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 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

8. Minutes - 06/27/18

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
SI	TE PLAN			
4.	Hillcrest Commons – Lot E-2.2 – Clapboard Ridge	44.10-2-4.2	7/13/18	Amended Site Plan
MI	SCELLANEOUS			
5.	Gateway Summit Senior Housing – Lot 6 Gateway Drive	552-24.6-1 552-24.6-2		Re-Approval of Final Amended Site Plan
6.	The Fairways Senior Housing – Lot 7 Gateway Drive	552-24.8-1 552-24.8-2		Re-Approval of Final Amended Site Plan
7.	Yankee Development – Piggott Road	76.15-1-12		Extension of Preliminary Subdivision Approval



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.

Bv

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

JJC/jll/amk

Enclosure(s)

cc. John F

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

Insite File No. 12175.100



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 presubmission 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 <i>Town of Carmel</i> .
Rose Trombette 7/19/18 Ruly 19th 7/19/18
Planning Board Secretary; Date Town Engineer: Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code - Section 156 - Zoning

CUES (DEVISION)			
SITE IDENTIFICA	TION INFO	RMATION	
Application Name: Hillcrest Commons - Lot E-2.2		Application #	Date Submitted: July 13, 2018
Site Address: Clapboard Ridge Road No. Street:	amlet: Carm	el	
Property Location: (Identify landmarks, distance from	intersectio	ns, etc.)	
Entrance located north along NYS Route 52 from ShopRite Plaza	in Carmel, N	(
Town of Carmel Tax Map Designation: Kent & Carmel Section 44.10 Block 2 Lot(s) 1.2 & 4.2	Zoning D C (Commerc	esignation of Site: cial)-Carmel & R-10 (Res	: sidential)-Kent
Property Deed Recorded in County Clerk's Office Date 9/28/11 Liber 1883 Page 184	Liens, Mo Yes	ortgages or other E	ncumbrances
Existing Easements Relating to the Site	Are Ease	ments Proposed?	
No Yes Describe and attach copies:	No Ye		l attach copies:
on file with Town			• (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)
Have Property Owners within a 500' Radius of the S	Site Been I	dentified?	
Yes No Attached List to this App	lication For	n	
APPLICANT/O	WNER INF	ORMATION	Company of the Company of the Company
Property Owner:	Phone #:	914-610-3638	Email:
BBJ Associates, LLC c/o Wilder Balter Partners, Inc.	Fax#: 914	-909-7328	jbainlardi@WilderBalter.com
Owners Address:			
No. 480 Street: North Bedford Road To	wn: Chappaq	ua	State:NY Zip:10514
Applicant (If different than owner):	Phone #: Fax#:		Email:
Applicant Address (If different than owner):			
No. Street: Tou	vn:		State: Zip:
Individual/ Firm Responsible for Preparing Site		345-225-9690	Email:
Plan: Jeffrey J. Contelmo, P.E. Insite Engineering, Surveying & Landscape Architecture, P.C.	Fax#: 845-	225-9717	jcontelmo@insite-eng.com
Address: No.3 Street: Garrett Place Tou			
700	vn: Carmel		State:NY Zip:10512
Other Representatives:	Phone #:		Email:
Owners Address:	Fax#:		
No. Street: Tow	vo:		01.1
700			State: Zip:
PROJECT D		NA	
Describe the project, proposed use and operation to Hillcrest Commons - Lot E-2.2 is part of a two lot subdivision previous 2011. 76 units of the 150-unit Hillcrest Commons Senior Multi-fam E-2.1 (not part of this application). The applicant wishes to move to parking, landscaping, lighting, utilities and stormwater managemer amend the current approved site plan removing the pool, proposing slightly. The proposed unit count remains the same along with the	ously approve ily project have brward with the at practices. A gractive recre	re been constructed and re remaining 74 units on as part of this application ation areas, and adjusting	Lot E-2.2 with associated

TOWN OF CARMEL SITE PLAN APPLICATION

PROJ	ECT INFORMATION
Lot size:	Square footage of all existing structures (by floor):
Acres. Square Feet:	
# of existing parking spaces: 0	# of proposed parking spaces: 111
# of existing dwelling units: 0	# of proposed dwelling units 74
Is the site served by the following public ut	ility infrastructure:
	ivate septic system(s) be installed? Sewer District
 If yes to Sanitary Sewer answer the 	following:
	to connect to sewer main? Yes: ☑ No: □
	connection? Out-of district connection?
	ver capacity at time of application? unknown
What is your anticipa	ated average and maximum daily flow 5,060 gpd Anticipated
For Town of Carmel Town Engineer	nacity and flow of line 10,120 gpd Max. Daily
F What is the Sewer Ga	Pacity Flow
 Water Supply 	Pacity Quality Plan () flant 10,120 gpd Max. Daily Flow Yes: ✓ No: ☐ Plant Capacity 1.1. More
If Yes: ▶ Does approval exist t	to connect to water main? Yes: ☐ No: ☑
What is the total wate	er capacity at time of application?unknown
	ted average and maximum daily demand 5,060 gpd
 Storm Sewer 	Yes: ✓ No: ☐ Anticipated Avg. ✓
	Daily Flow . 10,120 gpd Max.
Electric Service	Yes: ✓ No: ☐ Daily Flow
 Gas Service 	Yes: ✓ No: □
Telephone/Cable Lines	Yes: ✓ No: □
For Town of Carmel Town Engineer	
7	
Water Flows Sewer Flows	
Sewer Flows	
7/19/1 8	
Town Engineer; Date	
What is the predominant soil type(s) on the	What is the approximate depth to water table?
site? Charlton-Chatfield 0-15% very rocky	Greater than 6.5'
Chatfield-Hollis-rock Outcrop Complex 0-15 slopes	The state of the s
Site slope categories: 15-25%10	_% 25-35% <u>10</u> % >35% <u>5</u> %
	(C.Y.) 20,000 Fill (C.Y.) 18,000
Is Blasting Proposed Yes:	No: ☐ Unknown: □
Is the site located in a designated Critical E	
	rb cuts proposed? What is the sight distance?
site? Yes: ✓ No: ☐ Yes: ☐ No:	Left 300' Right Greater than 500'
Is the site located within 500' of:	
The boundary of an adjoining city, town	or village Yes: ☑ No: ☐
The boundary of a state or county park,	recreation area or road right-of-way Yes: ☐ No: 🗹
A county drainage channel line.	Yes: ☐ No: 🗸
The boundary of state or county owned	land on which a building is located Yes: ☐ No: ☑

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Yes: No: 🗸	Register of Historic	Place (or substantia	ally contiguous)
Is the site located in a designated flood	Inlain?		
Yes: ☐ No: ✓	ipiain r		
Will the project require coverage under	the Current NYSDE	C Stormwater Regula	ations
			<u> </u>
			Yes: ✓ No: 🗆
Will the project require coverage under	the Current NVCDE	D Ctammuntan Damul	-Ai
Will the project require coverage under	the Current NTCDE	P Stormwater Regula	ations
			Yes: ✓ No: □
			100. E 110. E
Does the site disturb more than 5,000 s	the site disturb more than 5,000 sq ft Yes: ✓ No: □		
Does the site disturb more than 1 acre		Yes: ✓ No: □	
Does the site contain freshwater wetlar	nde?		
Yes: ✓ No: □	143 :		
Jurisdiction:			
NYSDEC: Town of Carm			
If present, the wetlands must be delineate	ed in the field by a W	etland Professional, a	nd survey located on
the Site Plan.			
Are encroachments in regulated wetlan			s: No: V
Does this application require a Conservation Board?	referral to the E	nvironmental Yes:	□ No: 🔽
Does the site contain waterbodies, stre	ams or watercourse	s? Vos. V No	: D
Does the site contain waterboules, site	anis of watercourse.	3: 163. V	. 🗖
Are any encroachments, crossings or a	lterations proposed	? Yes: ☐ No): V
Is the site located adjacent to New York			: 1
Is the project funded, partially or in total	al, by grants or loans	from a public source	e?
Yes: ✓ No: □			
Will municipal or private solid waste di Public: ✓ Private: □	sposal be utilized?		
Has this application been referred to th	e Fire Department?	Yes: V No	o: 🗆
Thas this application been referred to th	e i ne Department:	Tes. V	,. ப
What is the estimated time of construct	tion for the project?		
2 years beginning in Fall 2018			
	ACMOUNT COME	A 1 / 2 / 2 / 2 / 2 / 2 / 2 / 2 / 2 / 2 /	
	COMPLIANCE INFO	THE RESERVE THE PERSON NAMED IN COLUMN 2 I	
Zoning Provision	Required	Existing	Proposed
Lot Area Lot Coverage (Building)	50,000 sf *	1,486,661 sf **	No Change
Lot Width	35% 200'	0 1,076'±	5%
Lot Depth	200'	1,552'±	No Change
Front Yard	40'	N/A	No Change 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?	If yes, identify variances:
Yes: ☐ No: 🗸	
PROPO	SED BUILDING MATERIALS
Foundation	Concrete
Structural System	Wood Frame
Roof	Fiberglass Shingles
Exterior Walls	Vinyl Siding
APPLIC	ANTS ACKNOWLEDGEMENT
	e above statements and information, and all statements and ing documents and drawings attached hereto are true and
BB) Asociats, UC Applicants Name	Applicants Signature
Sworn before me this() 4	day of July 2018
Obstate Cristi Notary Public	

CHRISTINE A CRISCI
NOTARY PUBLIC STATE OF NEW YORK
WESTCHESTER COUNTY
LIC. # 01CR6365109

COMM. EXP. 09 /25/2021



TOWN OF CARMEL SITE PLAN COMPLETENSS 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	/ /		
2	Name of the applicant and owner (if different from applicant)	/ 🗸		
3	Original drawing date, revision dates, scale and north arrow			
4	Tax map, block and lot number(s), zoning district	V		
5	All existing property lines, name of owner of each property within a 500' radius of the site	V V		
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers			
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures			PROVIDE
8	The location of all existing and proposed easements			/.
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.			Proud-
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures			
11	Sidewalks, paths and other means of pedestrian circulation			
12	On-site parking and loading spaces and travel aisles with dimensions	WV		
13	The location, height and type of exterior lighting fixtures	* V		
14	Proposed signage	VV		
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	N/A /		

(promde.

1 of 3



Signature - Owner

SITE PLAN COMPLETENSS 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		
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		
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	V	
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary (pending)	V	
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	V	

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

| 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:

| 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:

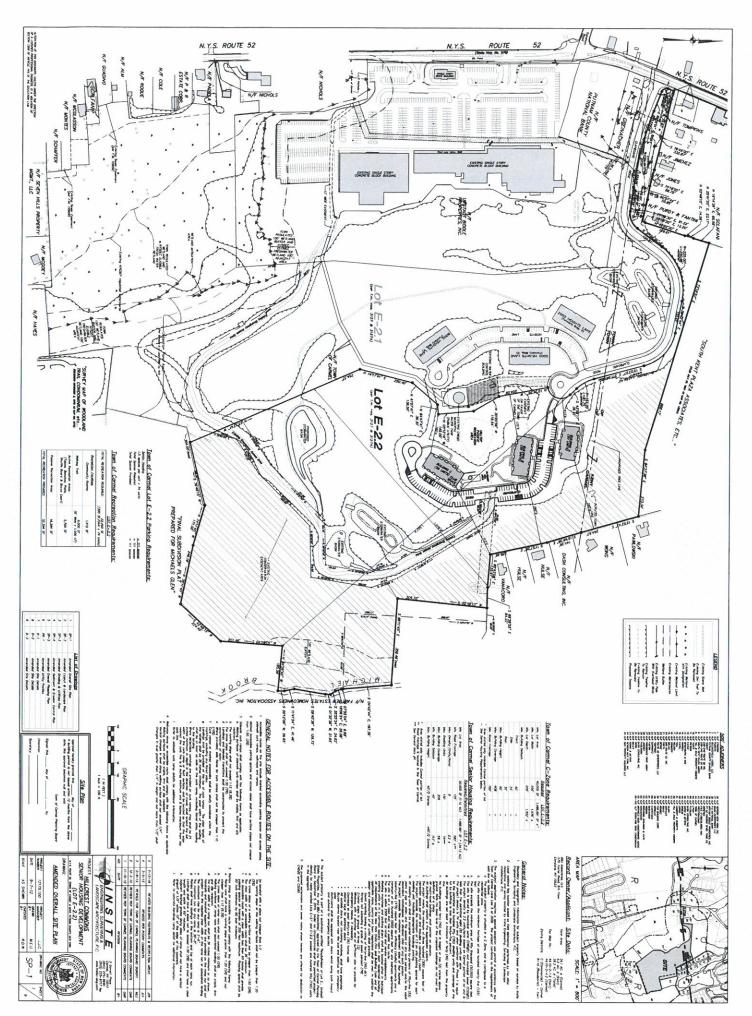
Date

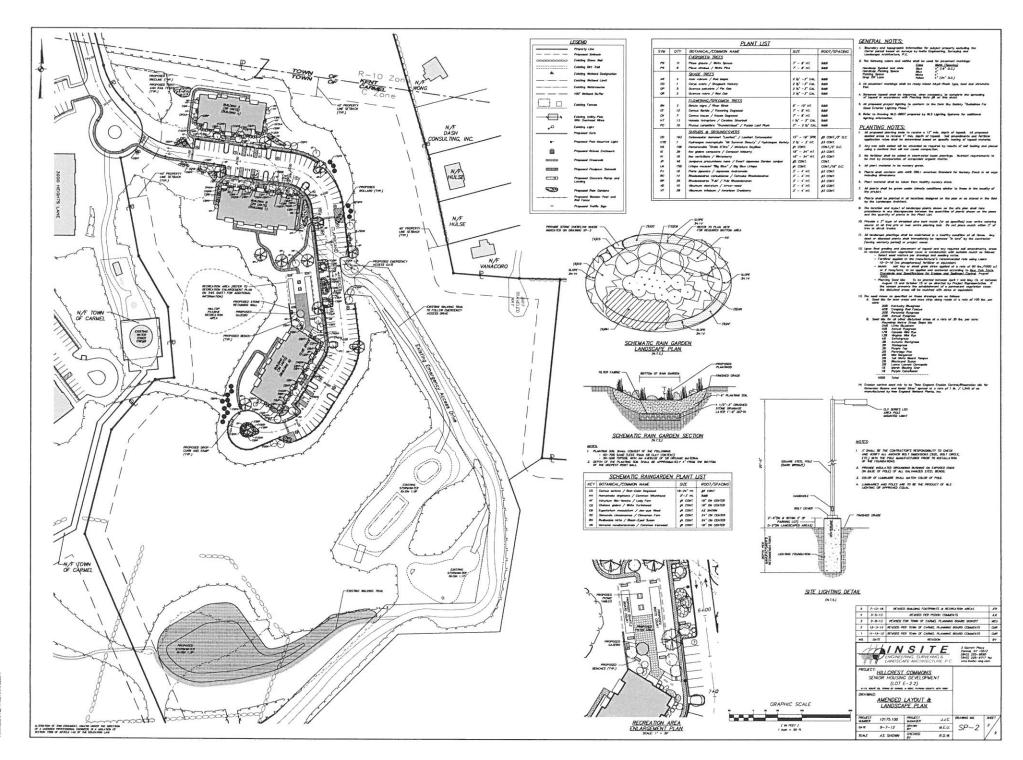


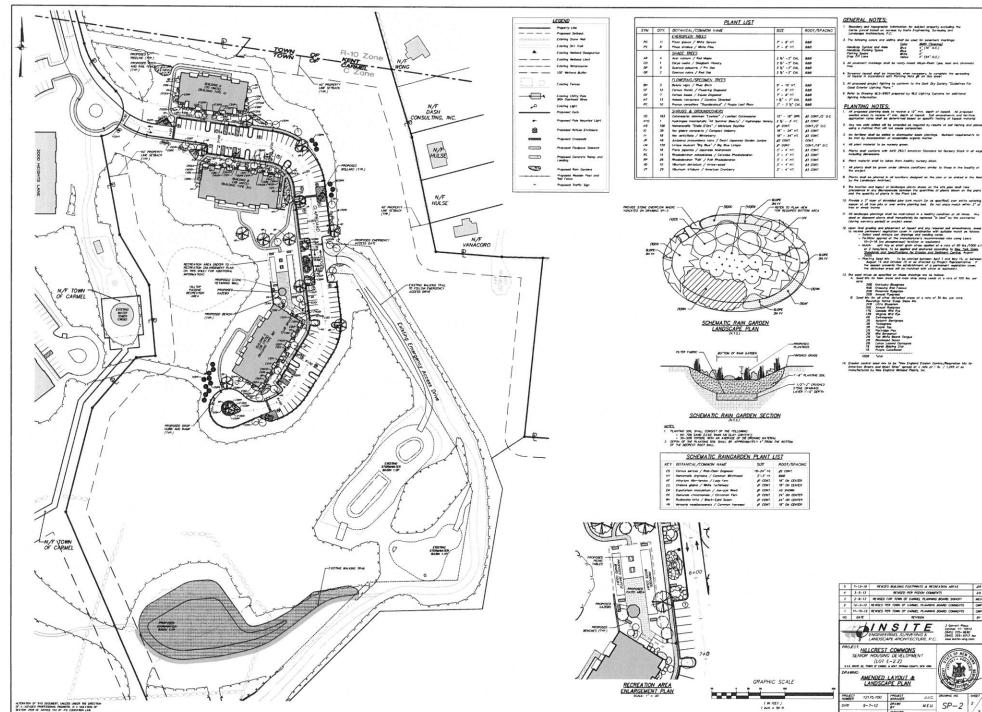
SITE PLAN COMPLETENSS CERTIFICATION FORM



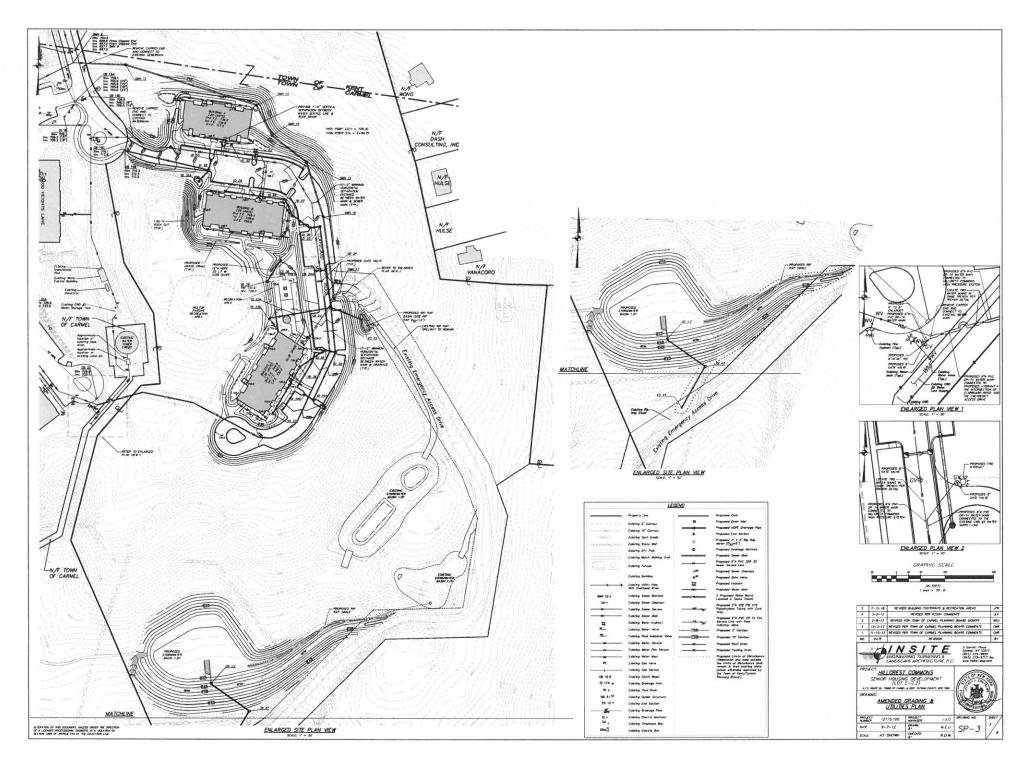
Town Certification (to be completed by	y the Town)
	confirm that the site plan meets all of the
requirements of §156-61B of the Town	of Carmel Zoning Ordinance:
Rose Trombetta	7/32/18
Signature - Planning Board Secretary	Date
RuyM	7/3/18
Signature - Town Engineer	Date



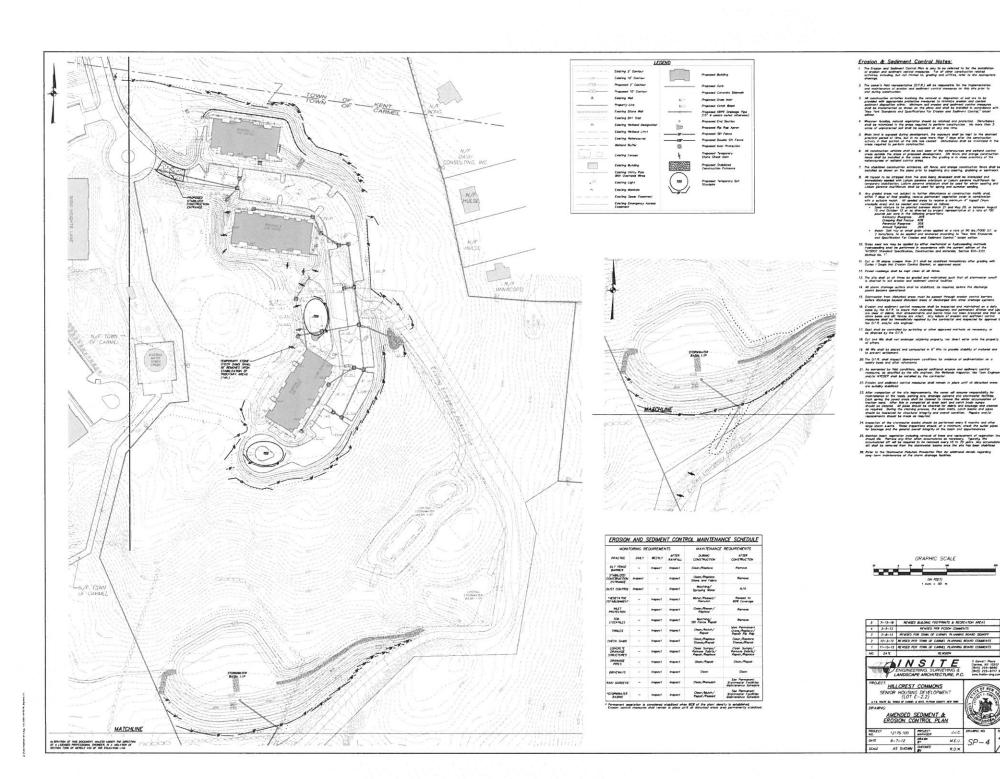


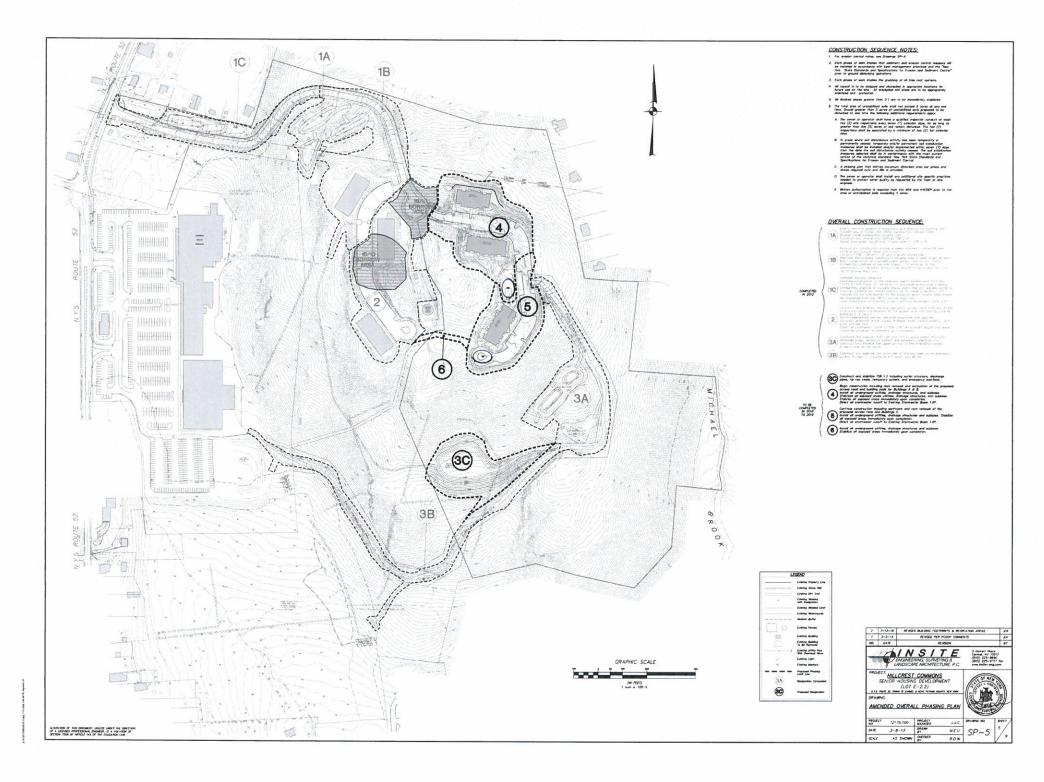


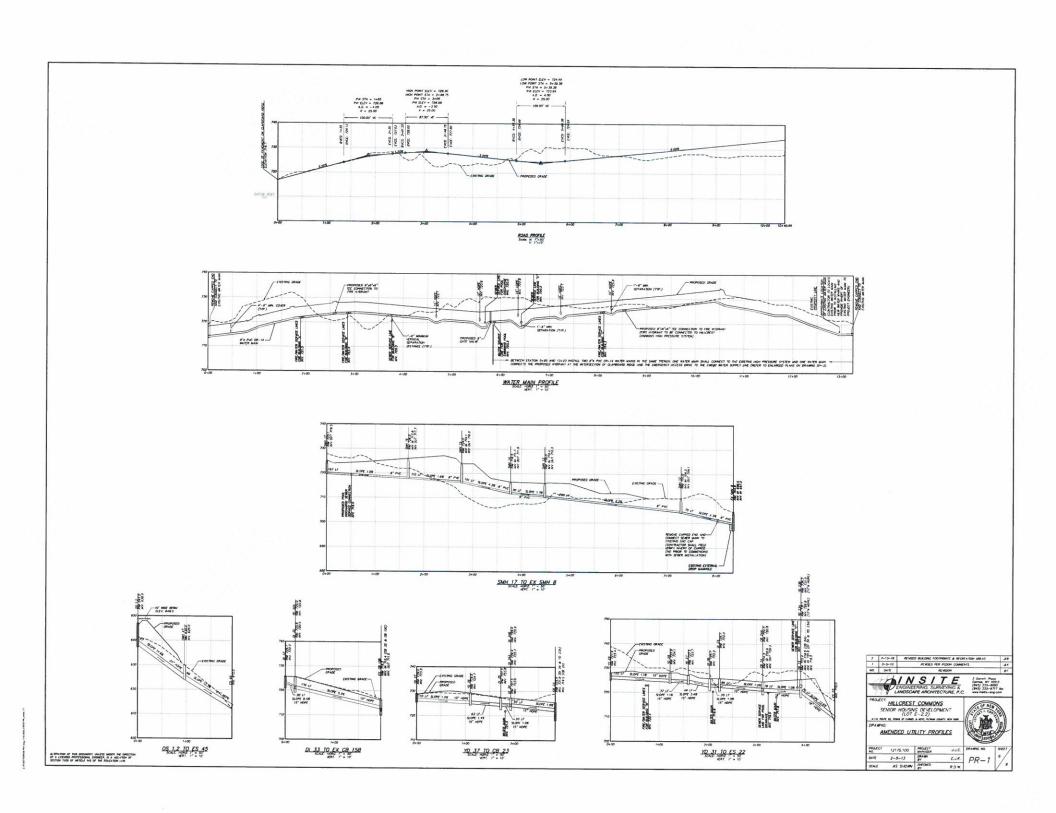
PROJECT NUMBER	12175.100	PROJECT	ANC
DATE	9-7-12	BT	M.E.U.
SCALE	AS SHOWN	DVECKED BY	P.D. W.

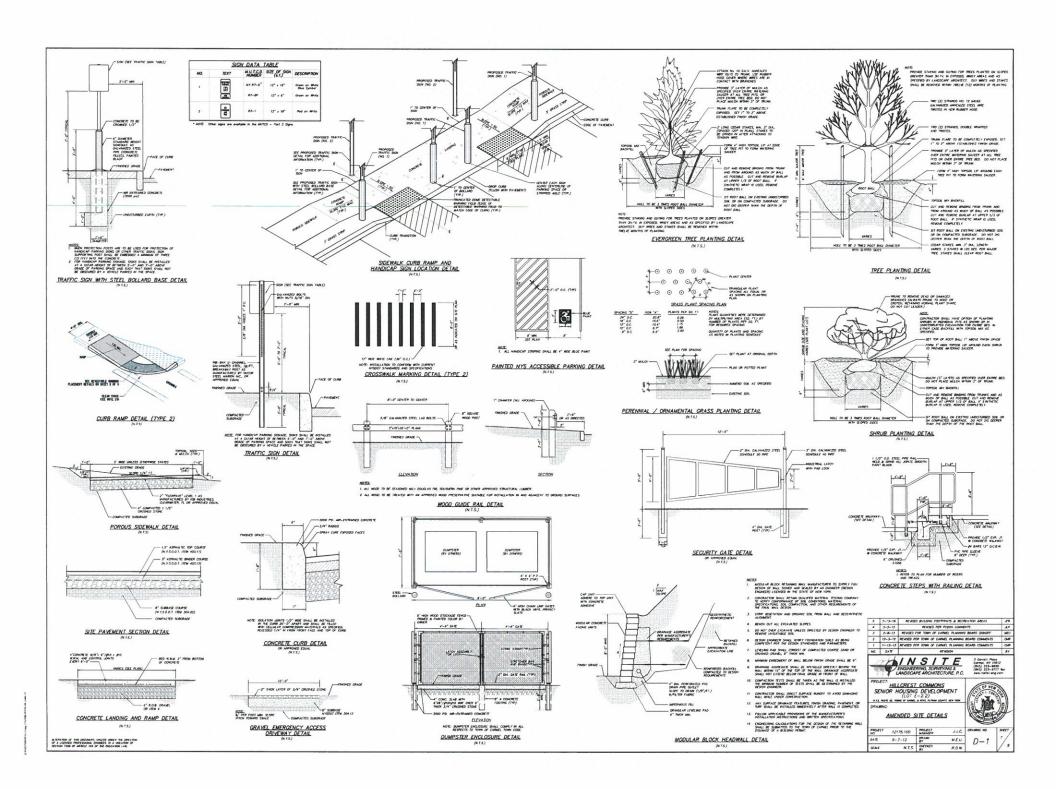


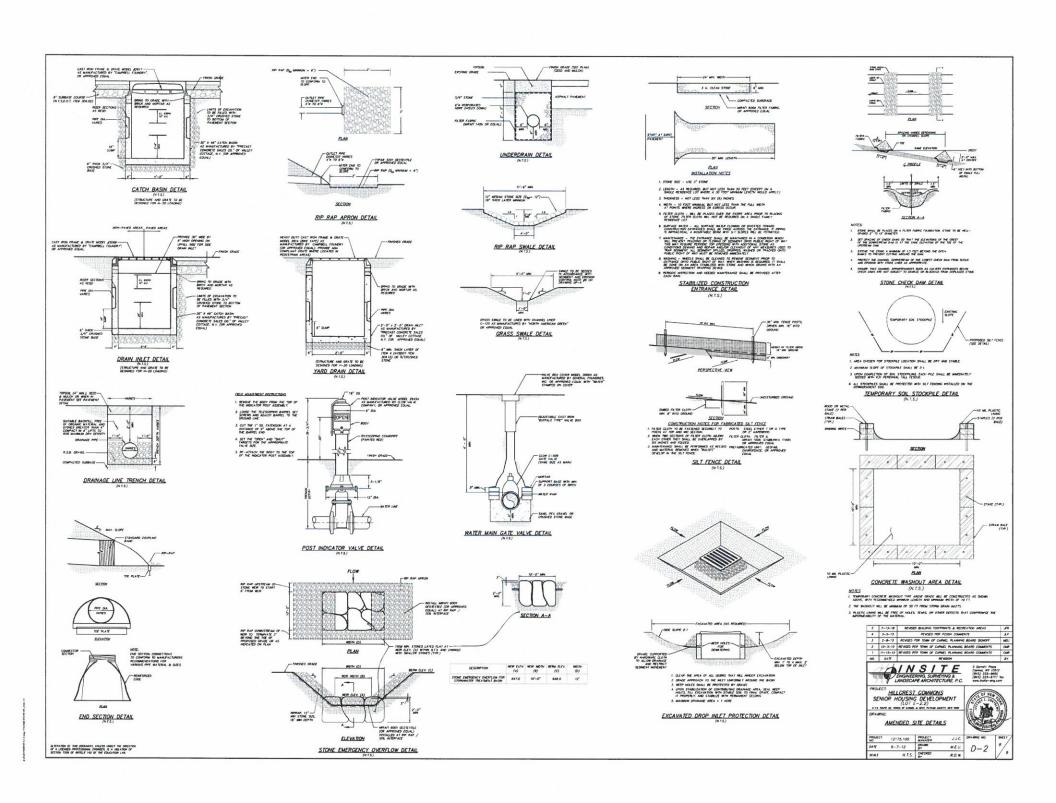
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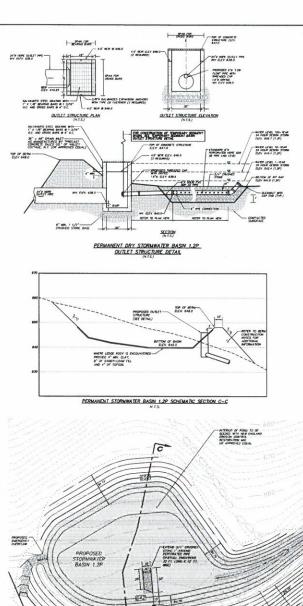












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C

STORMWATER BASIN 1.2P ENLARGED PLAN VIEW

PVC PIPE WATER TESTING PROCEDURES TISTS ON PRESSURE PRING FOR TRANSPORT OF WATER

- reproports freezure for reproductors seeking shall be parlament in occanitance with the revision of APRIL CRUS. Service 7.3. Ventranistic Festion².
- Tool pressure and the as achieved or, where to pressure is asheduted what he 150 pal, or 1,29 lines the static assessing pressure, annihous in lights.
- Test pressure shad be held as the piping for a parted of all tests 2 hours, share a larger parted is requested by the Engineer.
- drontatic (ackage feet).
 The techage feet and se conducted concurrently with the prospure lect.
- The ratio of inchage shall be delarmoded at 15-minute interrupe by master of seatment massement and the minimag vector other be received by master of the state present. For state that proceed until the ratio of integrape that intelligence or is discretely better on editorial state, for three parameters (3-minute interrupts Africa Bills, Bills later) processors phill be market/poor for of fuel market 53-minute 33-minute 33-At the completion of the last, the promote shall be released of the furthermore paint from the paint of qualitodism.
- All emphased piping about he assessment gloring the last and of lasts, defective materials or labels that he reported or material before reporting the lasts.
- 0 TALOR
- 0 = grantity of making vister, in polluns per hour 1 = lingth of pipe feeled, in Bed 0 = non-hol district of the pipe, in history = nonregal last pressure during the Aprilateitic last, in pounds per spaces half (pipe,)

Dissolution Frite is proving the earlier math into corrien, this new pipe shall be placement and dissolutions in parameters with the crisist readons of Artist (SS), Sector 6.K.S. "The Continuous Fixed Method". The "Tiglies Method" will not be accepted.

- All most under this pacition shall be performed in the presence of the Design Engineer, and a representative of the public health authority having preserver, as
- Charbelles shall be assessed such that sumpling and flushing all the performs starting names displays success flux. The contractor shall provide associated beauting presented on all supply motor to present any potential backline measurements.
- Constitution shall be by the use of a solution of notice and flouid phonon, adultum hypotherite an evolute hypotherite and the solution shall be contained in the pipe of physicians are operating.
- 4 Prior to chlorination, all dist and finish matter shall be removed by a thorough asset facility of the plantie of disciplin.
- The otherine selection shalf be introduced to pipuliness through corporation plags priced in the introducers data of the pipu. To effectively by making of fideling solesting affecting this time structure, or other appropriate methods.
- The other treated vester shall be retained in the pipe or all values as head 24 fours, unders otherwise effected during the networks partial, all some and hydratic within the invester sections shall be operated.
- The affective residual shall be not less than 10 PMV (or regift) at any point in the sales or electrica at the and of the Product reduction served.
- When middling registre bit, or when specifies, structures and perform of obelines shall be offerfrieded by a concentrated interthe solution contribing said has from 200 FMF (appl) of these others. The assistant shall be specified with a burgle or arranged on the orders himm surface of the arrange page or annual transition. The extractions demonstrate and remain to account with the extraction deliberates about a remain to account with the extraction deliberate solution in the careact with the extraction of the careact contributions of the careact contribution of the careact contributions of the careact contribution of the careact contribution
- After the regulary relection of chierhotest water in the pipe or affactures, they shall be thereuping Aushed until the replacement soons shall, upon tast, doct intermitting that become open in setter quality served by the public from the arbitring order require system.
- Digessel of heavily chiefsolist under angles abstracted noise used to distribution pursuous shall be disposed of meaning to the intent repulsions out forth by the
- Af water quality requirements shall be Suffice prior to the passage of any water. Strongly the new applies to a public imparty or the use of the new against.

PVC PIPE WATER MAIN NOTES:

- All soon make shall be PHC Disse 200 DR 14 pipe with factory installed qual-on-graterix. All pipe shall be in conformance with the lotest sollton Author C900. E. All water main fittings shall be Class 350 shaller the manifestory parts in occurrience with the latest sollium of USBN/AHS Strongens CTIT/ASS11, "DRP MNG" realization just connections shall be provided or every fitting (as manufactured by Mobile Industries, line, or approved equal).
- All setur make and apportaneous shall be installed in accordance with the lotest ANNOR of ARM CIGO.

- The Design Engineer, Potners County Department of Health, and Town's Authorized Representative shell be mailful duty aight (48) hours before construction is
- The water realize shall not be placed into service until a sertificate of combinution compliance has been admitted to and ascepted by the Putham County Department of Medits.
- The Putners County Department of Health and the New York City Department of Deviamments Protection must be notified forty alght (46) hours prior to prosource being the outer most impresements.

EFFEAVATION FOR SINCE BATTER MAN ASSTALLATION

WATER MAIN TRENCH DETAIL

BERM CONSTRUCTION NOTES: The embandment fill material shall consist at easily shi (bi) or sandy one (CL) or approved material. The fill must be tree of arganic material (i.e. vegetation, topsel, racks, ski,), sebrik, and fraces soil.

SLOPE BENCH TOWNED TROUGH (1/2"/FT. MR. SLOPE)

CONC. TROUGH TO BE POURED IN PLACE BY CONTRACTOR AND THE CONTRACTOR AND THE

 A par sample and results of televistary leating shall be provided to the project angless. for approval. The autiting subgrade steel as strapped of topool and scentified prior to patients of the soliding subgrade shall be firm and non-picking prior to matribation of first signing of the An off shall be installed on a decom-

FB shall be compared to at least 858 of its maximum any unit unique (ASTM 0488).

SEWER MANHOLE TROUGH DETAIL

SECOND WATER MAIN TO BE LOCATED IN SAME THENCH WHERE RECURSE

0

- FINISHED

HADNETIC UNDERGROUND MARKING TAPE, LABEL FOR APPROPRIATE LITELTY, BURY IN TROM FRISHED GRADE.

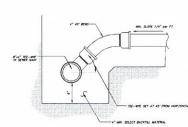
MANUFACTURE MLET AND QUILLY ANGLE AS SHOWN ON PLANS

- SEWER MAIN NOTES

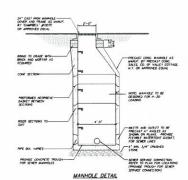
 1. All sever mains at sever services shown on these plans short be polyvinyl chloride (Pric) 508 33.
- Severy shall be keld of least 10 feet harizontally from any existing or proposed water main. The distance shall be measured edge to edge. In coses where it is not presided to mention a 10 hard harizontal aspectation. The Design Engineer

- 5. Testing of the monholes with the pipeline shall not be permitted. Monholes & smiles, areas lines shall be feeted independently of each other.
- The awar/logificant shall be responsible for providing Three (3) copies of an-built drawings signed and sealed by a licensed and registered New Tack State Professional (regisser to the Palman County Decortment of Health of the constitution of the constitution).
- The Design Engineer, Pulmann County Department of Health, and Town Engineering Department shot be notified forty sight (48) hours before construction is started. The ageitary sever make shall not be placed into service unit a cartificate of construction compliance has been submitted to and accepted by the Pulman Country Department of Health.

- The exterior of all manholes shall be covared with an incherproofing.
- Concrete base aliabs shall be air entrolled concrete with a minimum design atrength of 3,000 psi.
- The contractor shalf scamit shop drawings of the precest manholes to the Design Engineer for review and acceptance.
- Precest manholes shall have minimum reinforcement of 0.12 eq. in. per in. ft. for 45° barrel à be designed in accordance with A.S.T.M. C-47½, and withstand on 14-70 design teacher.
- Precast manhole sections shall ampley a watertight goslet arrangement between such section approved by the Design Engineer.
- 21 Prevent manhouse under 6'-0" dass shall have a "Yest Toe" slob roof.
- Gashets or sollars for pipe connections to monhole shall provide a minimum of 0.1" drap across the monhole.
- 2.1 The contractor shall notify the Design Engineer every day that sever main installation shall secur.



SEWER SERVICE CONNECTION DETAIL



SEWER TESTING PROCEDURES

JESTS FOR HON-PRESSURE PRPEIRES FOR TRANSPORT OF SENAGE. The Immoge shall be determined by settingles, individual or the pressure of

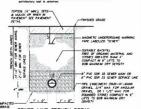
- Estitration leafs shall be made by filling a section of pipeline with actor and measuring the quantity of inchaps The need of water of the septoning of the feat shall be of least 2 feet above the highest pipe within the section being sector.
- Shauld grounderlar be present within the section being feeled, the head of eather for the fred shall be 2 feel soone the hydroxilic gradient of the presentation.
- Should the requirement of 2 feet of action stone the highest pipe subject any just so the lower and of the test section to a differential head of greater than 11.5 feet, another method of feeting shall be associated.
- infiltration tests will be allowed only when the voter table gauges determine the grandwater level to be 2 feet or more above the highest pipe of the action being tested.
- 2. Infiltration tool shall be made by measuring the quantity of water leaking arts a section of appellia.
- Brassumment of the infiltration shall be by manne of a calibrated war sonatricited of the outlier of the sector being harried.
- Moustin Lestope for Non-Pressure Pinelines
- The attendes transge (e-filtration or artification) for non-presence pipelines and not account the following in gatiens per 24 hours per linch of diameter per 1000 feet of piper.

- Reportues of the above allowable leakage, any sourting leaks detected shall be permanently allegaet.
- $\ensuremath{\mathit{Air}}$ facility for scamplings shall not be performed until the both litting hos seen completed.
- Core pressure on feets shell conform to ASTA C 829 or ASTA F1617-92, Section 6.2.2, Time-Fressure Drup Method for a 0.5 per drup, second or specified horses and shell not be dimited to type or size of pipe.
- All sections of pipulines shall be cleaned and flusted prior to tests

- d. When procedure is present, the overage test presents of 3 pag shall be above try back problems due to the groundester level.
- The equipment required for air testing shall be deminted by the Contractor and shall include the recessory compressor, refers, peoper and plage to alies for the monitoring of the pressure, refers of pressure and a separation for the series area.
- The treat pauge shot be sized to olive for the measuring of the 0.5 paily less strong during the test period and shot be on a separate the to the feel section.
- Defaultion leading shall be performed 30 stops of the backfilling. The last shall be made by possing a sall of cylinder no less than 85% of the pipe observed through the pipe. The back shall be performed without mechanics judding detected.
- Earn manual shall be tested by either extitration, inflitration or secure facility.
- A months will be acceptable if the testage place and success of allowance of one gatter bor vertical floot of depth for 24 hours. Reportions of the allowable testage, any looks detacted shall be assessed to electrically.
- infiltration tests and be performed offer book/fling when the groundwarf
- Vaccom testing shall be performed offer beat-filing in accordance with the latest revision of ASTN C1244-02 on Inform: a. The test short the procest of the top of the mention in accordance with the manufacture's recommendations.
- A vicinally of 10 to of markey shall be drawn on the markets, the same on the vicinal has of the fact hade sizes, and the vicinal jump shull off. The time shall be measured for the vicinal to draw to 3 in, of markey,



d. If the mankable falls the shifted feet, necessary records aboff for mode by an approvad method. The mannos and then be referred until a participatry test is additioned.



SEWER LINE TRENCH DETAIL

-	1	INSITE Gurnal, NY 1051 ENGINEERING, SURVEYING 8 GOOD 1051 GOOD	
MO.	DATE	REVISION	BY
1	11-15-17	REVISED PER TOWN OF CARMEL PLANNING BOARD COMMENTS	CM
2	12-3-12	REVISED PER TOWN OF CARMEL PLANNING BOARD COMMENTS	CM
3	2-8-13	REVISED FOR TOWN OF CARMEL PLANNING BOARD SIGNOFF	MEU
	3-5-13	REWSED PER PCDON COMMENTS	AF
5	7-13-18	REVISED BUILDING FOOTPRINTS & RECREATION AREAS	FR

PENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.O.

PROJECT:
HILLGREST COMMONS
SENIOR HOUSING DEVELOPMENT
(LOT E-2.2)
ALL RIGHT BE TRIME OF CHARLE & PLYC. RIGHER CORPTS. REV. TRIME AMENDED SITE DETAILS

12175.100 PROJEC 9-7-12 MEU M.T.S. CHECKED PAW

D - 3

ALTERATION OF THIS DOCUMENT, UNLIES LINGUE THE DIRECTOR OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION TOOL OF ARBOLE 145 OF the FOLICATION LAW.



PER FLOOR BUILDINGS 3B & 4COMPLY



L&M DESIGN LLC

Michael D. Grandino, AIA PP NY 020811-1

WILDER BALTER PARTNERS, INC.

480 BEDFORD ROAD CHAPPAQUA, NY 10514-1715

PROJECT TITLE:

HILLCREST PHASE II

LOT E-2.2 CARMEL, NEW YORK

HCR #:

7.11 18 PB SUBMISSION

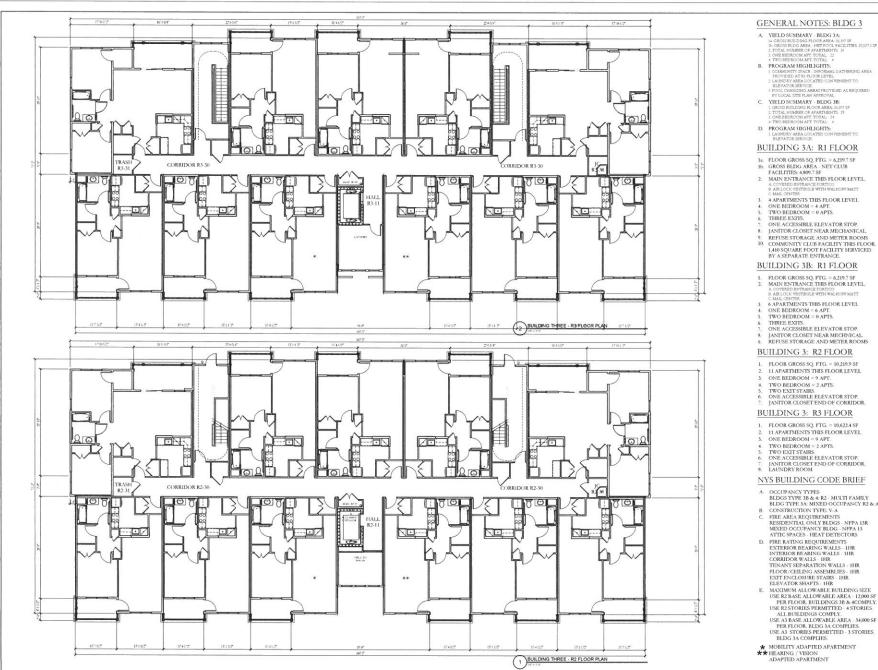
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DRAWING TITLE

BUILDING THREE FLOOR PLANS 3A FIRST FLOOR 3B FIRST FLOOR

PHASE II PB SUBMISSION not for construction

DATE: 7/11/2018 DRAWING NUMBER



- PER FLOOR, BUILDINGS 3B & 4COMPLY USE R2 STORIES PERMITTED - 4 STORIES.



L&M DESIGN LLC PO BOX 155 RADNOR, PENNSYLVANIA 1987-4145 (10.684-960 PAR 48-96) LINDEIGNELL COM

Scheel D. Guardana, ATA PF

WILDER BALTER PARTNERS, INC

480 BEDFORD ROAD CHAPPAQUA, NY 10514-1715

PROJECT TITLE

HILLCREST PHASE II LOT E-2.2 CARMEL, NEW YORK

HCR #:

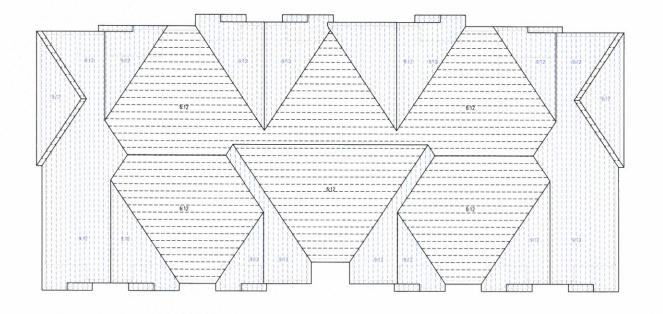
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DRAWING TITLE

BUILDING THREE FLOOR PLANS R2 & R3

PHASE II PB SUBMISSION not for construction

DATE: 7/11/2018 DRAWING NUMBER



GENERAL NOTES: BLDG 3

A. YTELD SUMMARY - BLDG 3A: 14. GROSS BUILDING FLOOR AREA: 26,39' 16. GROSS BLDG AREA - NET FOOL FACE 2. TOTAL NUMBER OF APARTMENTS: 26 3. ONE BEDROOM APT TOTAL: 22

B. PROGRAM HIGHLIGHTS:

ENGARAM HIGHLIGHTS:
1. COMMINITY SACE - INFORMAL GATHERING AREA
PROVIDED AT RIFLOOR LEVEL
2. LAUNDRY AREA LOCATED CONVENIENT TO
1. ELEVATOR SERVICE
1. PROC. CHANGRIC AREAS FROVIDED AS REQUIRED
BY LOCAL SITE PLAN AFFROVAL C. YIELD SUMMARY - BLDG 3B:

1. GROSS BUILDING FLOOR AREA. 26,397 SF 2. TOTAL NUMBER OF APARTMENTS: 28 3. ONE PEDROOM APT. TOTAL: 24 4. TRO BEDROOM APT. TOTAL: 4 D. PROGRAM HIGHLIGHTS:

LAUNDRY ARBA LOCATED C BLEVATOR SERVICE BUILDING 3A: R1 FLOOR

1a. FLOOR GROSS SQ. FTG. = 6,219.7 SF 1b. GROSS BLDG AREA - NET CLUB FACILITIES: 4809.7 SF

2. MAIN ENTRANCE THIS FLOOR LEVEL.

3. 4 APARTMENTS THIS FLOOR LEVEL

ONE BEDROOM = 4 APT.
TWO BEDROOM = 0 APTS.
THREE EXITS.
ONE ACCESSIBLE ELEVATOR STOP.

JANITOR CLOSET NEAR MECHANICAL REFUSE STORAGE AND METER ROOMS

COMMUNITY CLUB FACILITY THIS FLOOR 1,410 SQUARE FOOT FACILITY SERVICED BY A SEPARATE ENTRANCE.

BUILDING 3B: R1 FLOOR

FLOOR GROSS SQ. FTG. = 6,219.7 SF MAIN ENTRANCE THIS FLOOR LEVEL.

3. 6 APARTMENTS THIS FLOOR LEVEL

ONE BEDROOM = 6 APT. TWO BEDROOM = 0 APTS.

REFUSE STORAGE AND METER ROOMS

THREE EXITS.
ONE ACCESSIBLE ELEVATOR STOP.
JANITOR CLOSET NEAR MECHNICAL.

BUILDING 3: R2 FLOOR

FLOOR GROSS SQ. FTG. = 10,219.9 SF 11 APARTMENTS THIS FLOOR LEVEL

ONE BEDROOM = 9 APT. TWO BEDROOM = 2 APTS

TWO EXIT STAIRS.
ONE ACCESSIBLE ELEVATOR STOP.
JANITOR CLOSET END OF CORRIDOR.

BUILDING 3: R3 FLOOR

FLOOR GROSS SQ. FTG. = 10,622.4 SF

11 APARTMENTS THIS FLOOR LEVEL.

ONE BEDROOM = 9 APT.

TWO BEDROOM = 2 APTS.
TWO EXIT STAIRS.
ONE ACCESSIBLE ELEVATOR STOP.

JANITOR CLOSET END OF CORRIDOR. LAUNDRY ROOM

NYS BUILDING CODE BRIEF

A. OCCUPANCY TYPES
BLDGS TYPE 3B & 4: R2 - MULTI FAMILY
BLDG TYPE 3A: MIXED OCCUPANCY R2 & A

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 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 & 4COMPLY 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



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Michael D. Guardino, AIA PP

WILDER BALTER PARTNERS, INC.

480 BEDFORD ROAD CHAPPAQUA, NY 10514-1715

PROJECT TITLE:

HILLCREST PHASE II LOT E-2.2 CARMEL, NEW YORK

HCR #:

DESCRIPTION
7-11-18 PB SUBMISSION

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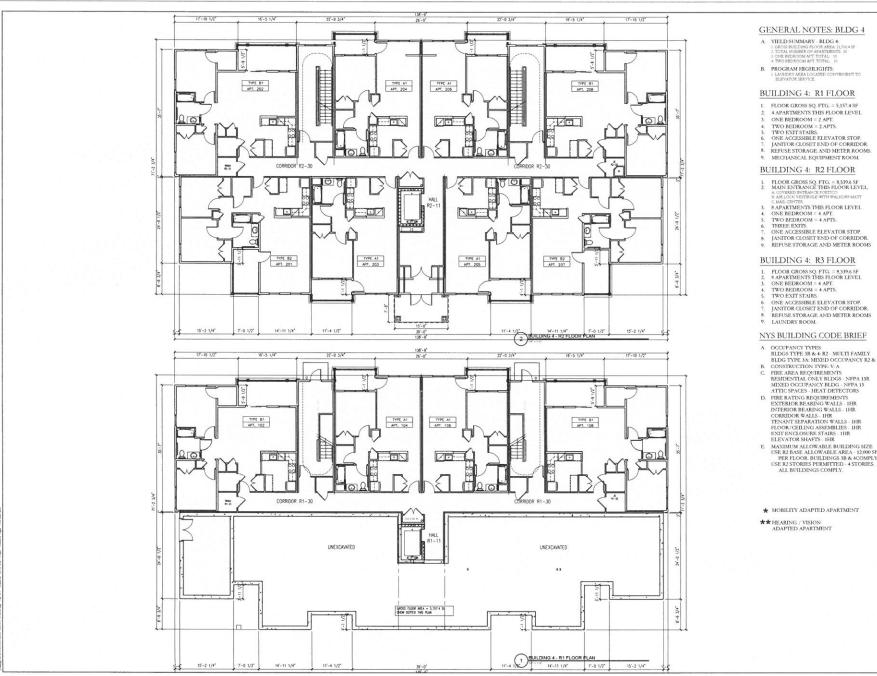
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BUILDING THREE FLOOR PLANS ROOF

PHASE II PB SUBMISSION not for construction

DATE: 7/11/2018 DRAWING NUMBER

BUILDING THREE - ROOF PLAN





- IANTTOR CLOSET END OF CORRIDOR.

- C. FIRE AREA REQUIREMENTS RESIDENTIAL ONLY BLDGS NFPA 13R MIXED OCCUPANCY BLDG NFPA 13
- E. MAXIMUM ALLOWABLE BUILDING SIZE USE R2 BASE ALLOWABLE AREA 12,000 SF PER FLOOR. BUILDINGS 3B & 4COMPLY. USE R2 STORIES PERMITTED . 4 STORIES
- ★ MOBILITY ADAPTED APARTMENT



L&M DESIGN LLC ARCHITECTURE FAMILY
PO BOX 155
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DESIGN

WILDER BALTER PARTNERS, INC

480 BEDFORD ROAD CHAPPAQUA, NY 10514-1715

HILLCREST PHASE II LOT E-22

CARMEL, NEW YORK

HCR #:

READSON W	DATE	DESCRIPTION
NA	7-11-18	PB SUBMISSION
DOWN-ROOM	1000000000	WOON TO THE

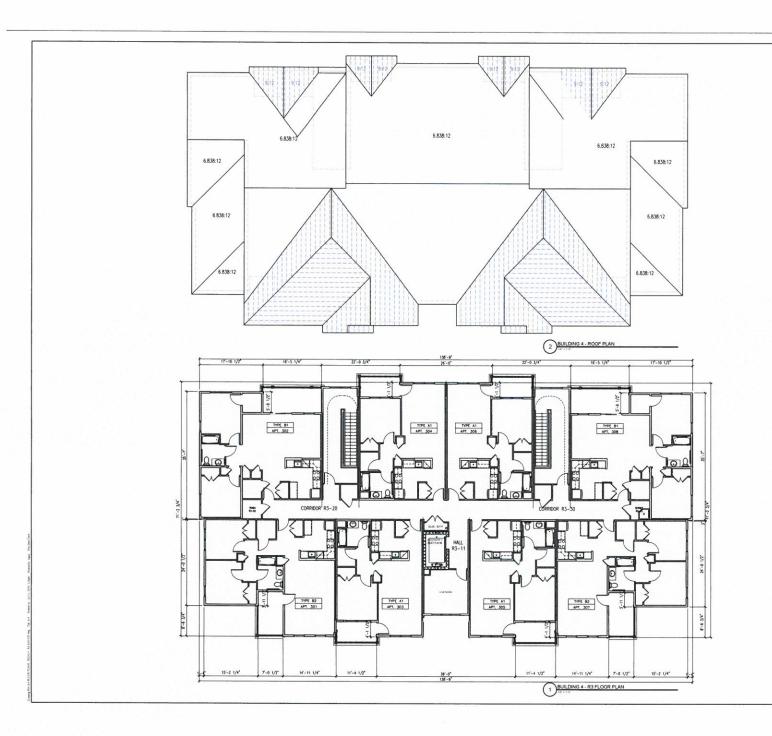
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DRAWING TITLE

BUILDING FOUR FLOOR PLANS R1 & R2

PHASE II PB SUBMISSION not for construction

DATE: 7/11/2018 DRAWING NUMBER:



GENERAL NOTES: BLDG 4

- A. YIELD SUMMARY BLDG 4: 1. GROSS BUILDING FLOOR AREA: 21,760.4 SF 2. TOTAL NUMBER OF APARTMENTS: 20 3. ONE BEDROOM APT. TOTAL: 10 4. TWO BEDROOM APT. TOTAL: 10
- B. PROGRAM HIGHLIGHTS:

BUILDING 4: R1 FLOOR

- 1. FLOOR GROSS SQ. FTG. = 5,157.4 SF
- 4 APARTMENTS THIS FLOOR LEVEL ONE BEDROOM = 2 APT.
- TWO BEDROOM = 2 APTS.

- TWO BEDROOM = 2 APTS.
 TWO EXIT STAIRS.
 ONE ACCESSIBLE ELEVATOR STOP.
 JANITOR CLOSET END OF CORRIDOR.
- REFUSE STORAGE AND METER ROOMS.

MECHANICAL EQUIPMENT ROOM.

- BUILDING 4: R2 FLOOR
- FLOOR GROSS SQ. FTG. = 8,539.6 SF
 MAIN ENTRANCE THIS FLOOR LEVEL
 A COVERED BNTRANCE PORTICO
 B AIR LOCK VESTBULE WITH WALKOPF MATT
- 8 APARTMENTS THIS FLOOR LEVEL
- ONE BEDROOM = 4 APT. TWO BEDROOM = 4 APTS.
- THREE EXITS.

- ONE ACCESSIBLE ELEVATOR STOP.
 JANTIOR CLOSET END OF CORRIDOR.
 REFUSE STORAGE AND METER ROOMS

BUILDING 4: R3 FLOOR

- FLOOR GROSS SQ. FTG. = 8,539.6 SF 8 APARTMENTS THIS FLOOR LEVEL.
- ONE BEDROOM = 4 APT. TWO BEDROOM = 4 APTS. TWO EXIT STAIRS.
- ONE ACCESSIBLE FLEVATOR STOP
- JANITOR CLOSET END OF CORRIDOR. REFUSE STORAGE AND METER ROOMS
- LAUNDRY ROOM.

NYS BUILDING CODE BRIEF

- A. OCCUPANCY TYPES
 BLDGS TYPE 3B & 4: R2 MULTI FAMILY
 BLDG TYPE 3A: MIXED OCCUPANCY R2 &:
- BLIGG TYPE 3.4 MIXED OCCUPANCY R2.4

 E. CONSTRUCTION TYPE V.A

 C. FIRE AREA REQUIREMENTS
 RESIDENTIAL ONLY BLIDGS. NFPA 138
 MIXED OCCUPANCY BLIDG. NFPA 13
 ATTIC SPACES. HEAT DETECTORS

 D. FIRE RATING REQUIREMENTS
 EXTERIOR BEADING WALLS. LIB
- D. FIRE RATING REQUIREMENTS
 EXTERIOR BEARING WALLS HR
 INTERIOR BEARING WALLS HR
 CORRIDOR WALLS HR
 TENANT SEPARATION WALLS HR
 TENANT SEPARATION WALLS HR
 EXTERNALOSURE STARS HR
 EXTERNALOSURE STARS HR
 ELEVATOR SHAFTS HR
 E. MAXMUM ALLOWABLE BUILDING SIZE
- MAXIMUM ALLOWABLE BUILDING SIZE USE R2 BASE ALLOWABLE AREA 12,000 SF PER FLOOR, BUILDINGS 1B & 4COMPLY. USE R2 STORIES PERMITTED 4 STORIES. ALL BUILDINGS COMPLY.
- ★ MOBILITY ADAPTED APARTMENT
- ** HEARING / VISION ADAPTED APARTMENT



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480 BEDFORD ROAD CHAPPAQUA, NY 10514-1715

PROJECT TITLE:

HILLCREST PHASE II

LOT E-2.2 CARMEL, NEW YORK

HCR #:

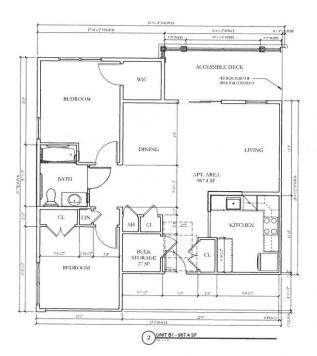
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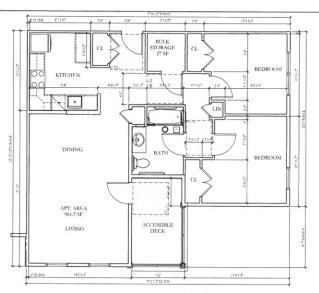
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BUILDING FOUR FLOOR PLANS R3 & ROOF

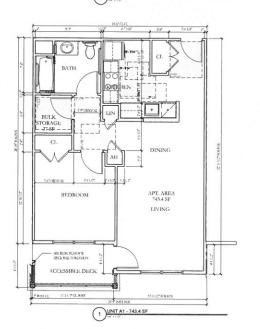
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DATE: 7/11/2018 DRAWING NUMBER





(3 UNIT B2 - 961.7 SF



GENERAL NOTES

A. ALL FLOOR PLAN DESIGNS COMPLY WITH

- ALL FIGURES FAIR HOUSING REQUIREME 2 NYS HOR DESIGN HANDBOOK 2017 3 NYS BUILDING CODE ACCESSIBILITY REQUIREMENTS
- 4 EPA ENERGY STAR VI.1 PROGRAM 5. NYSERDA LOWRISE RESIDENTIAL NEW CONSTRUCTION PROGRAM
 6 EPA INDOOR AIRPLUS PROGRAM
 7. USGBC LEED FOR HOMES V4

B. HCR - MAXIMUM 1 BEDROOM APT SF:

C. HCR - MAXIMUM 2 BEDROOM APT SE 1. BASE SF MAX. 950 SI 2. STORAGE ALLOWANCE W/IN APT. 20 SI MAXIMUM ALLOWABLE SF - 2 BEDROOM = 970 SF

D. HCR - MAXIMUM 3 BEDROOM APT SF:

E. HCR - PROGRAM HIGHLIGHTS:

- BENAUT FAM, REPRISINATION, SINC, CORRESPONDED, CONTINUENCE SEES OF MICE, 1981 OF MICE,
- 17. BULK STORAGE 1 BED & BED: 20 SF; 3 BED: 25 SF MB 18 LINEN STORAGE MIN 18" DEEP X 2" WIDE:

ABOVE HCR PROGRAM REQUIREMENTS HAVE BEEN MET OR EXCEEDED BY THIS

F. FULLY ACCESSIBLE AND ADPATABLE MOVE-IN READY UNITS: ALL APARTMENTS IN THIS PROJECT HAVE BEEN DESIGNED TO BE ADAPTABLE FOR ACCESSIBILITY IN ACCORDANCE WITH FEDERAL AND NEW YORK STATE REQUIREMENTS. IN ADDITION, 10% (5 UNITS) WILL BE MADE FULLY ADAPTED FOR AND MARKETED TO PERSON(S) WITH MOBILITY IMPAIRMENT. 2% (LUNED WILL BE MADE FULLY 2% (I UNIT) WILL BE MADE FULLY ADPATED FOR AND MARKETED TO PERSON(S) HAVING HEARING OR VISION IMPAIRMENT.

G. ALL APARTMEN'IS MEET HCR VISITABILITY STANDARDS VIA ELEVATOR ACCESS.

H. ALL APARTMENTS MEET HCR SENIOR

- 4. ALL APARTMENTS MEET HAR SENIOR
 HOUSING DISCOST STANDARDS

 1 COMMINAL CATHERING SINCE FRYATE FROM
 FRANT BETWEENERS.

 2 PARKERS COMMINATED BLOOMING MADE

 3 PARKERS COMMINATED BLOOMING MADE

 5 PARKERS COMMINATE ALMOSTERS FOR
 COMMINATED BROWNING TO FRANT

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 1. LOUGHT TONE
- LIGHTING TO PROVIDE EVEN DISTRIBUTION MINIMIZED HARRS THANSTONE

 14 LARGE, TACTILE, CONTRASTING MULTI-COLOR SIGNAGE TREOUGHOUT.

 SUGDAGE TREOUGHOUT.

 APARTMENT BUILDING MEETING OR EXCEEDING
- GRADE 2

 16. CABINETRY TO USE "LOOP OR D SHAPED" PULL
 HARDWARE.

- A CAMMENT YOUR TOOR OLD GARDED YELL

 A ARMINIMATE OF ORE GARDED THE BE INSTALLED

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 BY THE STORE OF THE SHOPER UNIT.

 CONTROL OF THE SHOPER UNIT.

 CONTROL OF THE SHOPER UNIT.

 BY CONTROL OF THE SHOPER UNIT.

 CONTROL OF THE SHOPER UNIT.



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SEAL

CLIENT WILDER BALTER PARTNERS, INC

480 BEDFORD ROAD CHAPPAQUA, NY 10514-1715

PROTECT TITLE:

HILLCREST PHASE II LOT E-2.2 CARMEL, NEW YORK

HCR #:

7-11-18 PB SUBMISSION

UNIT PLANS: ONE BEDROOM TWO BEDROOM **APARTMENTS**

PHASE II PB SUBMISSION not for construction

DATE: 7/11/2018



2 BUILDING 3A - RIGHT SIDE ELEVATION



BUILDING 3A - FRONT ELEVATION

ELEVATION NOTES

- ROOF SYSTEM: 25 YEAR FIBERGLASS
 ROOF SHINGLES INSTALLED PER MFGR.
- 6" K GUTTER SYSTEM ON ALUMINUM WRAPPED PINE RUNNING FACIA TRIM.
- SYNTHETIC WOOD BEADED PANEL ARCHITECTURAL TRIM.
- SYNTHETIC WOOD RUNNING ARCHITECTURAL TRIM.
 VINYL SIDING SYSTEM.

- WALL OR SOFFIT MOUNTED LIGHT FIXTURE AT ALL EXIT DOOR LOCATIONS
- POWDER COATED ALUMINUM RAILING.
- 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



L&M DESIGN LLC

PO BOX 155

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41544-980 PAX 98-901 LMDESIGNAL COM

Michael D. Guardons, AIA PP NY 026811-1

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 #:

7-11-18 PB SUBMISSION

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DRAWING TITLE

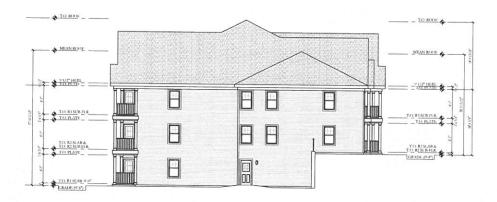
BUILDING 3A **ELEVATIONS** FRONT & RIGHT SIDE

HECKED BY:

PHASE II PB SUBMISSION not for construction

DATE: 7/11/2018

DRAWING NUMBER



2 BUILDING 3B - RIGHT SIDE ELEVATION



1 BUILDING 3B - FRONT ELEVATION

ELEVATION NOTES

- ROOF SYSTEM: 25 YEAR FIBERGLASS
 ROOF SHINGLES INSTALLED PER MFGR.
- 6" K GUTTER SYSTEM ON ALUMINUM WRAPPED PINE RUNNING FACIA TRIM.
- SYNTHETIC WOOD BEADED PANEL ARCHITECTURAL TRIM.
- 4. SYNTHETIC WOOD RUNNING
- ARCHITECTURAL TRIM.
 5. VINYL SIDING SYSTEM.
- WALL OR SOFFIT MOUNTED LIGHT FIXTURE AT ALL EXIT DOOR LOCATIONS POWDER COATED ALUMINUM RAILING.
- VINYL SINGLE HUNG WINDOW 3'x 5'
- SINGLE UNIT GANGED WHERE SHOWN

 MECHANICAL VENTILATION LOUVER

 DECORATIVE SYNTHETIC WOOD
 ENTRANCE PORTICO.
- 11. SYNTHETIC WOOD ARCHITECTURAL COLUMN



L&M DESIGN LLC

Michael D. Gurtino, AIA PP NY 026811-1

CLIENT

WILDER BALTER PARTNERS, INC

480 BEDFORD ROAD CHAPPAQUA, NY 10514-1715

HILLCREST PHASE II LOT E-2.2 CARMEL, NEW YORK

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REVISION # DATE: DESCRIPTION
NA 7-11-18 PR SUBMISSION

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

THECKED BY:

PHASE II PB SUBMISSION not for construction

DATE: 7/11/2018

DRAWING NUMBER



BUILDING 3 - LEFT SIDE ELEVATION

ELEVATION NOTES

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

- DECORATIVE SYNTHETIC WOOD ENTRANCE PORTICO.
 SYNTHETIC WOOD ARCHITECTURAL COLUMN



L&M DESIGN LLC PO BOX 155
RADNOR, PENNSYLVANIA 19987. 4145
403-886. PAX 486-903. LMD23/GBALC COM

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 7-11-18 PB SUBMISSION OPYRIGHT 2002 -2018 LIAM DESIGN LLC

DRAWING TITLE

BUILDING 3 ELEVATIONS REAR & LEFT SIDE

CHECKED BY:

PHASE II PB SUBMISSION not for construction

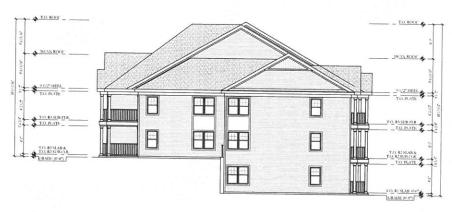
DATE: 7/11/2018

DRAWING NUMBER

A-10



1 BUILDING 3 - REAR ELEVATION



2 BUILDING 4 - RIGHT SIDE ELEVATION



1 BUILDING 4 - FRONT ELEVATION

ELEVATION NOTES

- ROOF SYSTEM: 25 YEAR FIBERGLASS ROOF SHINGLES INSTALLED PER MEGR
 2 6° K GUTTER SYSTEM ON ALLIMINUM WRAPPED PINE RUNNING FACIA TRIM.
 3. SYNTHETIC WOOD BEADED PANEL ARCHITECTURAL TRIM.

- SYNTHETIC WOOD RUNNING ARCHITECTURAL TRIM.
- ARCHITECTURAL TRIM.

 5. VINYL SIDING SYSTEM.

 6. WALL OR SOFFIT MOUNTED LIGHT
 FIXTURE AT ALL EXIT DOOR
 LOCATIONS

 7. POWDER COATED ALUMINUM RAILING.
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- DECORATIVE SYNTHETIC WOOD ENTRANCE PORTICO.
 SYNTHETIC WOOD ARCHITECTURAL COLUMN



L&M DESIGN LLC ARCHITECTURE PLANNING URBAY PO BOX 155 RADNOR, PENNSYLVANIA 19087-4145 101-08-980 FAX GR. 980 LICESTONELC COM

Architect
Michael D. Guerdano, AIA PP
NV 000811-1

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.

NA 7-11-18

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NOT RESURBED OWNED EVELANDERFOR LLC ROB AUTHORIZED ONLY BY CONNECTION WITH THE PROPERT DRAWINGS AND THE PROPERTY OF AND ALL ROSETS RESERVED BY LIAM DRESCH, LLC ARCHTECTURE RANDOWS, AND THEM DRESCH. **BUILDING 4**

ELEVATIONS FRONT & RIGHT SIDE

PHASE II PB SUBMISSION not for construction

DATE: 7/11/2018

DRAWING NUMBER



2 BUILDING 4 - LEFT SIDE ELEVATION



1 BUILDING 4 - REAR ELEVATION

ELEVATION NOTES

- ROOF SYSTEM: 25 YEAR FIBERGLASS ROOF SHINGLES INSTALLED PER MFGR.
- 6" K GUTTER SYSTEM ON ALUMINUM WRAPPED PINE RUNNING FACIA TRIM.
- 3. SYNTHETIC WOOD BEADED PANEL
- ARCHITECTURAL TRIM.
- 4. SYNTHETIC WOOD RUNNING ARCHITECTURAL TRIM.
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- WALL OR SOFFIT MOUNTED LIGHT FIXTURE AT ALL EXIT DOOR LOCATIONS

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 DECORATIVE SYNTHETIC WOOD
 ENTRANCE PORTICO.
- ENTRANCE PORTICO.

11. SYNTHETIC WOOD ARCHITECTURAL COLUMN



L&M DESIGN LLC

Architect: Michael D. Grandino, AIA PP

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

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

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 8th 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 & 55.2-247-2

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 8th agenda for consideration of regrant of approval.

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Very truly yours,

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

Ву:

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

Angelo Luppino Michael Sirignano

File