANGED WHERE SHOWN.
9. MECHANICAL VENTILATION LOUVER.
10. DECORATIVE SYNTHETIC WOOD ENTRANCE PORTICO.
11. SYNTHETIC WOOD ARCHITECTURAL COLUMN.



**I&M DESIGN LLC**  
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PO BOX 155  
RADNOR, PENNSYLVANIA 19087-0155  
PH: 484-880-1100 FAX: 484-880-1101

SEAL

Architect  
Michael D. Gordon, AIA/PP  
NY 00001-1

CLIENT  
**WILDER BALTER  
PARTNERS, INC.**

480 BEDFORD ROAD  
CHAPPAQUA, NY 10514-1715

PROJECT TITLE

**HILLCREST PHASE II  
LOT E-22  
CARMEL, NEW YORK**

HCR #:

REVISION # DATE DESCRIPTION

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DRAWING TITLE:  
**BUILDING 4  
ELEVATIONS  
REAR &  
LEFT SIDE**

CHECKED BY  
**PHASE II  
PB SUBMISSION  
not for construction**

DATE: 7/11/2018

DRAWING NUMBER

**A-12**





July 24, 2018

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

RE: Gateway Summit Senior Housing Lot 6  
Gateway Drive  
Tax Map No. 55.-2-24.6-1 & 55.-2-24.6-2

Dear Chairman Gary and Members of the Board:

As the Board is aware, approval for the subject project was regranted effective February 8, 2017, with a 1-year extension granted effective February 8, 2018 which will expire on February 8, 2019. As in the past, we are requesting regrant of approval well in advance of the expiration of approval based on a request from the applicant's banks. We seek regrant of approval of the same site plan documents as previously approved without any modifications. Also note there has been no substantial change in the condition of the site and/or its environs. Please place this item on the Board's upcoming August 8<sup>th</sup> agenda for consideration of regrant of approval.

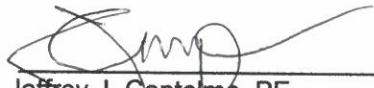
A check is enclosed for the \$1,500.00 application fee.

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

Very truly yours,

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

By:

  
Jeffrey J. Contelmo, PE  
Senior Principal Engineer

JJC/dlm

Enclosure

cc: Fred Koelsch, CRI

Insite File No. 04232.106



July 24, 2018

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

RE: The Fairways Senior Housing Lot 7  
Gateway Drive  
Tax Map No. 55.2-24.8-1 & 55.2-24.8-2

Dear Chairman Gary and Members of the Board:

As the Board is aware, approval for the subject project was regranted effective February 8, 2017, with a 1-year extension granted effective February 8, 2018 which will expire on February 8, 2019. As in the past, we are requesting regrant of approval well in advance of the expiration of approval based on a request from the applicant's banks. We seek regrant of approval of the same site plan documents as previously approved without any modifications. Also note that there has been no substantial change in the condition of the site and/or its environs. Please place this item on the Board's upcoming August 8<sup>th</sup> agenda for consideration of regrant of approval.

A check is enclosed for the \$1,500.00 application fee.

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

Very truly yours,

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

By:

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

JJC/dlm

Enclosure

cc: Fred Koelsch, CRI

Insite File No. 05140.100



# **BIBBO ASSOCIATES, L.L.P.**

*Consulting Engineers*

Joseph J. Buschynski, P.E.

Timothy S. Allen, P.E.

Sabri Barisser, P.E.

July 25, 2018

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

Attn: Mr. Harold Gary, Chairman

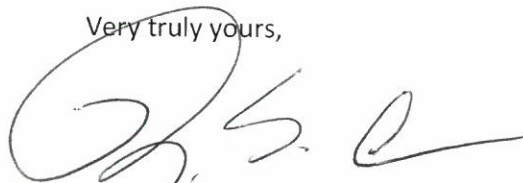
Re: Proposed 14-Lot Subdivision  
Yankee Development, Piggott Road  
TM # 76.15-1-12

Dear Members of the Board:

On behalf of the owners of the above captioned property we are hereby requesting an additional 180-day extension of Preliminary Subdivision Approval. This project was granted a 180 day extension until August 15, 2018. Our client is proceeding with the DEP review process and will ultimately subdivide the property if the residential real estate market continues on its positive trend. A check in the amount of \$500 for the renewal fee is enclosed.

We respectfully request to be placed on your earliest available agenda. Should you require any additional information, please feel free to contact me.

Very truly yours,



Timothy S. Allen, P.E.

TSA/mme

Enclosure

cc: Angelo Luppino  
Michael Sirignano  
File

*Site Design ♦ Environmental*

---

Mill Pond Offices · 293 Route 100, Suite 203 · Somers, NY 10589  
Phone: 914-277-5805 · Fax: 914-277-8210 · E-Mail: bibbo@optonline.net