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ANTHONY GIANNICO
Vice Chairman

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RAYMOND COTE
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TOWN OF CARMEL PLANNING BOARD



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

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

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

PLANNING BOARD AGENDA **SEPTEMBER 16, 2020 – 7:00 P.M.**

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

1. The Teal Door Counseling Center – 18 Miller Road	86.11-1-15	9/16/20	8/21/20	Public Hearing/Resolution
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SITE PLAN

2. 728 Route 6 LLC – 728 Route 6	76.22-1-54		8/17/20	Amended Site Plan
3. Melchner, Charles & Stephanie – 417 Seminary Hill Road, Carmel	66.-2-37		7/28/20	Special Site Plan (Barn)
4. Mahoven LLC (Kaneti) – 737 South Lake Blvd	75.42-1-13		9/4/20	Special Site Plan
5. Rudovic Bridal Shop – 1707 Route 6	55.6-1-12		9/4/20	Site Plan

SUBDIVISION

6. Carmel Fire Department – 94 Gleneida Ave	44.14-1-24		9/8/20	Lot Line Adjustment
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MISCELLANEOUS

7. Braemar at Carmel – 49 Seminary Hill Road	55.10-1-3		9/13/19	Extension of Final Site Plan Approval
8. 70 Old Route 6, LLC – 70 Old Route 6, Carmel (formerly Tompkins Recycling Facility)	55.11-1-15		12/8/16	Extension of Final Site Plan Approval
9. Minutes – 06/17/20, 07/15/20 & 07/28/20				

JOHN KARELL, JR., P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK, 12563
845-878-7894 FAX 845 878 4939
jack4911@yahoo.com

September 7, 2020

To: Town of Carmel Planning Board

Re: **Site Plan Lantern Pub Reconstruction**
728 Route 6, LLC
728 Route 6, Mahopac
TM # 76.22-1-54

The below is a response to comments from the Town Consultants and Staff as follows:

Michael Carnazza, Building Inspector and Zoning Code Administrator dated July 13, 2020

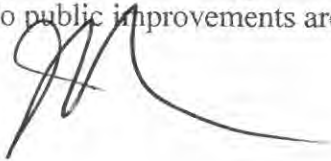
1. The second floor is proposed for 1000 square feet of office space, not dry storage.
2. Previous variances that were issued by the Town have been noted on the plans.
3. The aisle width has been dimensioned.
4. Two development scenarios have been shown on the plans, with and without the School easement. The easement is under consideration by the School District. It is noted that the easement provides for a wider aisle width.

Pat Cleary, Planning Consultant, dated July 15, 2020

1. See item # 1 above relative to the use of the second floor.
2. The required parking spaces are shown on the plan and in a table for each use, including the second floor office.
3. The coffee shop will be takeout with no seating. The use has been identified and parking requirements have been revised.
4. The parking spaces will be striped.
5. Refuse and recycling areas are identified and detailed.
6. The existing fenced in area will continue to be utilized for outdoor seating. DOT has been contacted and their determination will be provided to the Board upon receipt.
7. The paved area to the south of the fenced in area will be removed and landscaped.
8. Landscaping is proposed on the plans for the rear and north property lines.
9. New pavement will be provided over the entire driveway and parking areas.
10. Exterior lighting is proposed as shown on the plans.

Richard Franzetti, P.E., Town Engineer dated July 13, 2020

1. Noted
2. Noted relative to approvals required.
3. A trip study is attached.
4. Vehicle Movement
 - Turning Radii is shown
 - Type of traffic is contained in the study.
5. DOT has been contacted for permitting requirements
6. Employee information is provided. Parking requirements have been identified in a table on the plans.
7. Grease Trap Calculations are provided.
8. Landscaping for the rear and north property lines are shown.
9. Noted relative to verification by the Wetlands Inspector.
10. Plantings are believed to be in accordance with Section 142 of the Town code.
11. It is believed that the curbing and asphalt pavement are in accordance with Town Code.
12. Sidewalks, manholes and guiderails per section 128
13. Water and sewer use reports are provided. Water usage will be the same as sewage discharge.
14. A legend is provided.
15. No sign is proposed at this time..
16. No new drainage is proposed. The existing drainage patterns will be maintained. It is noted that the site drains from the rear to Route 6. No problems with this drainage pattern are evident.
17. Garbage enclosure details are provided.
18. Lighting details are provided on the plans
19. The existing retaining wall on the south side of the building has been repaired.
20. No public improvements are proposed.



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September 6, 2020

ENGINEERING REPORT

Lantern Pub Reconstruction
728 U.S. 6, Mahopac, NY
Grease Trap Design

GENERAL

The Lantern Pub restaurant presently discharges sewerage via an existing connection to an 8 inch diameter cast iron sewer line in Route 6 on the south side of the property line. Formerly a small grease trap was located within the building to collect grease from the kitchen. It is proposed to install a 1,000 gallon concrete grease trap on the sewer line leaving the building as shown on the design drawings. The grease trap is designed based upon DEC requirements as follows.

GREASE TRAP DESIGN

DEC standards for design of a grease trap are attached to this report. Parameters are as follows:

Number of seats in dining area (D)	42
Gallons of wastewater per meal (GL)	5
Storage capacity factor (ST)	1.7
Hours open (HR)	8
Loading factor (LF) other highways	0.5

$$\begin{aligned}\text{Size of grease trap} &= (D)(GL)(ST)(HR/2)(LF) \text{ gallons} \\ &= (42)(5) (1.7) (4) (0.5) \\ &= 714 \text{ gallons, use 1000 gallon trap}\end{aligned}$$

Concrete septic tanks should be coated with a bituminous coating to ensure watertightness and prevent deterioration. Concrete tanks are not recommended for treatment of wastewater that is high in sulfur or sulfate.

The septic tank should be placed on a level layer of sand or pea gravel to provide an adequate bedding.

At least one manhole of 20 inches in the shortest dimension is required in each compartment of a tank with a liquid depth of 48 inches or greater. For tanks with a liquid depth shallower than 48 inches, openings of minimum size 12 inches in the least dimension may be substituted. Manholes should be placed over the inlet and the outlet of the tank and should extend to the ground surface so that the tank may be inspected and sludge and scum removed conveniently. Septic tank access covers that are at grade should be provided with locking devices.

Kitchen facilities with large volumes of wastewater shall be served by a separate sewer line in which a grease trap is installed upstream from the treatment system. Ground garbage shall not be permitted in a line served by a grease trap. Trap location must be selected to insure maintenance, and to allow some cooling to facilitate separation while not allowing the grease to solidify before reaching the trap. Usual locations are outside the building near the wastewater source. Pump out should occur when 75 percent of the tank capacity has been used, with frequencies for restaurants ranging from weekly to once every three months.

The following two equations should be used for estimating the size grease trap necessary for restaurants and other types of commercial kitchens. The minimum size grease trap should be 750 gallons.

1. Restaurants:

$$(D) (GL) (ST) (HR/2) (LF) = \text{size of grease trap, gallons}$$

where,

D = Number of seats in dining area

GL = Gallons of wastewater per meal, normally 5 gallons

ST = Storage capacity factor (minimum = 1.7, onsite disposal = 2.5)

HR = Number of hours open

LF = Loading factor (interstate freeways = 1.25, other freeways and recreational areas = 1.0, main highways = 0.8, other highways = 0.5).

2. Hospitals, Nursing Homes, etc.:

$$(M) (GL) (ST) (2.5) (LF) = \text{size of grease trap, gallons}$$

where,

M = Meals per day

GL = Gallons of wastewater per meal, normally 4.5 gallons

ST = Storage capacity factor (minimum = 1.7, onsite disposal = 2.5)

JOHN KARELL JR., P.E.

Town of Carmel Planning Board

Town Hall

Mahopac, NY, 10541

RE: Lantern Pub Reconstruction

728 U.S. 6, Mahopac, NY

Traffic Generation Letter of Findings

Gentlemen:

As requested we have conducted an evaluation of the site generated vehicular traffic volumes associated with the proposed project and respectfully submits this Letter of Findings. The intent of this letter of findings is to assess the projected changes in vehicular traffic generated by the site from the existing conditions to the currently proposed development.

Existing Conditions

The previous use of the facility was a 171-seat restaurant formally known as the Route 6 Tap House. The Tap House has been categorized as ITE Land Use 932: High-Turnover (Sit-Down) Restaurant. Other related uses were evaluated and Land Use 932 has been determined the best fit.

Proposed Conditions

The proposed uses will a 42-seat restaurant, ice cream parlor, cell phone store, coffee shop & bakery, fried chicken take out only restaurant, and office. Many Institute of Transportation Engineers (ITE) land use codes were evaluated and the best fit land uses have been categorized as follows:

Type of Land Use	ITE Code	ITE Description
42-Seat Restaurant	932	High-Turnover (Sit-Down) Restaurant
Ice Cream Parlor	930	Fast Casual Restaurant
Cell Phone Store	863	Electronics Superstore
Coffee Shop & Bakery	939	Bread/Donut/Bagel Shop without Drive-Thru
Fried Chicken Take Out Only	933	Fast-Food Restaurant without Drive-Thru
Office	712	Small Office Building

Traffic Generation

For analysis purposes, the peak hours site generated traffic were estimated using trip generation rates published by the ITE as contained in their publication entitled "Trip Generation, 10th Edition". The ITE trip generation manual uses statistical data collected nationwide to determine an appropriate amount of traffic generated during the peak hour for use in traffic analysis.

Shown in the table below, the resulting trip generation volumes were calculated for both the existing and proposed uses of the site.

TRIP GENERATION CALCULATION TABLE

ITE Trip Generation 10th Edition Manual Research Data:

Type of Land Use	ITE Code	Unit	Weekday Morning Peak			Weekday Evening Peak		
			Enter	Exit	Total	Enter	Exit	Total
171-Seat Restaurant	932	171 Seats	Generation Rate = 0.48			Generation Rate = 0.42		
			52%	48%	100%	57%	43%	100%
			43	39	82	41	31	72
Total Existing Trips			43	39	82	41	31	72
42-Seat Restaurant	932	42 Seats	Generation Rate = 0.48			Generation Rate = 0.42		
			52%	48%	100%	57%	43%	100%
			10	10	20	10	8	18
Ice Cream Parlor	930	1 KSF	Generation Rate = 2.07			Generation Rate = 14.03		
			67%	33%	100%	55%	45%	100%
			1	1	2	8	6	14
Cell Phone Store	863	1 KSF	Generation Rate = 0.32			Generation Rate = 4.26		
			64%	36%	100%	49%	51%	100%
			0	0	0	2	2	4
Coffee Shop & Bakery	939	1 KSF	Generation Rate = 70.54			Generation Rate = 28		
			47%	53%	100%	50%	50%	100%
			33	38	71	14	14	28
Fried Chicken Take Out Only	933	1 KSF	Generation Rate = 25.1			Generation Rate = 28.34		
			60%	40%	100%	50%	50%	100%
			15	10	25	14	14	28
Office	712	1 KSF	Generation Rate = 1.92			Generation Rate = 2.45		
			83%	17%	100%	32%	68%	100%
			2	0	2	0	2	2
Total Proposed Trips			61	59	120	48	46	94
Difference in Trips			18	20	38	7	15	22

* Trip generation rates are based on ITE Trip Generation Manual 10th Edition for trips generated during the anticipated morning and evening peak hours.

Based on the results from the trip generation calculations, it is estimated that the proposed development will generate roughly 38 more trips during the morning peak hour and 22 more trips during the evening peak hour. It should also be noted that this section of the Route 6 corridor is saturated with a number of delis and restaurants. It could additionally be considered that people looking for these services are likely to traverse this section of Route 6 corridor.

The general industry practice for many municipalities is that an intersection should be analyzed for impact associated with a proposed development if 100 or more new trips are proposed through that intersection. Although the traffic patterns will likely be altered by the proposed development, we do not project that the proposed development will increase the traffic volumes by 100 vehicles during the peak hour at any specific intersection; therefore, it is our opinion that no further traffic impact analysis is required as a result of traffic that would be generated by the proposed development.

Please do not hesitate to call should you require additional information or have any questions.

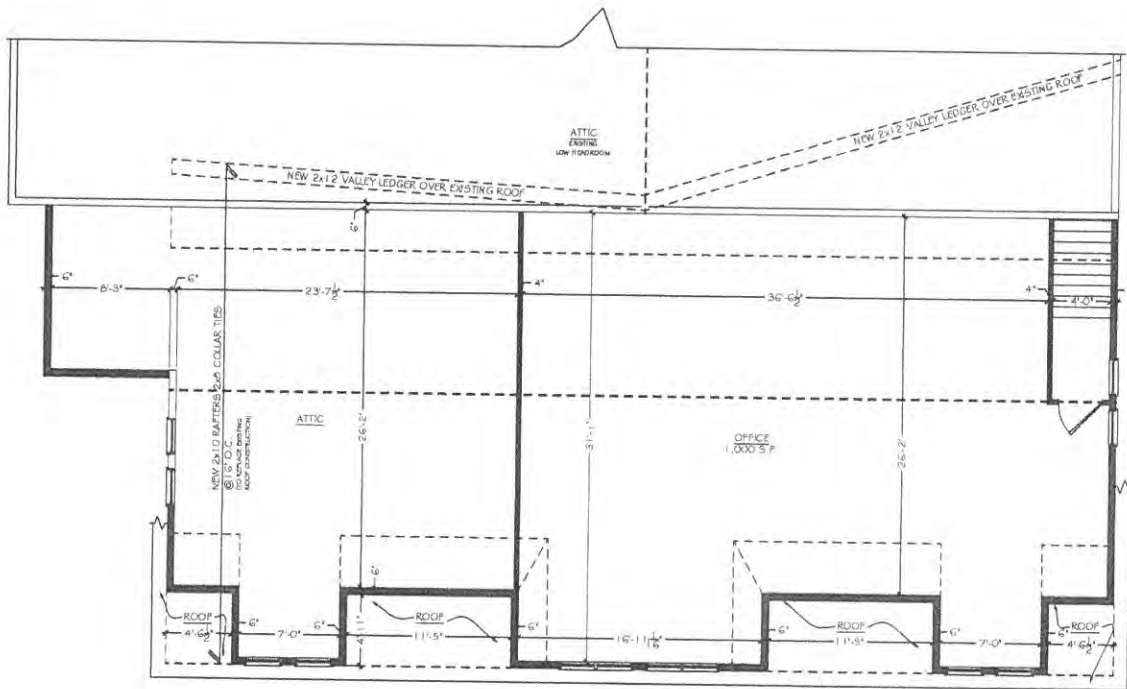
Sincerely,

John Karell, Jr., P.E.

September 8, 2020

121 CUSHMAN ROAD, PATTERSON, NY, 12563

Jack4911@yahoo.com; 845 721 0455



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

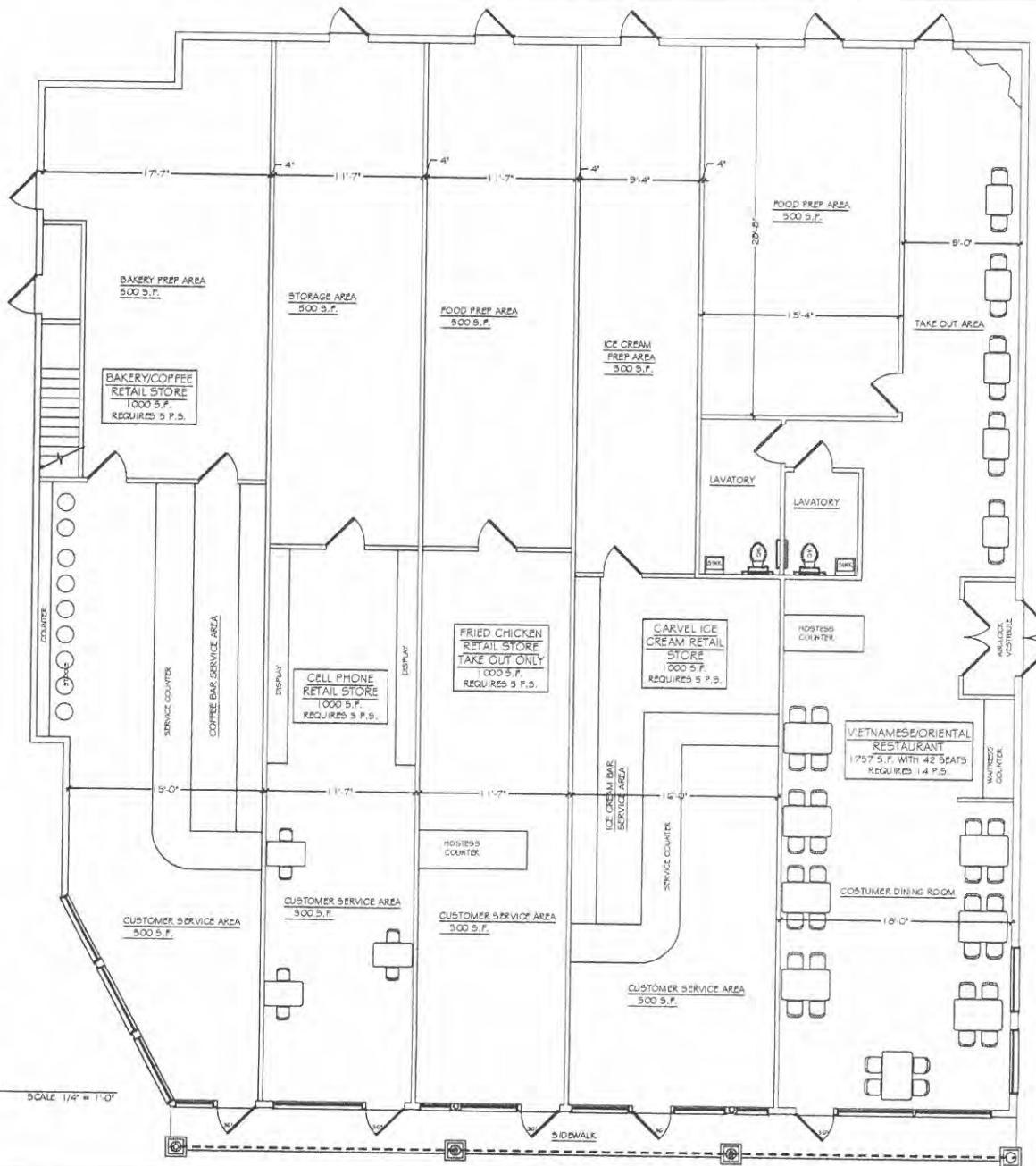


ROY A. FREDRIKSEN, PE
 DESIGN • PLANNING • CONSULTING ENGINEERING
 280 SHEAR HILL RD. • MAHOPAC, NY 10541 • 845-821-4000
 RAYEXDESIGN@GMAIL.COM

OWNER	728 ROUTE SIX, LLC.	JOB #	
DESIGNED BY		DRAWN BY	
PROJECT: RENOVATION TO EXISTING BUILDING LOCATED AT 728 ROUTE 6 IN MAHOPAC, NY.		CHECKED BY	
		TAX MAP #	76.22-1-54

SHEET TITLE: SECOND FLOOR PLAN
 1 OF 1

REVISIONS:	DATE: 01/22/2019
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FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

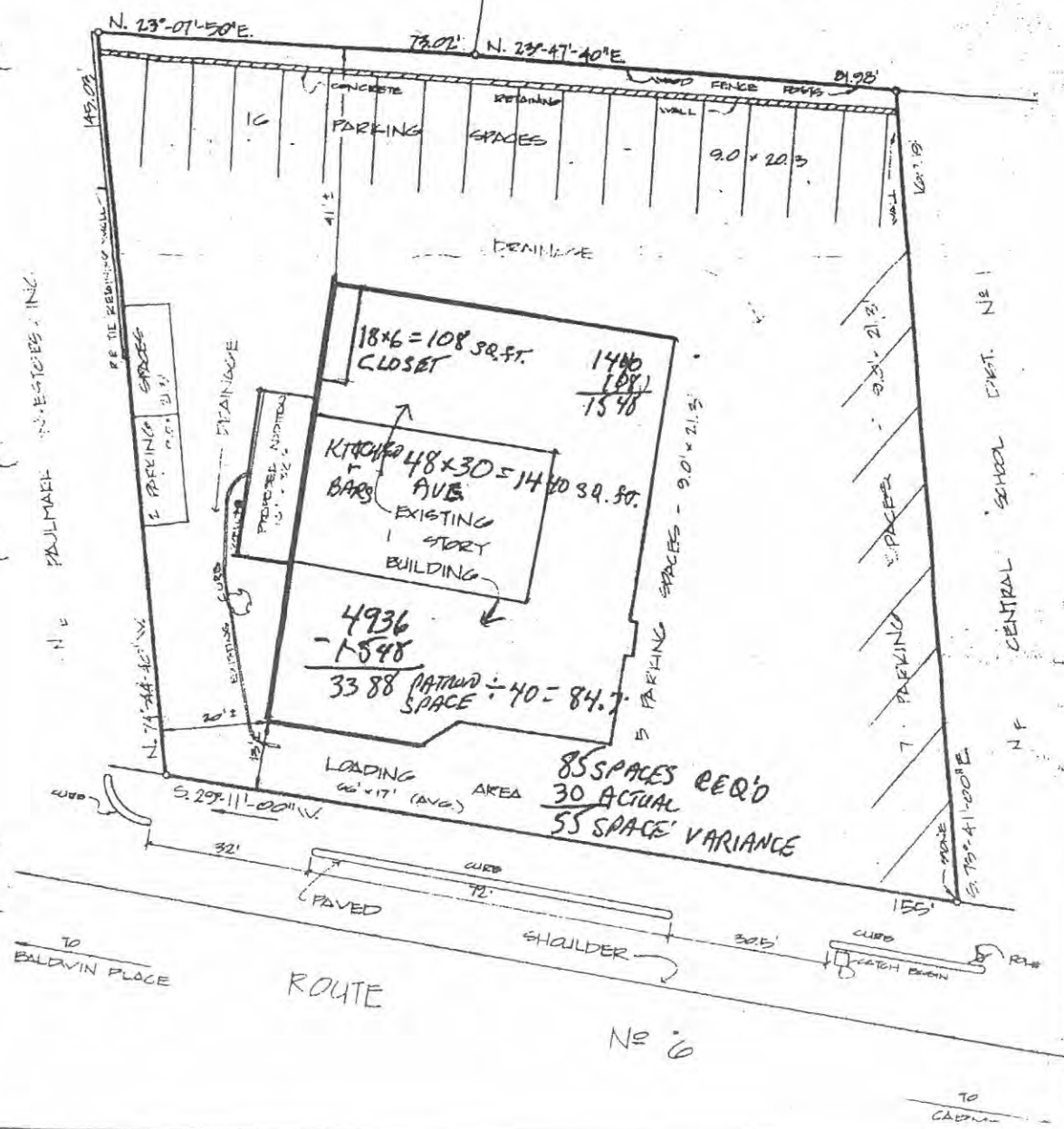
RAYEX
DESIGN PLANNING CONSTRUCTION

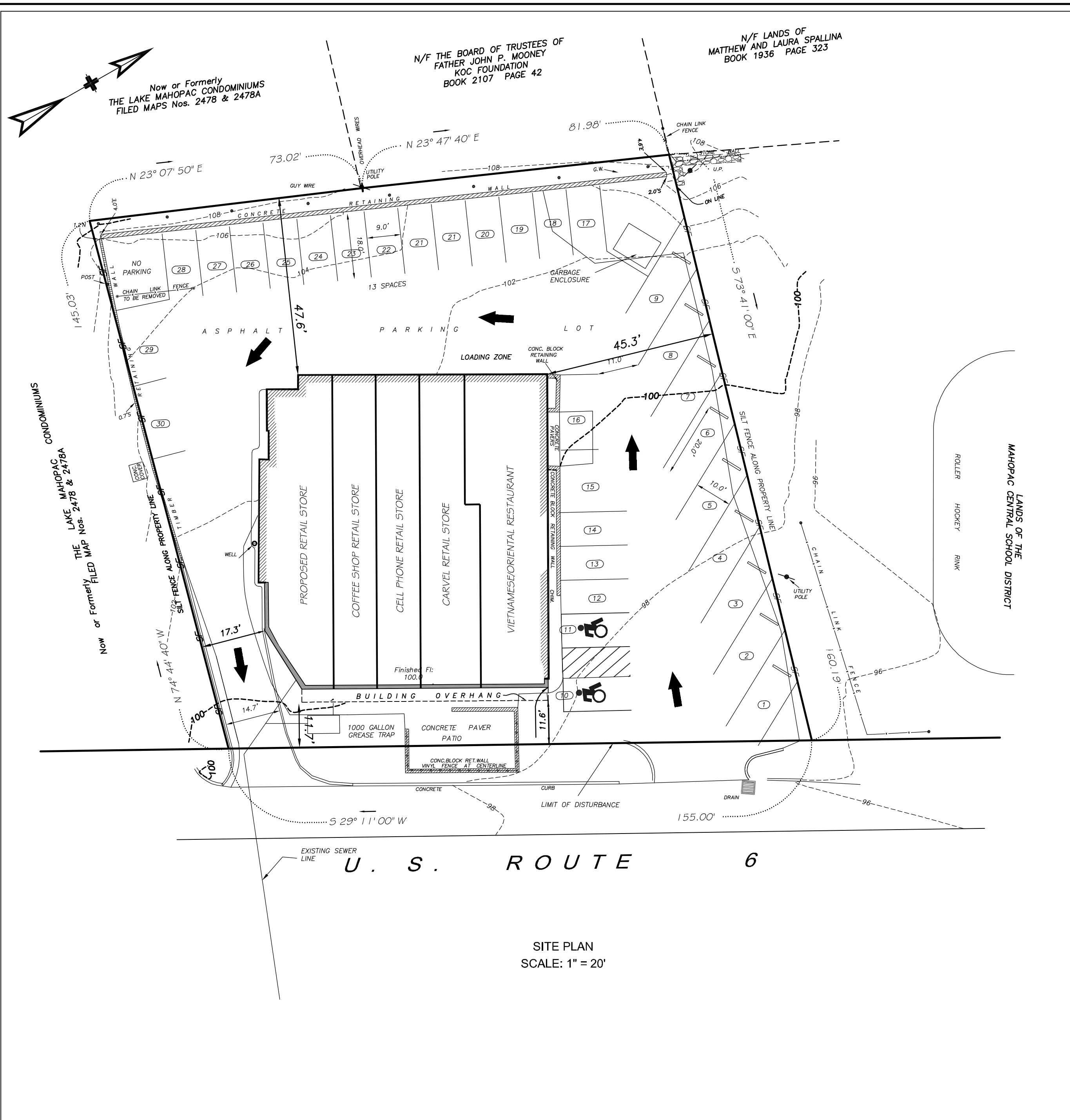
ROY A. FREDRIKSEN, PE
DESIGN, PLANNING, CONSULTING ENGINEERING
268 SHEAR HILL RD • MANHATTAN, NY 10541 • 845-921-4300
RAYEXDESIGN@GMAIL.COM

OWNER	728 ROUTE SIX, LLC.	JOB #	
PROJECT	RENOVATION TO EXISTING BUILDING LOCATED AT 728 ROUTE 6 IN MANHATTAN, NY.	DRY BY	
SHEET TITLE	PADPOSED FLOOR PLAN	CHKD BY	
TAX MAP #	7G.22.1-54	DATE	9/2/2020

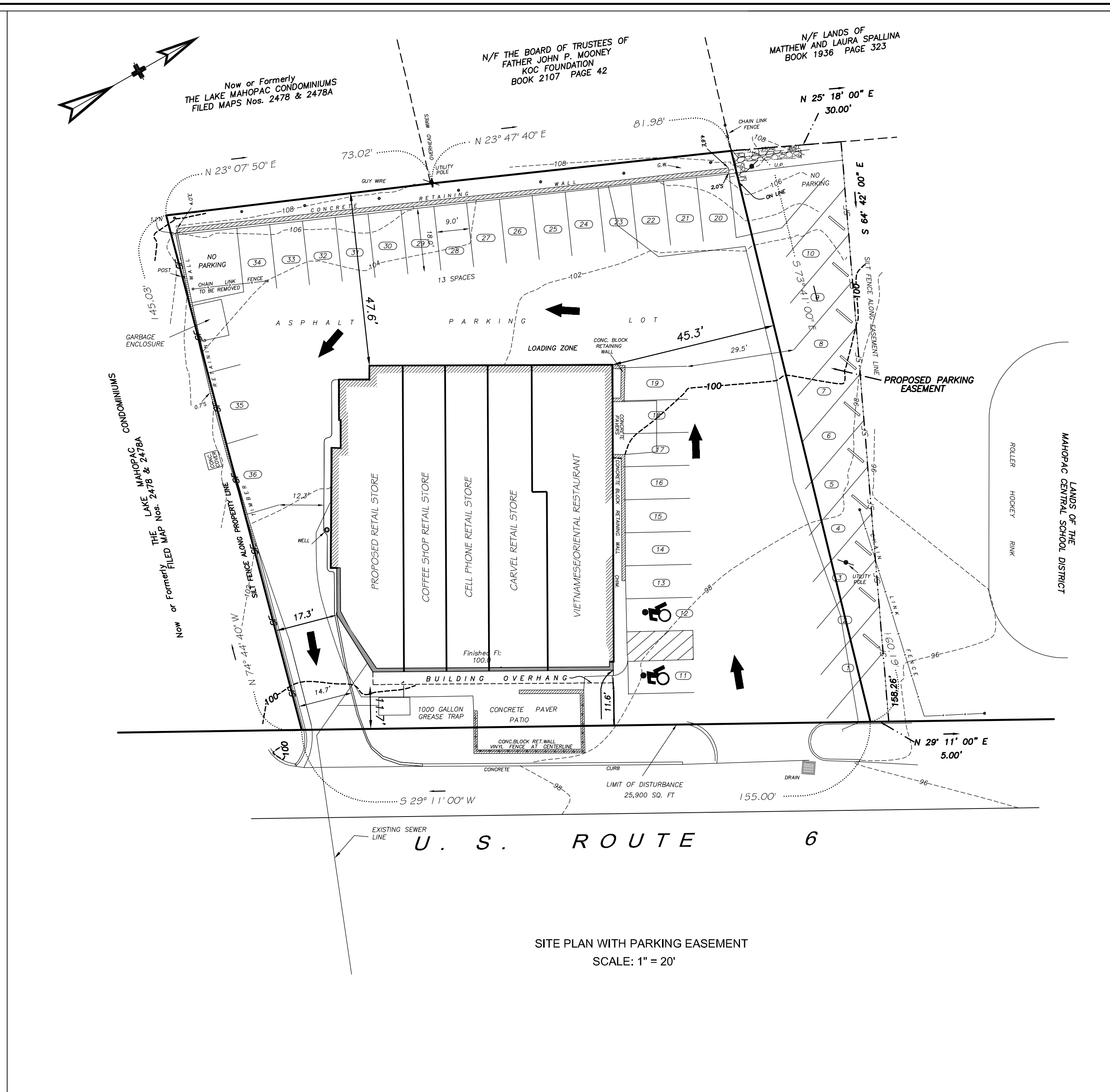
N/F PAULMARK INVESTORS INC.

N/F KNIGHTS OF COLUMBUS

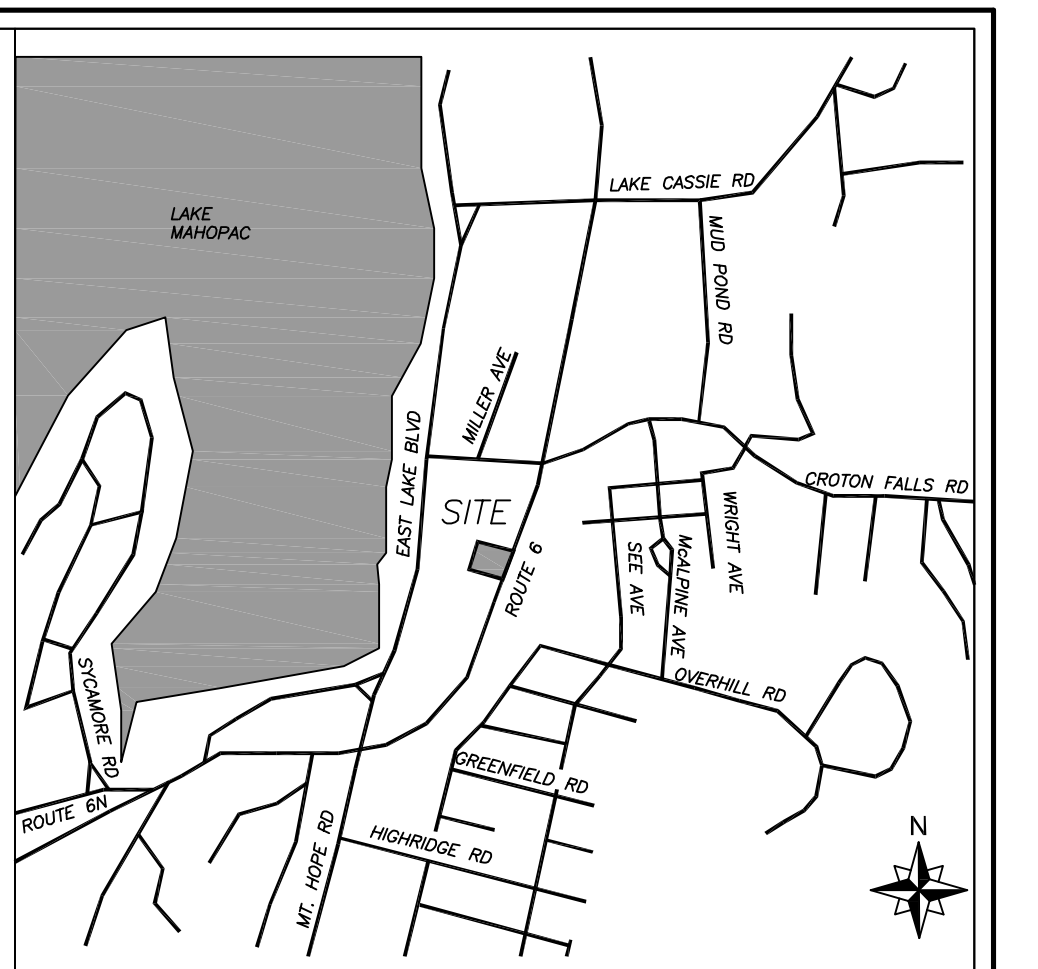




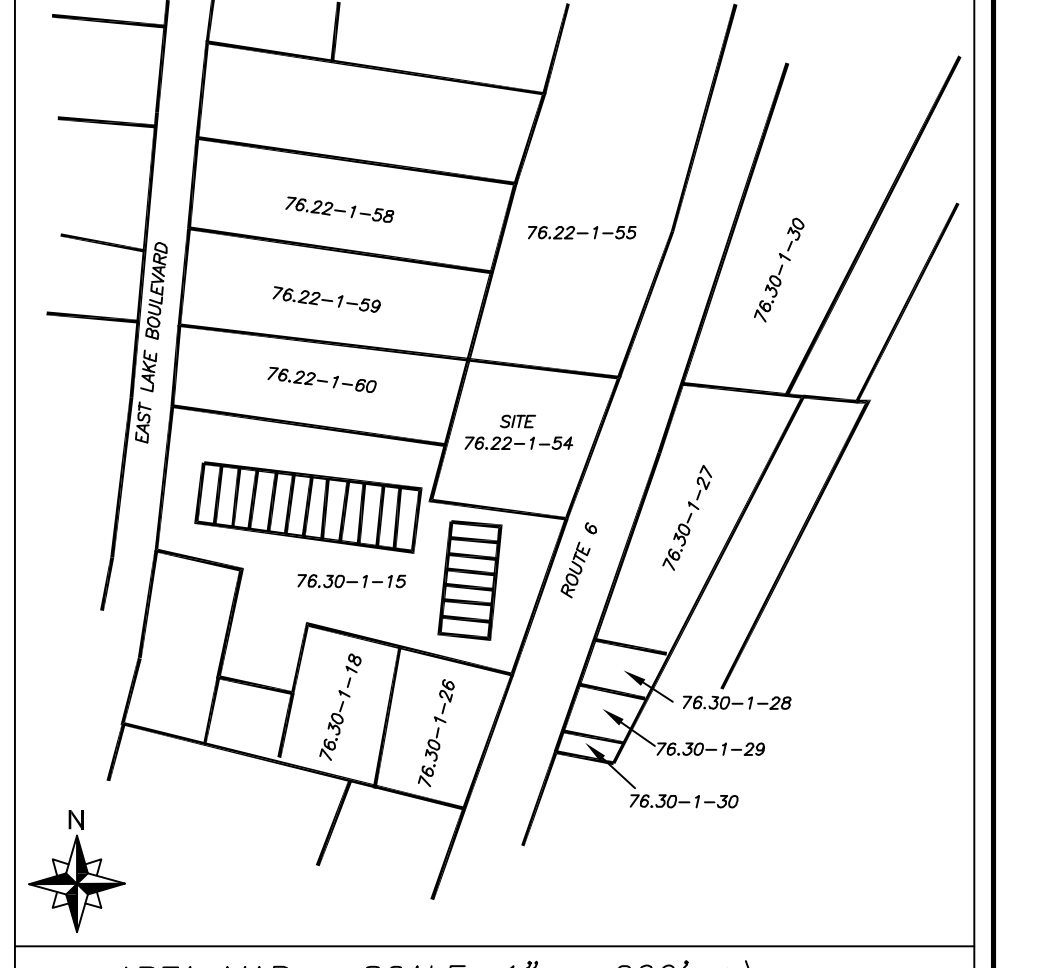
SITE PLAN
SCALE: 1" = 20'



SITE PLAN WITH PARKING EASEMENT
SCALE: 1" = 20'



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



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

ADJOINING OWNERS

TAX LOT	ADDRESS
76.22-1-55	MAHOPAC CENTRAL SCHOOL DISTRICT 178 EAST LAKE BLVD. MAHOPAC, NY 10541
76.22-1-27	IAN W. REALTY, LLC 725 ROUTE 6 MAHOPAC, NY 10541
76.30-1-15	THE LAKE MAHOPAC CONDOMINIUMS 60 MCALPINE AVE. MAHOPAC, NY 10541
76.22.1-60	JOHN P. MOONEY KOC FND., INC. 161 EAST LAKE BLVD MAHOPAC, NY 10541
76.22.1-59	MATTHEW SPALLINA 165 EAST LAKE BLVD MAHOPAC, NY 10541

PARKING	SEATS	SQUARE FEET	# EMPLOYEES	WATER USAGE
REQUIRED*				GPF
RESTAURANT	42	N/A	-	1,470
CARVEL	-	1000	5	75
CELL PHONE RETAIL	-	1000	5	75
COFFEE SHOP	-	1000	5	75
RETAIL	-	1000	5	75
SECOND FLOOR OFFICE	-	1000	5	75
TOTAL	39		25	1,845

PARKING
*RETAIL / OFFICE - 1 SPACE PER 200 SQUARE FEET
RESTAURANT - 1 PER 3 SEATS

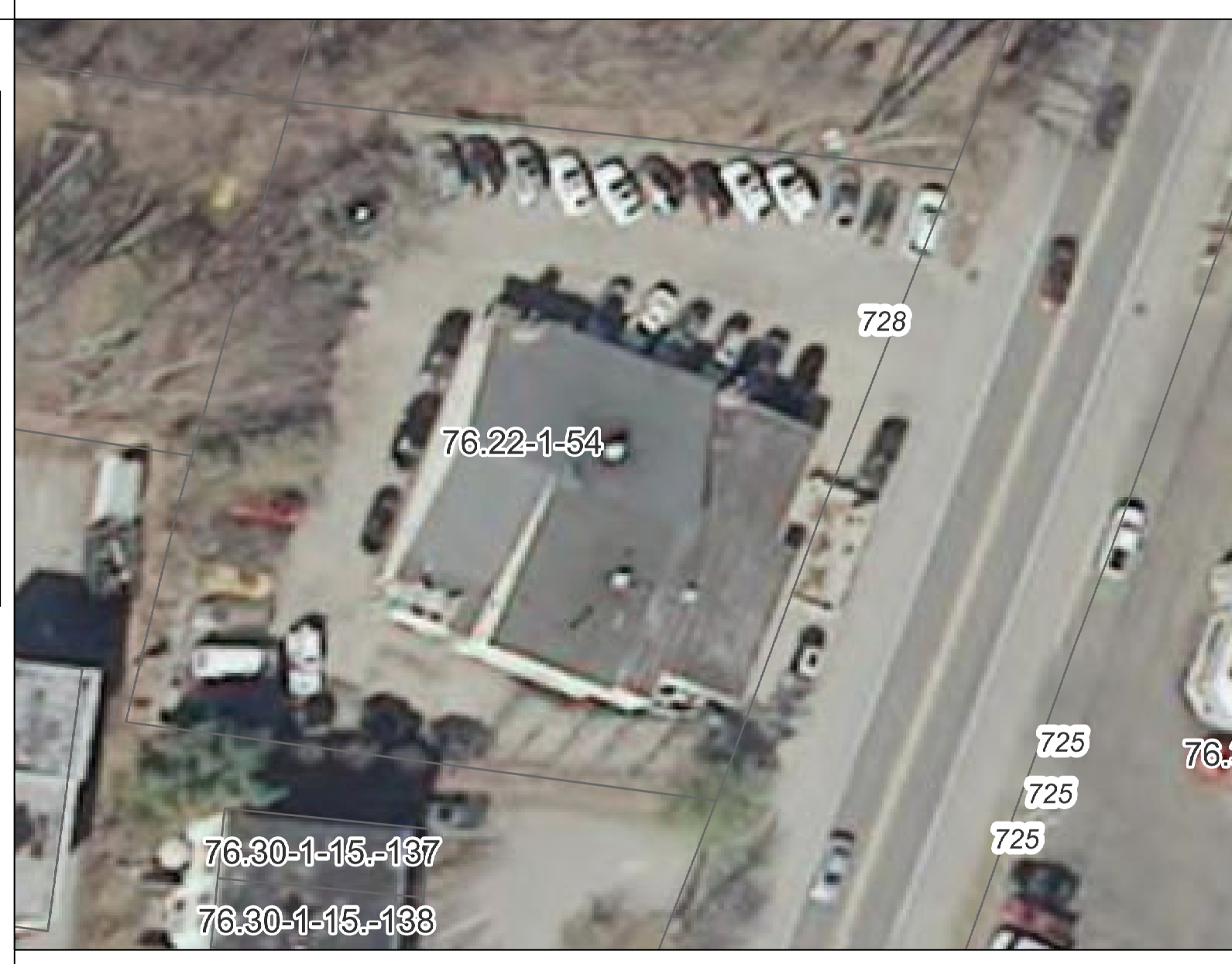
WATER USAGE
RESTAURANT 35 GALLONS PER DAY PER SEAT
OFFICE/RETAIL 15 GALLONS PER DAY PER EMPLOYEE
HD LAST PERMITTED 171 SEATS X 35 GPD PER SEAT 5985 GALLONS PER DAY
EXISTING PARKING 30 SPACES

ZONING TABLE

COMMERCIAL	REQUIRED	PROVIDED	VARIANCE REQUIRED
C			
MIN. LOT AREA	40,000 SQ. FT.	23,262 SQ. FT.	
MIN. YARDS:			
FRONT	40 FT	15 FT	
SIDE	25 FT	17.3 FT	
REAR	30 FT	47.3 FT	
MIN. FRONTAGE	200 FT	155 FT	
MAX. BLDG. HEIGHT	35 FT	30 FT	
MIN. LOT WIDTH	200 FT	150 FT	
MIN. LOT DEPTH	200 FT	153 FT	
MIN. REQ. FLOOR AREA	5000 SQ FT	6,180 FT	
MAX. BLDG. COVERAGE	30%	27.4%	
MIN. DRIVEWAY WIDTH	12 FT (ONE WAY)	12 FT (ONE WAY)	
PARKING REQ. FOR	34 PARKING SPACES	33 SPACES (9'X18') PLUS 1 H.C. SPACE	TOTAL 34 SPACES

NOTES

- This site plan is for the purpose of use change and renovation of exiting commercial building.
- Original use of the building was a restaurant and catering hall with a seating capacity permitted by the Putnam County Department of Health at 171 seats. The proposed use is 5 individual spaces to be used as retail and small restaurant.
- Sewage flow for the original use was 35 gpd/seat times 171 seats equals 5,985 gallons per day. The proposed use will be 1,845 gallons per day.
- The site is served with existing municipal sewer connection and private drilled well, which will continue to be utilized.
- On October 24, 1991 a parking variance was granted by the ZBA reducing the parking requirement by 57 spaces, from 87 to 30 spaces.
- On December 15, 1986 a variance was granted by the ZBA reducing the parking space with from 10 feet to 9 feet and the one-way aisle width requirement by 2 feet from 12 feet to 10 feet.



AERIAL IMAGE FROM PUTNAM EPARCEL 2009
SHOWING PARKING

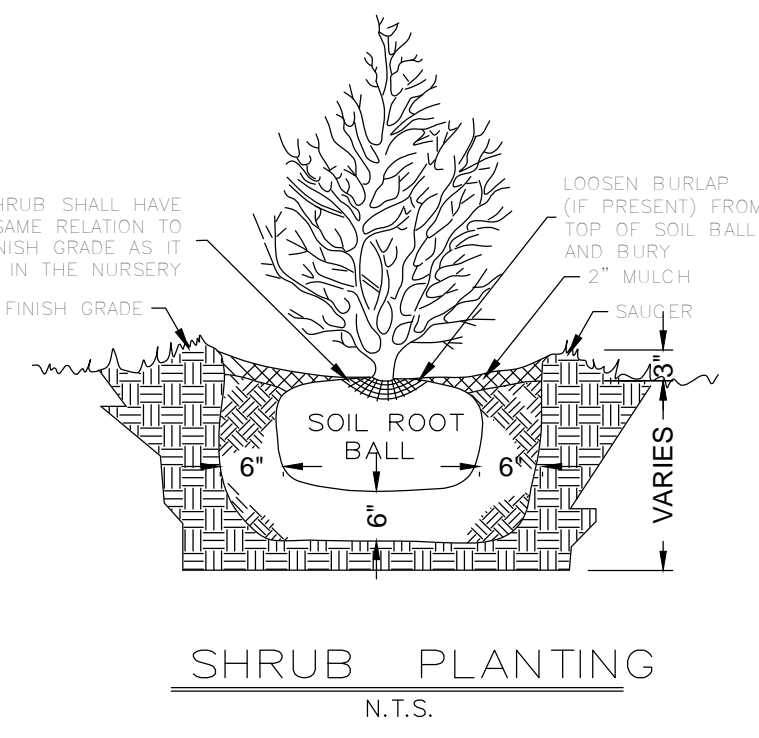
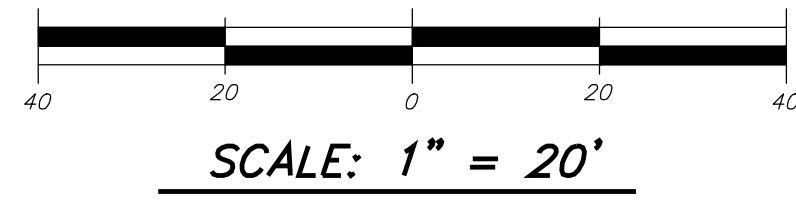
TOPOGRAPHIC SURVEY PREPARED BY LINK LAND SURVEYORS, NOVEMBER 19, 2019. DATUM IS ARBITRARY, FINISHED FLOOR IS ASSUMED AT 100.0
ALTERATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL. ANY ALTERATION BY A P.E. OR ARCHITECT OR SURVEYOR MUST BE INDICATED AND BEAR HIS SEAL SIGNATURE AND DATE OF ALTERATION.

No.	DATE		
JOHN KARELL, JR. P.E.			
121 CUSHMAN ROAD PATTERSON, NEW YORK 12563			
OWNER:	728 ROUTE 6 LLC 728 ROUTE 6 CARMEL (T)	SCALE: 1" = 20'	LATEST REVISION:
		DATED: AUGUST 17, 2020	SHEET No.
		TAX MAP 76.22-1-54	S-1

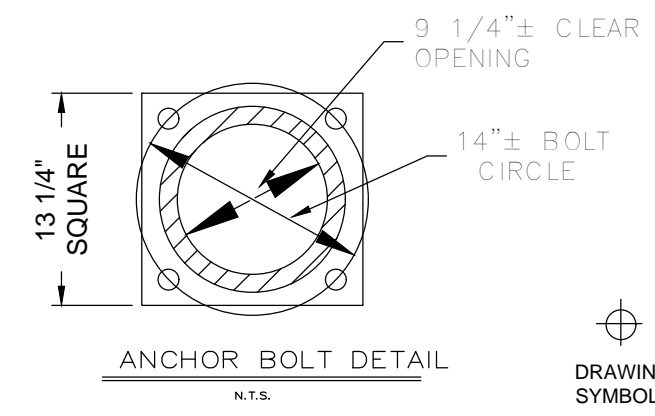




LANDSCAPE/LIGHTING PLAN



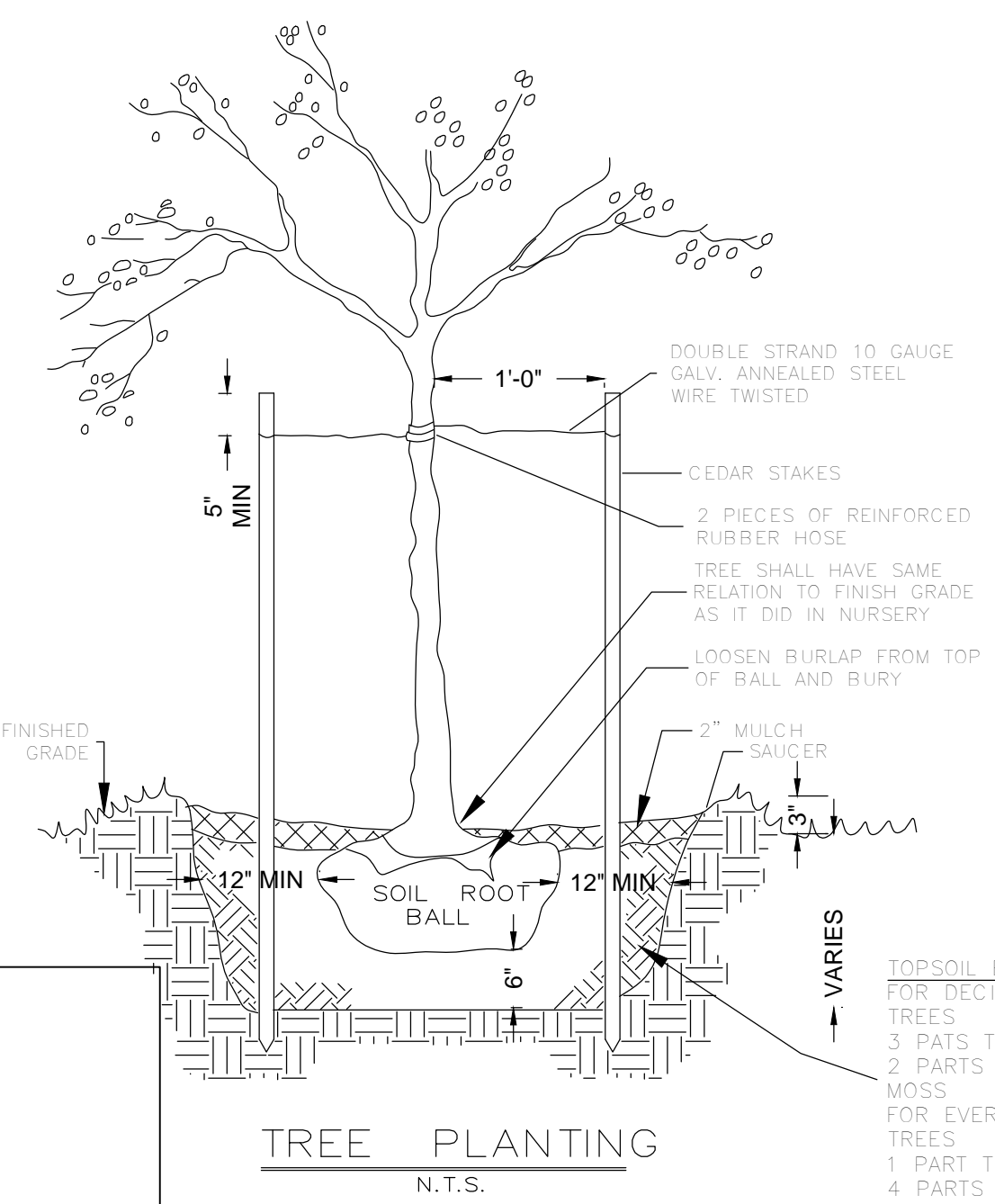
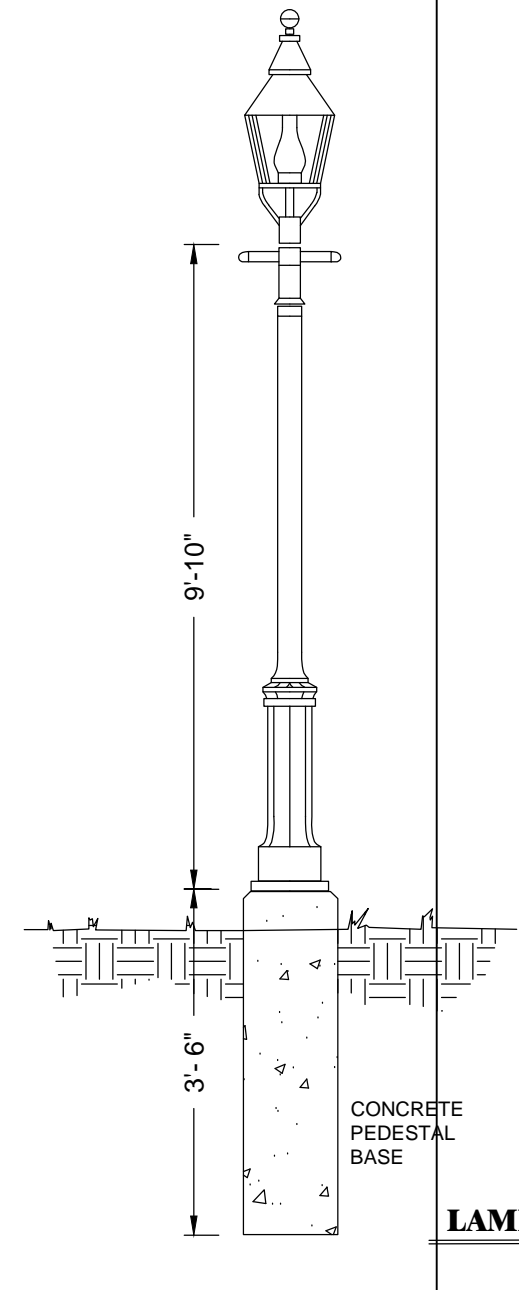
TOPSOIL BACKFILL FOR DECIDUOUS SHRUBS:
 3 PARTS TOPSOIL
 2 PARTS PEAT MOSS
 FOR EVERGREEN SHRUBS:
 1 PART TOPSOIL
 4 PARTS PEAT MOSS



LUMINAIRE SPECIFICATIONS
 STYLE: GRANDE JEFFERSON
 HEIGHT: 37"
 WIDTH: 14"
 MATERIAL: CAST ALUMINUM
 PANELS: CP-CLEAR POLYCARBONATE
 FINISH: SATIN BLACK
 WATTAGE/LAMPING: METAL HALIDE (175 WATT)

LAMP POST SPECIFICATIONS
 HEIGHT: 9'-10"
 DIAMETER: 3" MIN
 LIGHT CENTER: 11'-4"
 BASE: 13 1/4" SQUARE
 MATERIAL: 1 PIECE HEAVY WALL CAST IRON PER A.S.T.M.
 FINISH: A 48-83 CLASS 30 IRON OXIDE RED-PRIME PAINT - BLACK SATIN FINISH
 ACCESS DOOR: LOCATED IN BASE

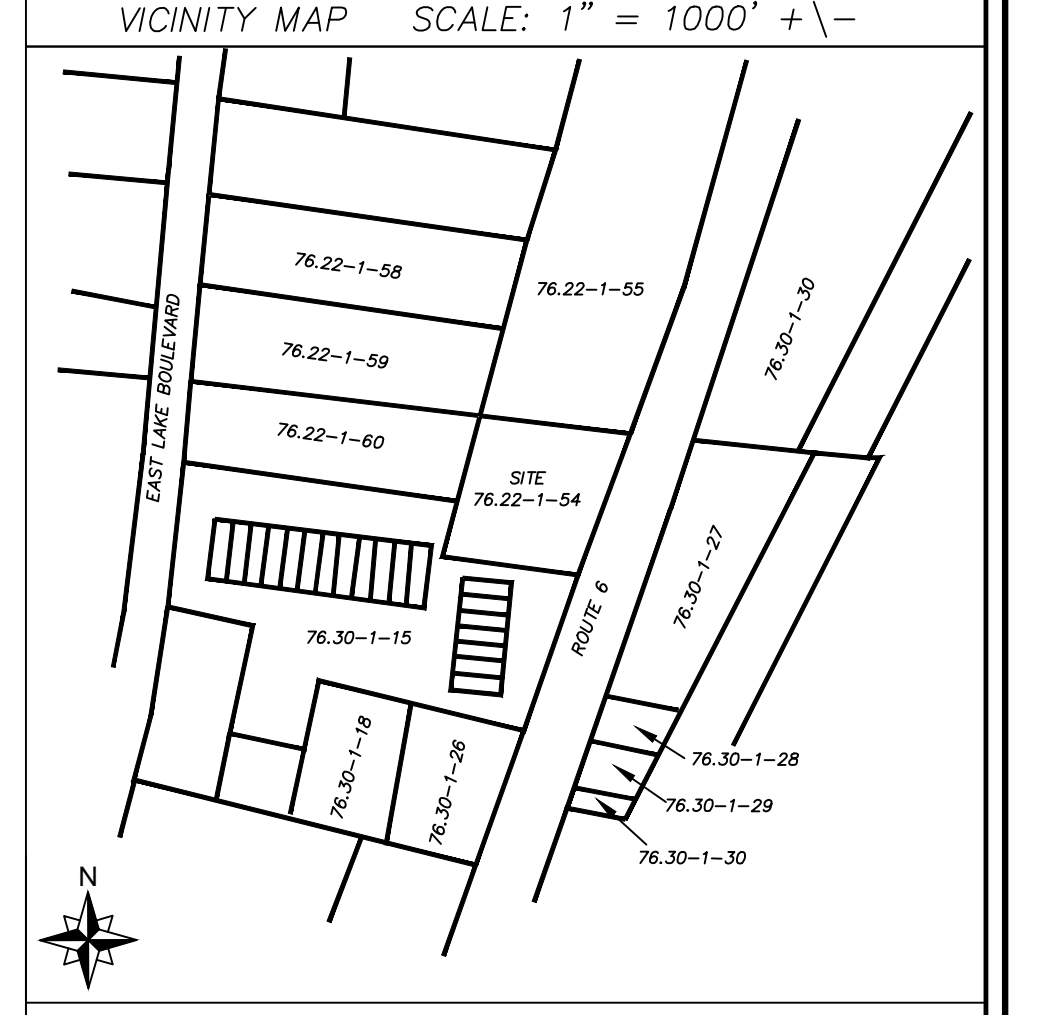
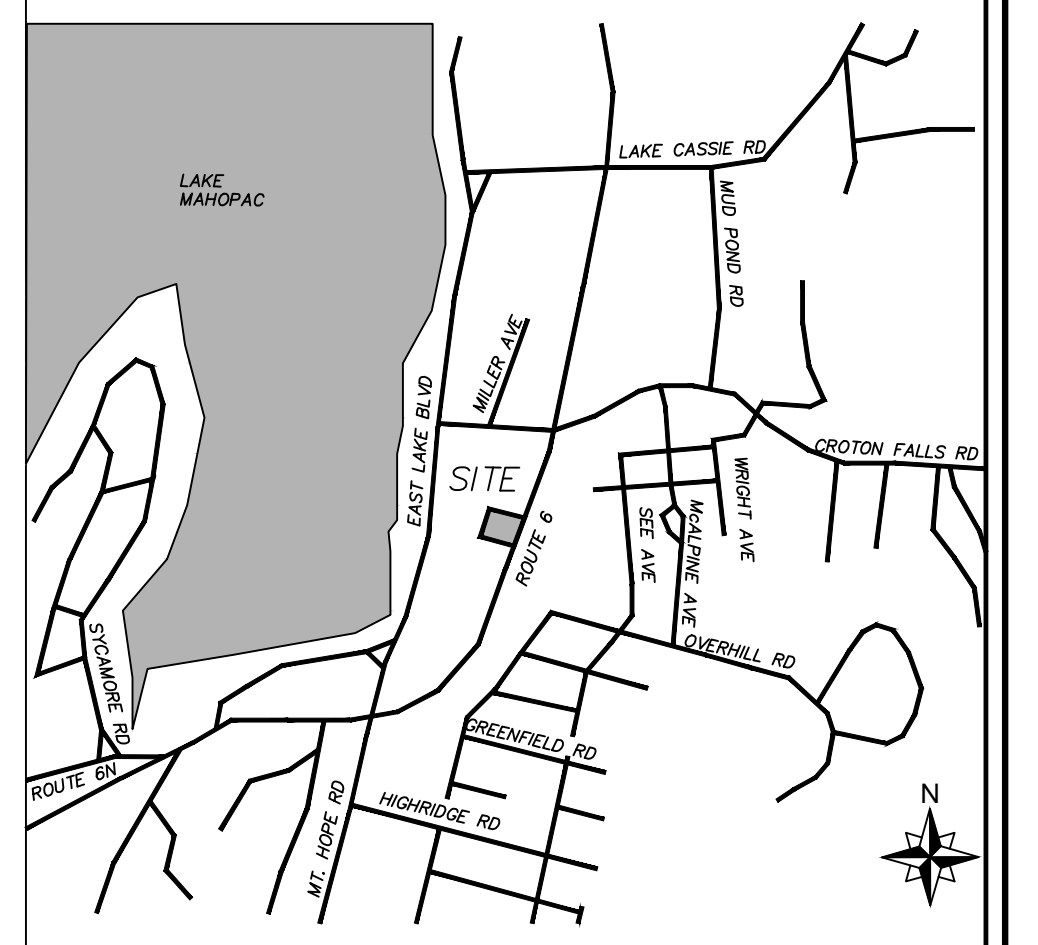
NOTE: AN OPAQUE SCREEN SHALL BE INSTALLED IN ALL LUMINAIRES, WHERE APPROPRIATE, TO INHIBIT ILLUMINATION BEYOND THE SUBJECT PROPERTY.



TOPSOIL BACKFILL FOR DECIDUOUS TREES:
 3 PARTS TOPSOIL
 2 PARTS PEAT MOSS
 FOR EVERGREEN TREES:
 1 PART TOPSOIL
 4 PARTS PEAT MOSS

SITE - PLANT LIST

SYM.	QTY.	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
po	9	QUERCUS PALUSTRINUS / PIN OAK	4" CAL	B&B
rm	5	ACER RUBRUM / RED MAPLE (SWAMP MAPLE)	4" CAL	B&B
		EXISTING TREES		VARIES IN SPECIESES TRIM AS NEEDED AND REMOVE DEAD TREES
aa	6	THUJA OCCIDENTALIS / AMERICAN ARBORVITAE	6' - 8'	B&B
SHRUBS (DEFINE PLANTING BED WITH 4" THICK LAYER OF PINE BARK MULCH)				
J	37	JUNIPERUS HORIZONTALIS PLUMOSA / ANDORRA JUNIPER	18" - 24"	-
R	33	RHODODENDRON CATAWBIENSE GRANDIFLORA / HYBRID RHODODENDRON	24" - 36"	-



TOPOGRAPHIC SURVEY PREPARED BY:

Link
 Land Surveyors P.C.

21 Clark Place, Suite 1-B Phone 845-628-5857
 Mahopac N.Y. 10541 Fax 845-621-0013

DATED NOVEMBER 19, 2020

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

SHEET TITLE: SITE PLAN, NOTES AND DETAILS	
REVISIONS:	DATE: May 27, 2020

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE STALLED IN ACCORDANCE WITH THE NEW YORK GUIDELINES FOR EROSION AND SEDIMENT CONTROL (2005), AS PUBLISHED BY THE NEW YORK STATE SOIL AND WATER CONSERVATION SOCIETY AND RECOMMENDED BY THE U.S. DEPARTMENT OF AGRICULTURE - SOIL CONSERVATION SERVICE, (REFERRED TO IN REMAINING TEXT AS "THE NEW YORK GUIDELINES").

2. ANY DISTURBED AREA THAT WILL BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEED AND MULCHED WITHIN 14 DAYS OF THE LAST DISTURBANCE WITH TEMPORARY SEEDING. IF THE SEASON PERMITS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS SHALL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL. THE SEEDING SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK GUIDELINES, AS FOLLOWS:

A) SEED: ANNUAL RYE GRASS APPLIED AT A RATE OF 30 LBS/ACRE OTHER SELECT MIXTURE AS DESCRIBED IN THE NEW YORK GUIDELINES.

B) MULCH: OLD HAY OR SMALL GRAIN STRAW APPLIED AT A RATE OF NINETY (90) POUNDS PER ONE THOUSAND SQUARE FEET, OR TWO TONS PER ACRE. TO BE APPLIED AND ANCHORED ACCORDING TO THE NEW YORK GUIDELINES. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL (NYLON WEB OR MESH) MAY BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

C) IN AREAS OF SLOPES STEEPER THAN ONE ON TWO, JUTE MATTING SHALL BE USED TO STABILIZED SEEDED AND / OR PLANTED AREAS. JUTE MATTING SHALL BE INSTALLED AND ANCHORED IN ACCORDANCE WITH THE NEW YORK GUIDELINES.

3. ANY GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL, WITHIN FIVE (5) DAYS AFTER FINAL GRADING, RECEIVE PERMANENT VEGETATIVE COVER IN COMBINATION WITH A SUITABLE MULCH AS FOLLOWS:

A) STEEP SLOPES OR EROSION SLOPES GREATER THAN 2:1 (H:V) REFER TO PERMANENT CRITICAL AREA PLANTING NOTES.

B) RECREATIONAL AREAS AND LAWN REFER TO RECREATIONAL AREA IMPROVEMENT NOTES.

4. SLOPES STEEPER THAN ONE ON THREE SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.

5. PAVED ROADWAYS SHALL BE KEPT CLEAR AT ALL TIMES.

6. THE SITE SHALL AT ALL TIMES BE GRADE AND MAINTAIN SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES. EXCEPT FOR MINOR PERIMETER EMBANKMENT AREAS, ALL GRADE AREA SHALL BE DIVERTED THROUGH ONE OF THE SEDIMENT SYSTEMS. DIVERSION SWALES MAY BE USED TO DIRECT DRAINAGE RUNOFF UNTIL PERMANENT STORM DRAINAGE SYSTEM IS IN PLACE.

7. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS.

8. STOCKPILES SHALL NOT BE LOCATED WITHIN FIFTY FEET (50') OF ROADWAYS OR DRAINAGE FACILITIES. THE BASE OF ALL STOCKPILES SHALL BE PROTECTED BY A SILT FENCE, HAY BALES BARRIERS OR A COMBINATION OF BOTH.

9. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR ON A DAILY BASIS TO ENSURE THAT TEMPORARY AND PERMANENT DITCHES, PIPES AND STRUCTURES ARE CLEAR OF DEBRIS, THAT EMBANKMENTS AND BERMS ARE NOT BREACHED, AND THAT ALL BARRIERS ARE INTACT.

10. MANDATORY STORMWATER INSPECTIONS SHALL BE PERFORMED WEEKLY AND WITHIN 24 HOURS OF ANY PRECIPITATION EVENT PRODUCING MORE THAN 1/2" OF PRECIPITATION OVER AND 24 HOUR PERIOD. INSPECTIONS ARE PERFORMED BY A LICENSED CERTIFIED PROFESSIONAL.

11. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE SITE WORK BY THE OWNER. UPON CERTIFICATION OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME RESPONSIBILITY FOR THE CONTINUED MAINTENANCE OR PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.

12. ALL DRAINAGE OUTLETS AND INLETS SHALL BE LINED WITH RIP-RAP AS SPECIFIED ON THE PLANS AND/OR PER ENGINEER.

13. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR IMPLEMENTATION OF ALL EROSION AND SEDIMENT CONTROL MEASURES.

ALTERATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL. ANY ALTERATION BY A P.E. OR ARCHITECT OR SURVEYOR MUST BE INDICATED AND BEAR HIS SEAL SIGNATURE AND DATE OF ALTERATION.

No.	DATE

JOHN KARELL, JR. P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK 12563

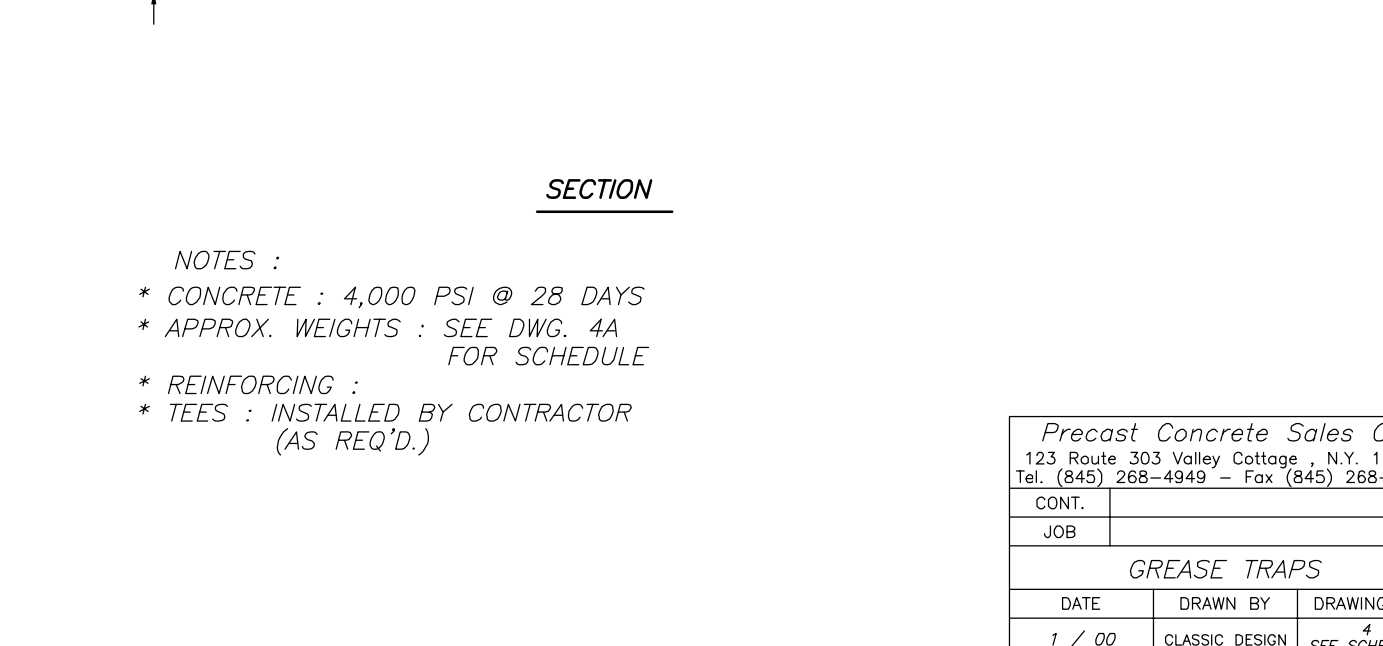
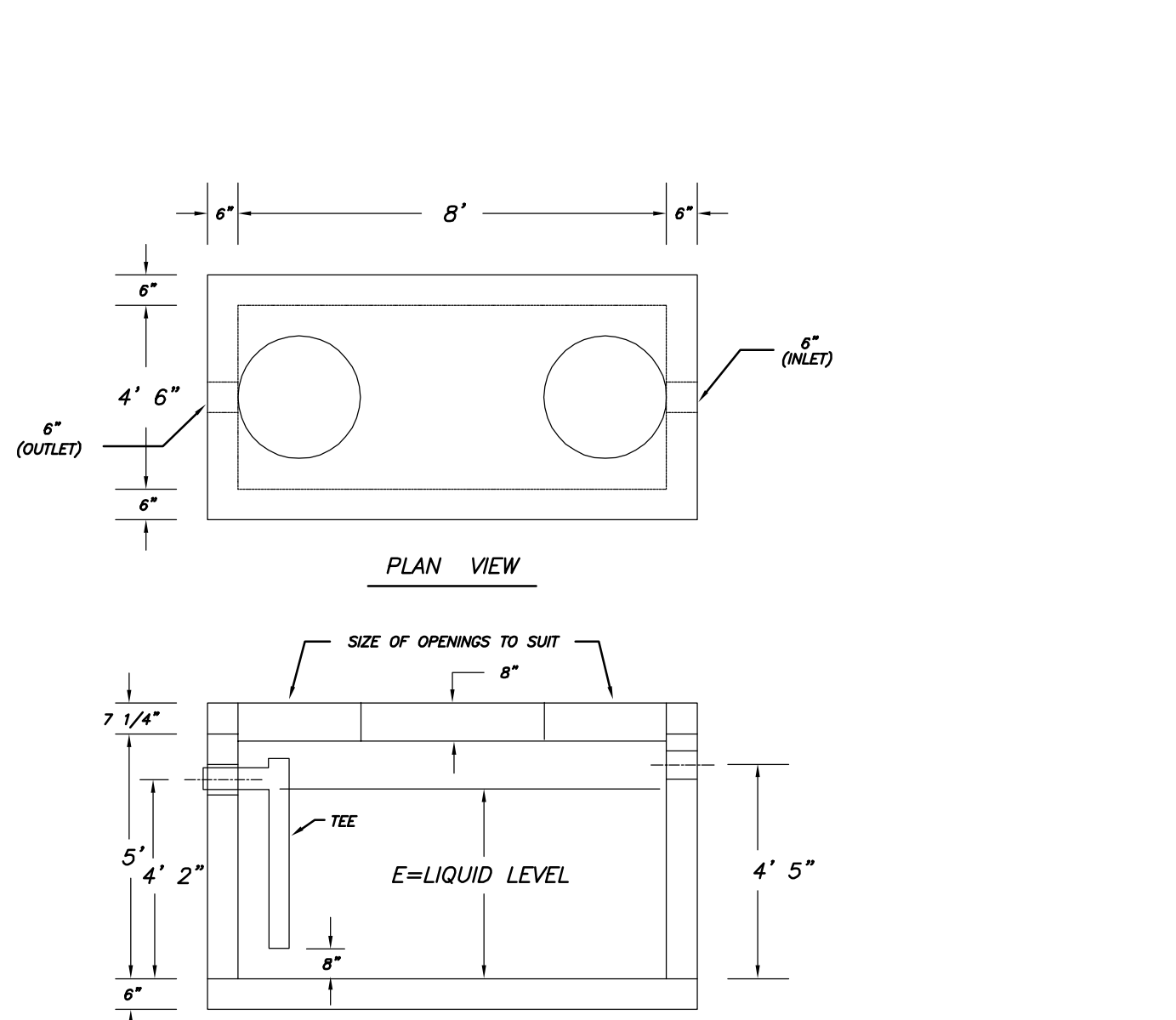
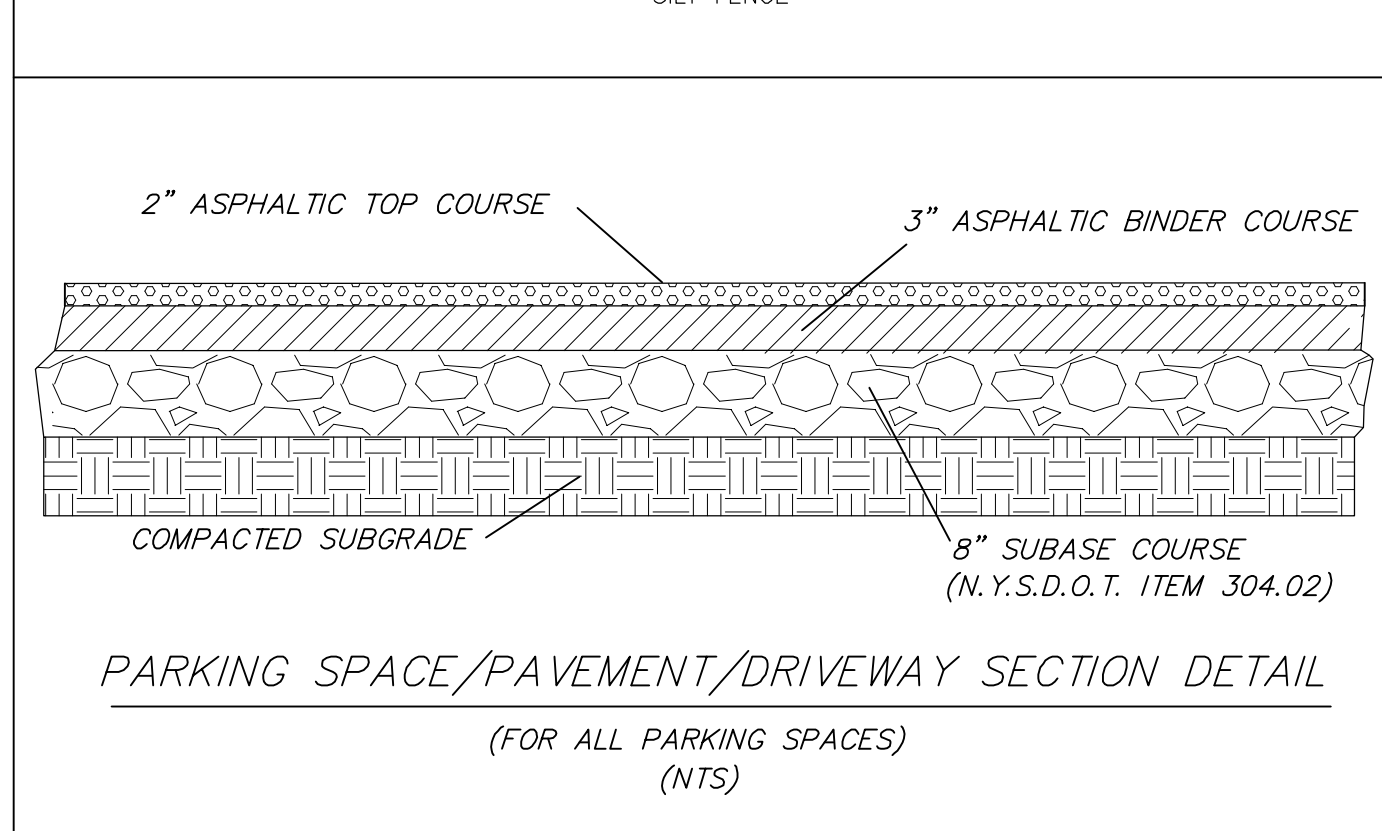
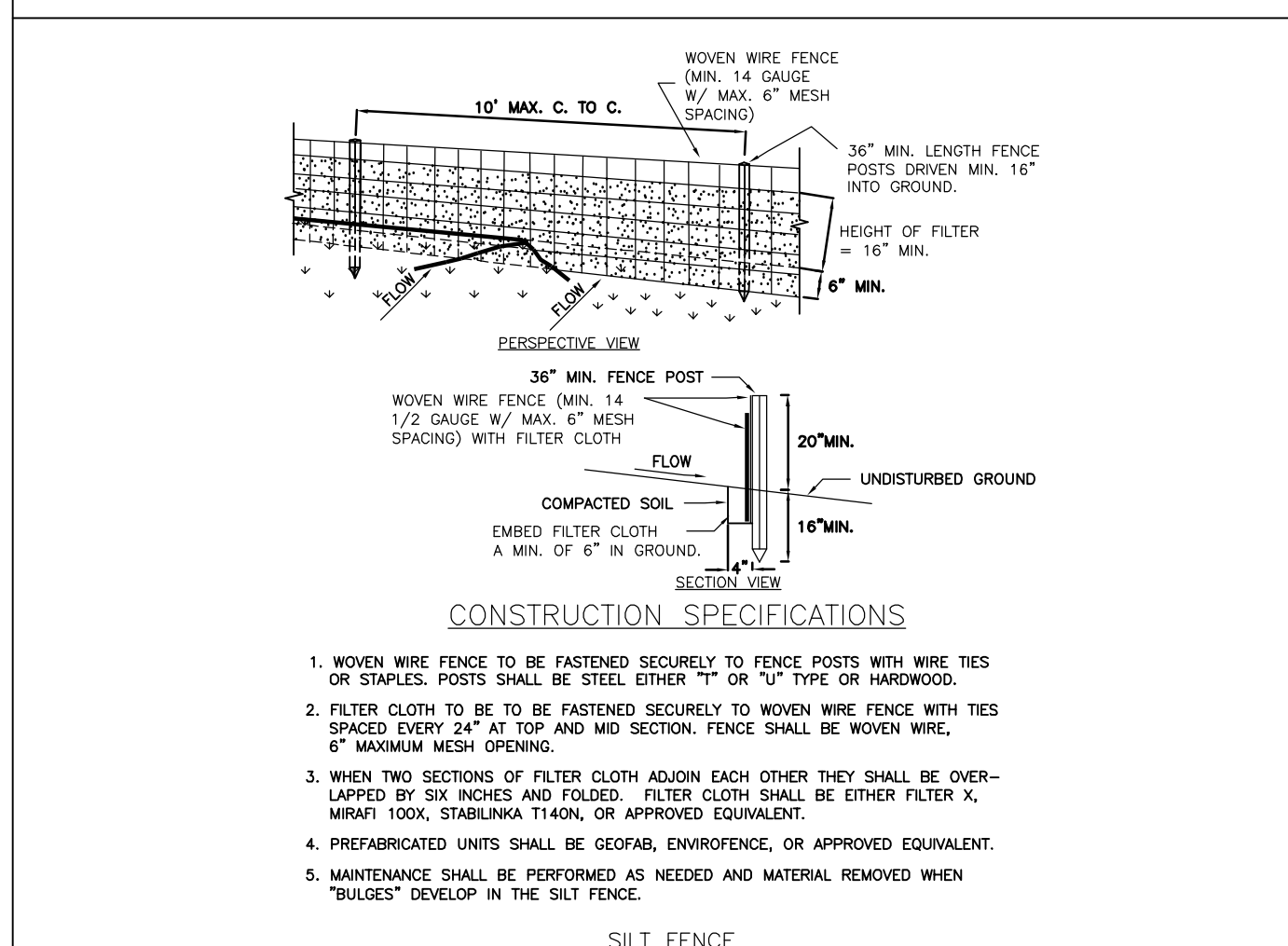
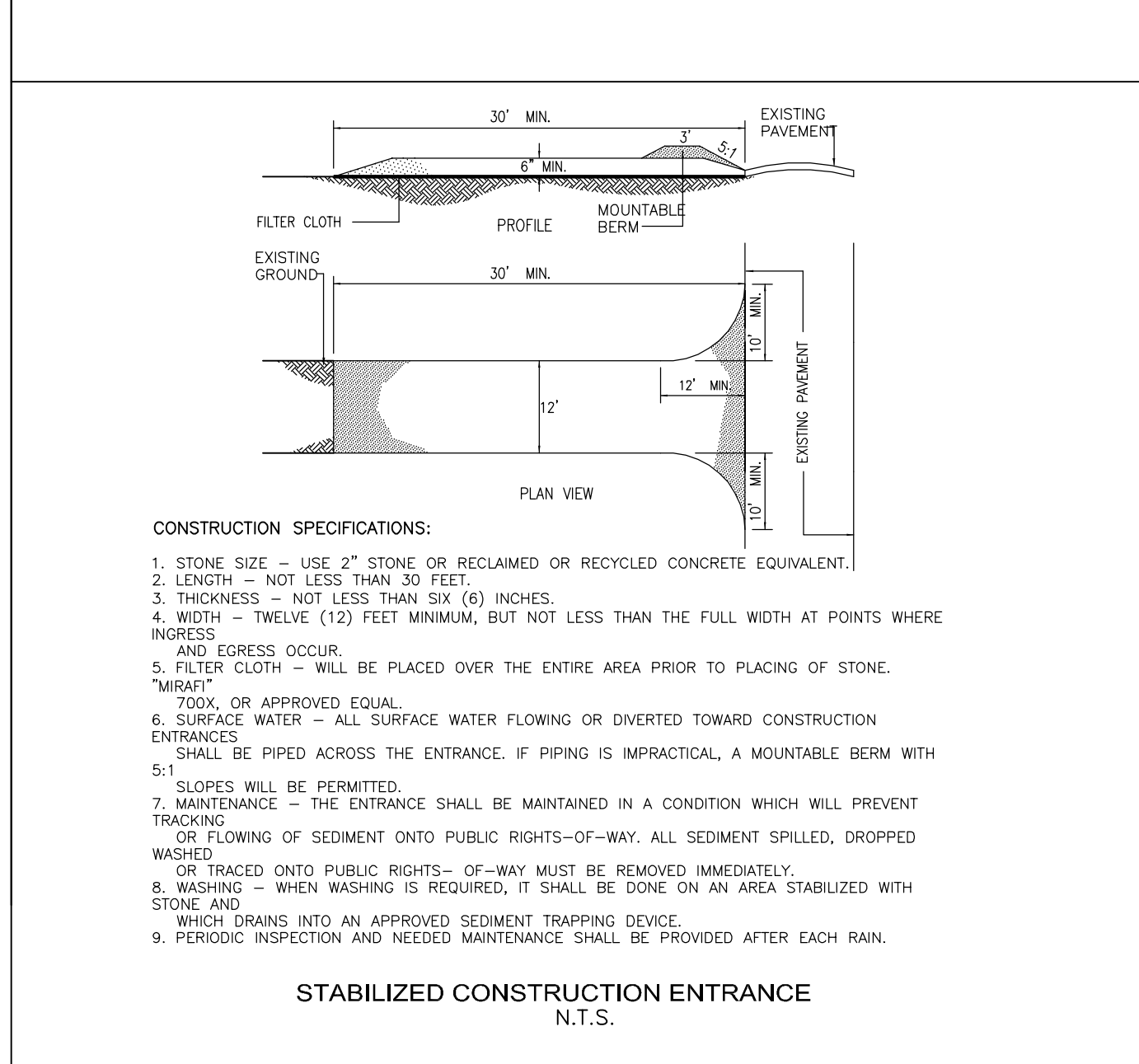
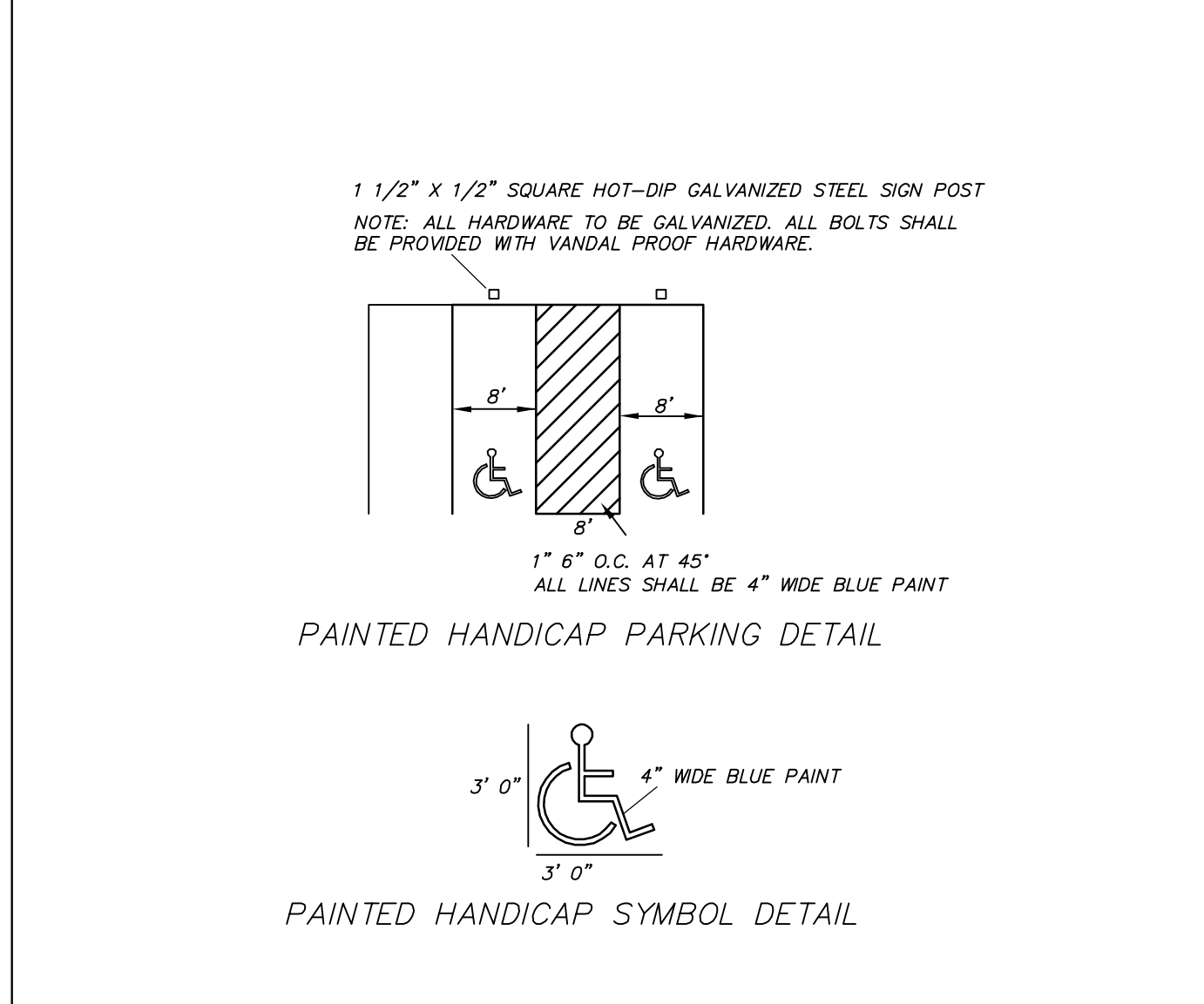
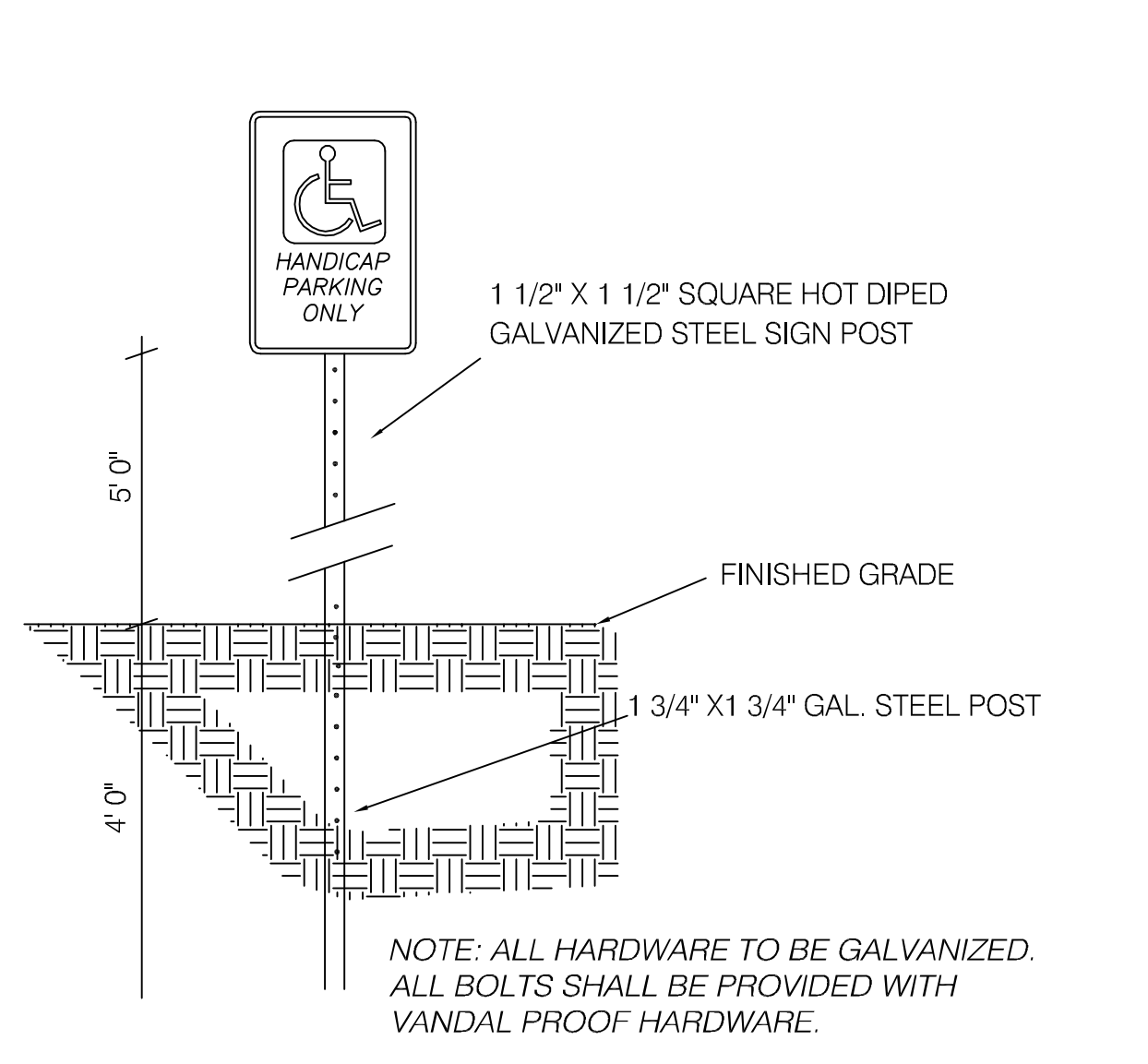
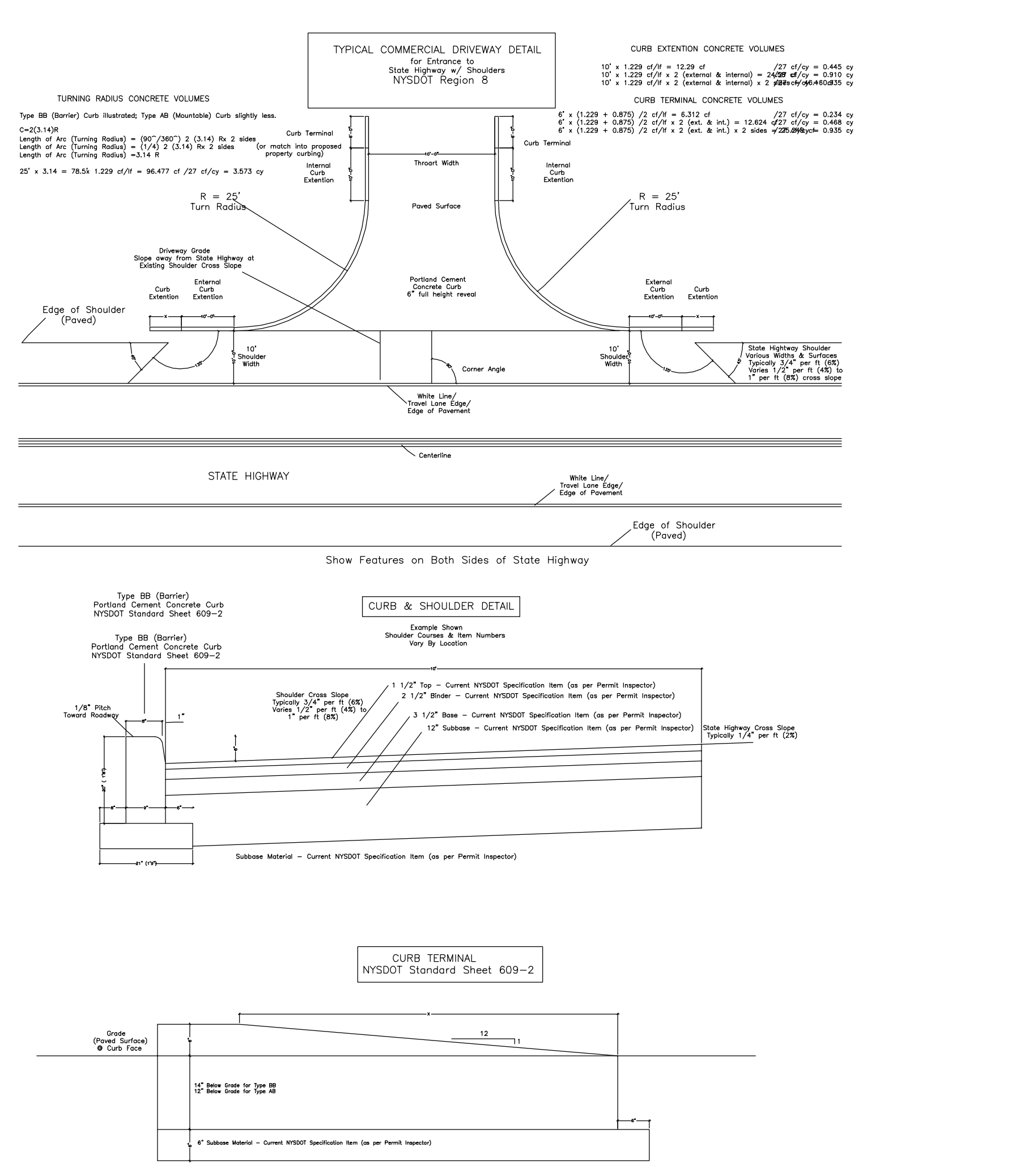
OWNER: 728 ROUTE 6 LLC
728 ROUTE 6
CARMEL (T)

SCALE: 1" = 20'

DATED: AUGUST 17, 2020

TAX MAP: 76.22-1-54

LATEST REVISION: SHEET No. D-1





September 4, 2020

Craig Paepre, Chairman and Members of the Planning Board
Town of Carmel
60 McAlpin Ave
Mahopac, NY 10541

RE: Melchner
417 Seminary Hill Road
Carmel, NY 10512
TM #: 66-2-37

Dear Mr. Paepre and Members of the Board,

All the required variances were granted by the Zoning Board on August 27th 2020. Please place this on your agenda of September 16th 2020 for scheduling a public hearing.

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

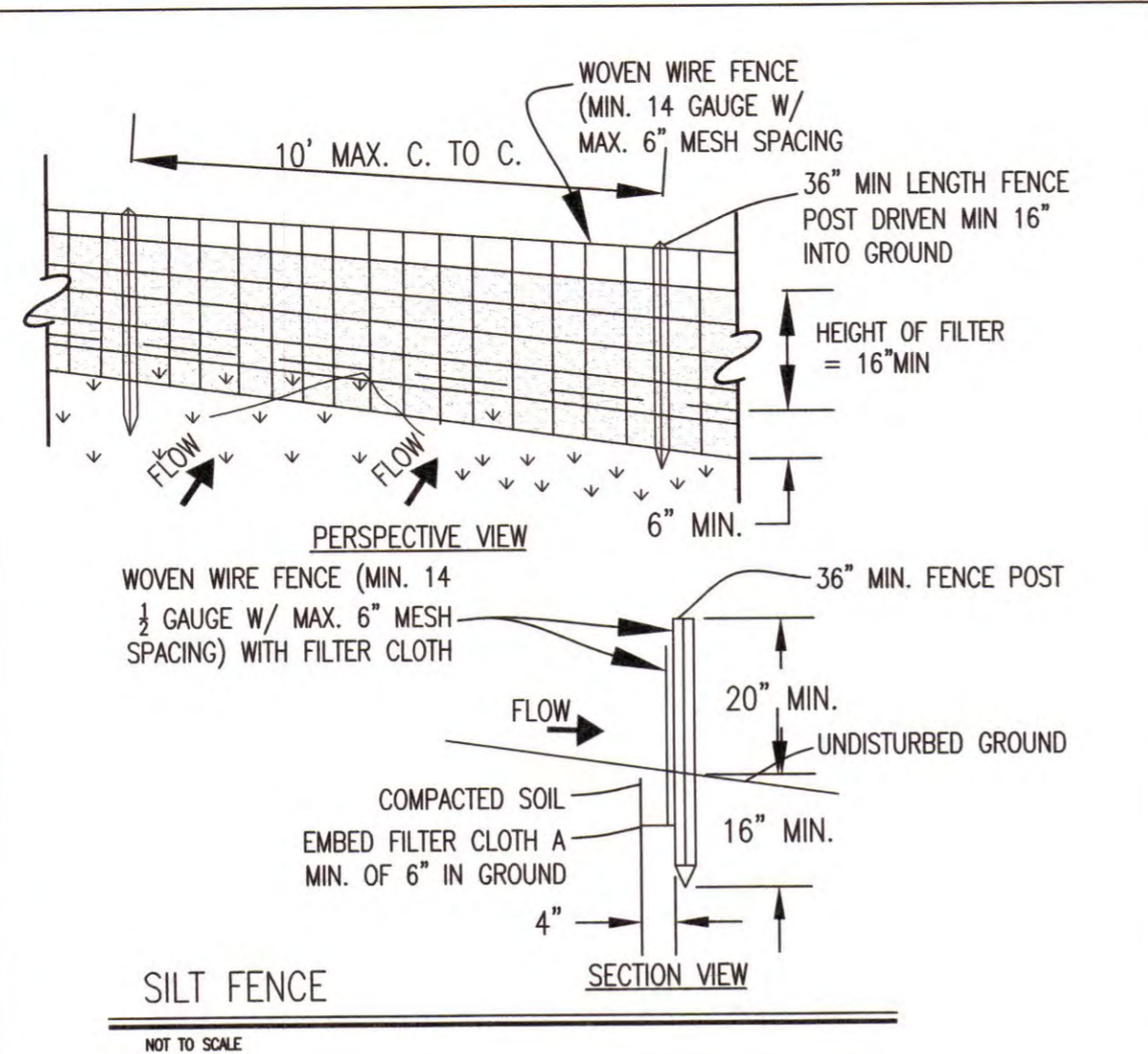
Very truly yours,

A handwritten signature in black ink that reads "Joel Greenberg". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Joel Greenberg, AIA, NACRB

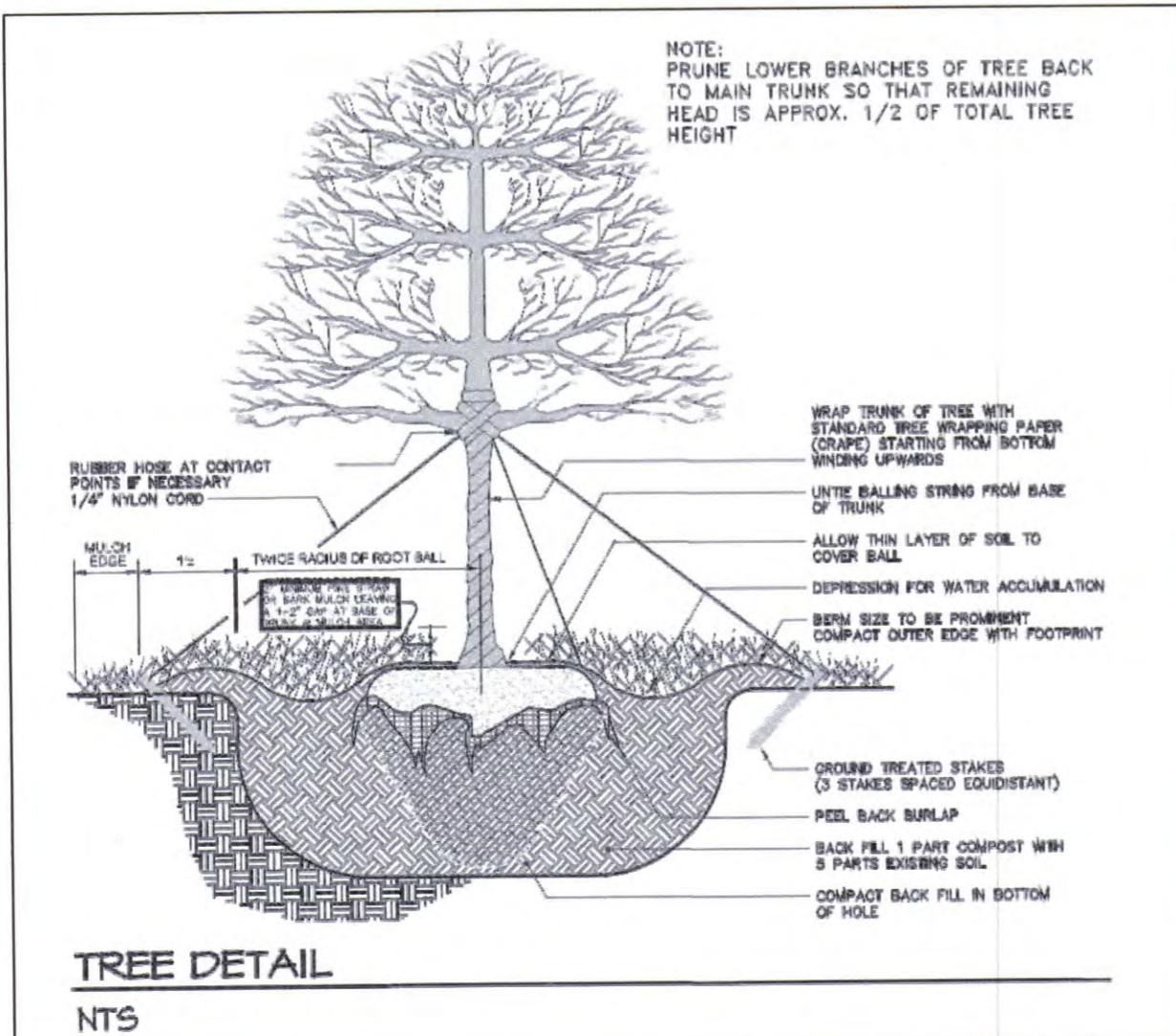
Two Muscoot Road North
Mahopac, New York 10541
P: (845) 628-6613 F: (845) 628-2807
Email: joel.greenberg@arch-visions.com
www.arch-visions.com





CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



Site Data Notes:

Owner: Charles & Stephanie Melchner
 Project: Paddocks & Barn for 2 Horses
 Address: 417 Seminary Hill Road, Carmel, N.Y. 10512
 T.M. #: 66-2-37 Zone: R-120 CODE REF.: 156.17 & 156.25

- Notes:**
1. Site to remain as is including lawn in paddocks & no trees removed.
 2. Waterbodies on site – none
 3. Existing tree buffer to remain.
 4. Exterior lighting, utilities & buffer/screening – none proposed. *See Note #4 below

Zoning Provision	Required	Existing/Prop.	Proposed/Variance
Lot Area	3.00 AC	2.578 AC EXIST.	2.578 AC – see below
Lot Coverage	15%	1.2% EXIST.	1.6% - no variance
Lot Width	200'	310' EXIST.	310' - no variance
Lot Depth	200'	427' EXIST.	427' - no variance
Front Yard – Prop. Barn	40'	N/A	273' & 112' - no variance
Side Yard – Prop. Barn	20'	N/A	80' & 102' - no variance
Fenced Area – 2 Horses	30,000 SF	N/A	30,850 SF - no variance
Manure Containers (CLOSED)	200' FROM ALL PROPERTY LINES	PROP. N. 65' S. 310' E. 215' W. 40'	N. 135' VAR. S. NONE E. NONE W. 160' VAR.
Lot Area – 2 Horses	4.5 AC	2.578 EXIST.	1.922 VARIANCE
Height – Prop. Barn	35'	N/A	15' - no variance
Off-Street Parking	4	4 – EXIST.	4 – NO VARIANCE
Barn to Prop. Lines	150' TO ALL PROPERTY LINES	PROPOSED: N. 273' S. 112' E. 102' W. 80'	VARIANCES: N. NONE S. 38' E. 48' W. 70'
Paddocks to Prop. Lines	150' TO ALL PROPERTY LINES	PROPOSED: N. 80' S. 63' E. 2' W. 120'	VARIANCES: N. 70' S. 87' E. 148' W. 30'

NOTE: ALL VARIANCES GRANTED BY ZBA - AUGUST 27, 2020

Sequence of Construction:

1. Install erosion and sediment controls.
2. No trees are to be removed. The shall be no disturbance of the site and all lawn areas shall be maintained. The only disturbance will be the 450 S.F. where the barn will be located.
3. Tree buffer along the easterly property line shall be maintained.
4. Fill in any voids in the tree buffer along the easterly property line.
5. Install fencing in location as per the approved site plan.
6. Prepare barn site for installation of barn.
7. Install prefabricated barn.
8. Schedule final inspection.
9. Remove erosion and sediment control measures.

General Notes:

1. Area of disturbance – 450 S.F. Therefore, coverage under General Permit GP-0-15-002 is not required.
2. No public improvements are proposed.
3. Erosion Control and Wetlands:
 - a. Erosion and sediment control measures will be installed prior to the preparation setting for the barn.
 - b. There are no wetlands within 100 feet of any of the improvements.
4. Hay:
 - a. The owner will purchase hay for the horses.
 - b. The owner will bring the hay down to the barn.
5. Manure:
 - a. The closed container required for 2 horses is 4 C.Y.
 - b. The container will be located adjacent to the garage.
 - c. The owner will collect the manure from the paddocks on a daily basis and deposit the manure into the container.
 - d. The container will be emptied once a month. The container will be emptied more frequently during the summer months.
6. The fencing will be installed as per the approved site plan.

LEGEND:

- SF — SILTFENCE
- MANURE CONTAINER
- - - - ACCESS PATH
- ==== Paddock FENCE
- BARN
- ~~~~ TREE LINE BUFFER (EAST PROPERTY LINE)
VOID AREAS TO BE FILLED IN

ARCHITECTURAL VISIONS, PLLC
 A GREENBERG DESIGN GROUP

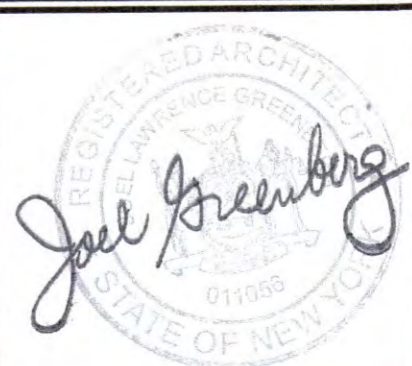
2 MUSCOOT ROAD NORTH MAHOPAC NY, 10541
 P: 845-628-6613 F: 845-628-2807
 JOEL.GREENBERG@ARCH-VISIONS.COM

PROJECT: PADDOCKS & BARN CHARLES & STEPHANIE MELCHNER

PROJECT ADDRESS: 417 SEMINARY HILL ROAD CARMEL, NY 10512
 MAILING ADDRESS: 417 SEMINARY HILL ROAD CARMEL, NY 10512
 TAX MAP NO. 66-2-37

ZONING CHART AND NOTES

ISSUANCE	DATE
ISSUANCE	DATE
FOR REVIEW	6-26-2020
Z.P.A	8-27/2020



SCALE
 DRAWN BY/CHKD BY
 MLS/- /JLG
 PROJECT NO.
 01-20-156

S-1

ADJOINERS WITHIN 500'

66.-2-8
Eric R Aabel
29 Deluca Ln
Carmel, NY 10512

66.-2-40
Gennaro Cimadomo
374 Drewville Rd
Carmel, NY 10512

66.-2-34
Bryan Hembury
391 Seminary Hill Rd
Carmel, NY 10512

66.-2-4
City of New York
Bureau of Water Supply, Taxes
71 Smith Ave
Kingston, NY 12401

66.-2-40
Teresa Aabel
374 Drewville Rd
Carmel, NY 10512

66.-2-34
Bryan M Hembury
391 Seminary Hill Rd
Carmel, NY 10512

66.13-1-9
City of New York
Bureau of Water Supply, Taxes
71 Smith Ave
Kingston, NY 12401

66.-2-41
City of New York
Bureau of Water Supply, Taxes
71 Smith Ave
Kingston, NY 12401

66.-2-35
Steven Fisher
401 Seminary Hill Rd
Carmel, NY 10512

66.-2-36
Mark Fredriksen
409 Seminary Hill Rd
Carmel, NY 10512

66.-2-38
Charles J Melchner
417 Seminary Hill Rd
Carmel, NY 10512

66.-2-42
SMP Homes Inc
167 Cherry Hill
Carmel, NY 10512

66.-2-39
City of New York
Bureau of Water Supply, Taxes
71 Smith Ave
Kingston, NY 12401

66.-2-37
Charles J Melchner
417 Seminary Hill Rd
Carmel, NY 10512

66.-2-7
Arthur P Deluca
5 Deluca Ln
Carmel, NY 10512

66.-2-42
SMP Homes, Inc.
55 Rockmill Rd
Carmel, NY 10512

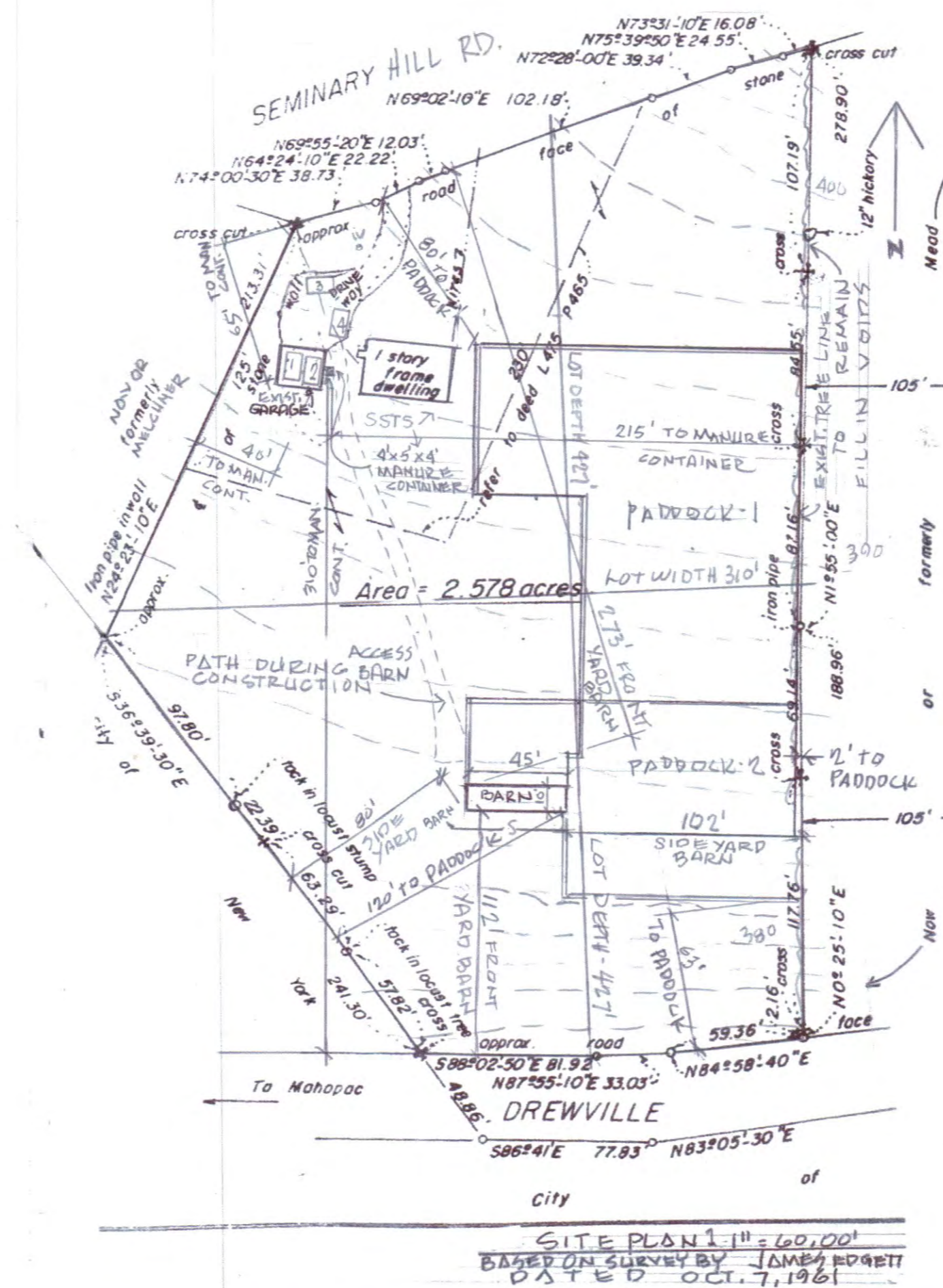
66.-2-6
Joel Shipley
426 Seminary Hill Rd
Carmel, NY 10512

66.-2-42
Paul J Dinome
55 Rockmill Rd
Carmel, NY 10512

66.13-1-6
City of New York
Bureau of Water Supply, Taxes
71 Smith Ave
Kingston, NY 12401



Paddock Fence - 4 FEET HIGH
Material - Plastic & wire



ARCHITECTURAL VISIONS, LLC
A GREENBERG DESIGN GROUP
2 MUSCOOT ROAD NORTH MAHOPAC NY, 10541 P: 845-628-6613 F: 845-628-2807
JOEL.GREENBERG@ARCH-VISIONS.COM

PROJECT: PADDOCKS & BARN
MAILING ADDRESS: CHARLES & STEPHANIE MELCHNER
PROJECT ADDRESS: 417 SEMINARY HILL ROAD, CARMEL NY 10512
TAX MAP NO. 66-2-37

SITE PLAN - 1

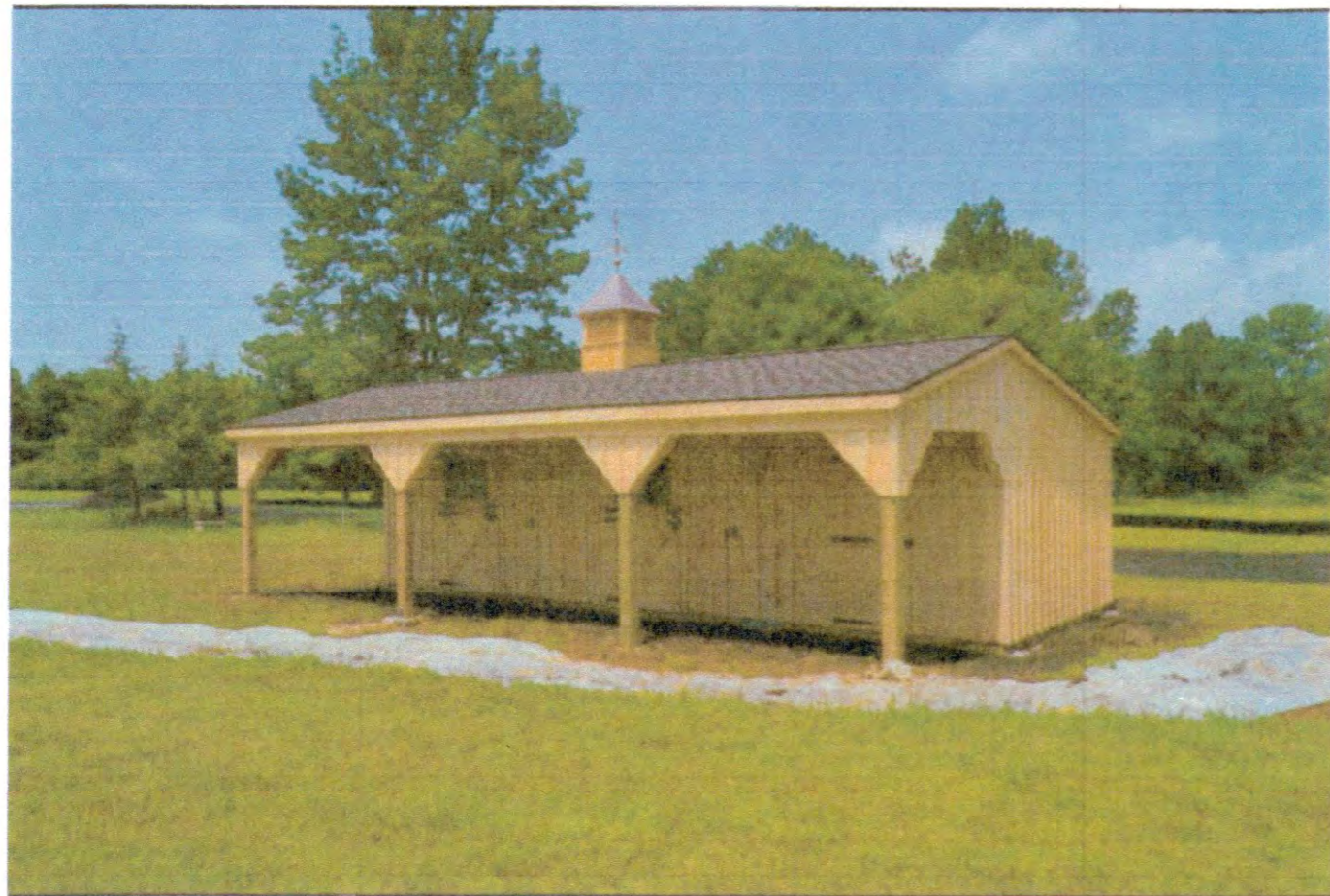
ISSUANCE	5/1/20
	5/29/20
	6/12/20
	6/25/20

SCALE: AS NOTED
DRAWN BY: CHKD BY: JLG
PROJECT NO. 1-20

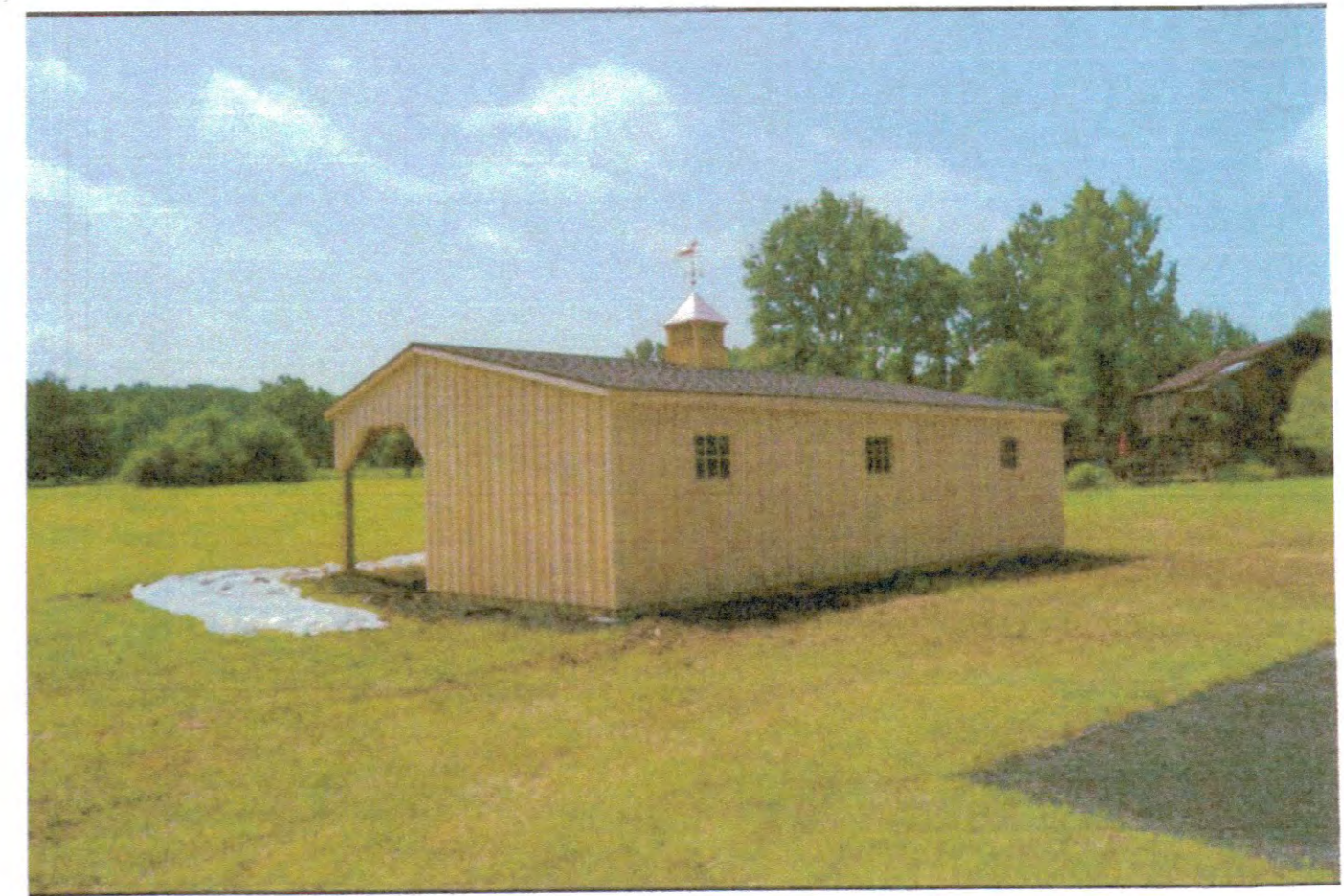
REGISTERED ARCHITECT
JOEL LAWRENCE GREENBERG
STATE OF NEW YORK
911056

S-2

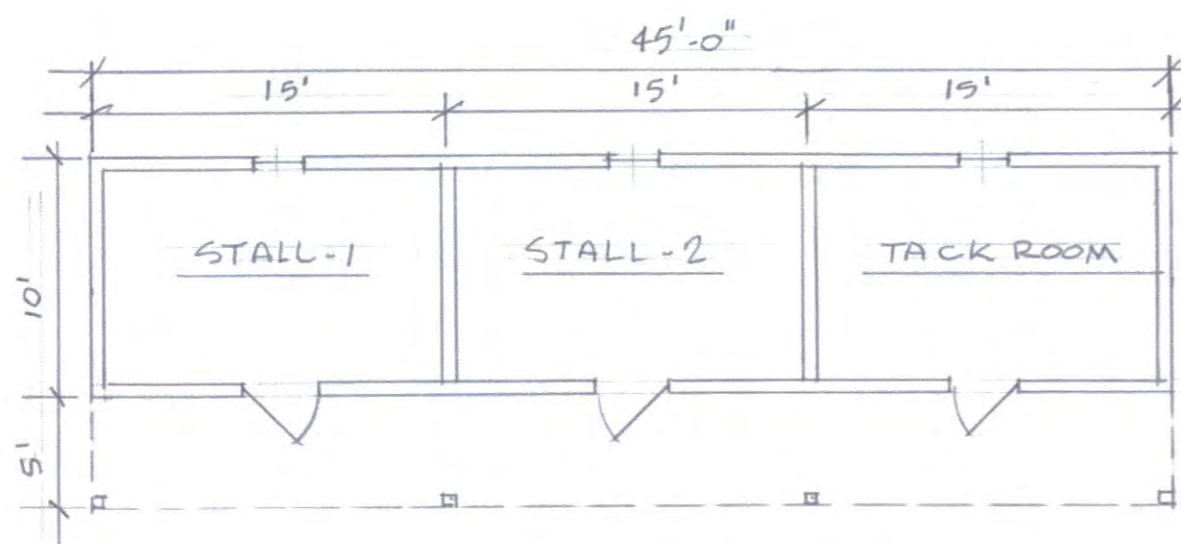
IT IS A VIOLATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THESE PLANS AND DOCUMENTS IN ANY WAY. PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DENIES ANY AND ALL RESPONSIBILITY FOR ANY ALTERATIONS MADE TO THESE PLANS AND DOCUMENTS.



BARN - FRONT



BARN - REAR

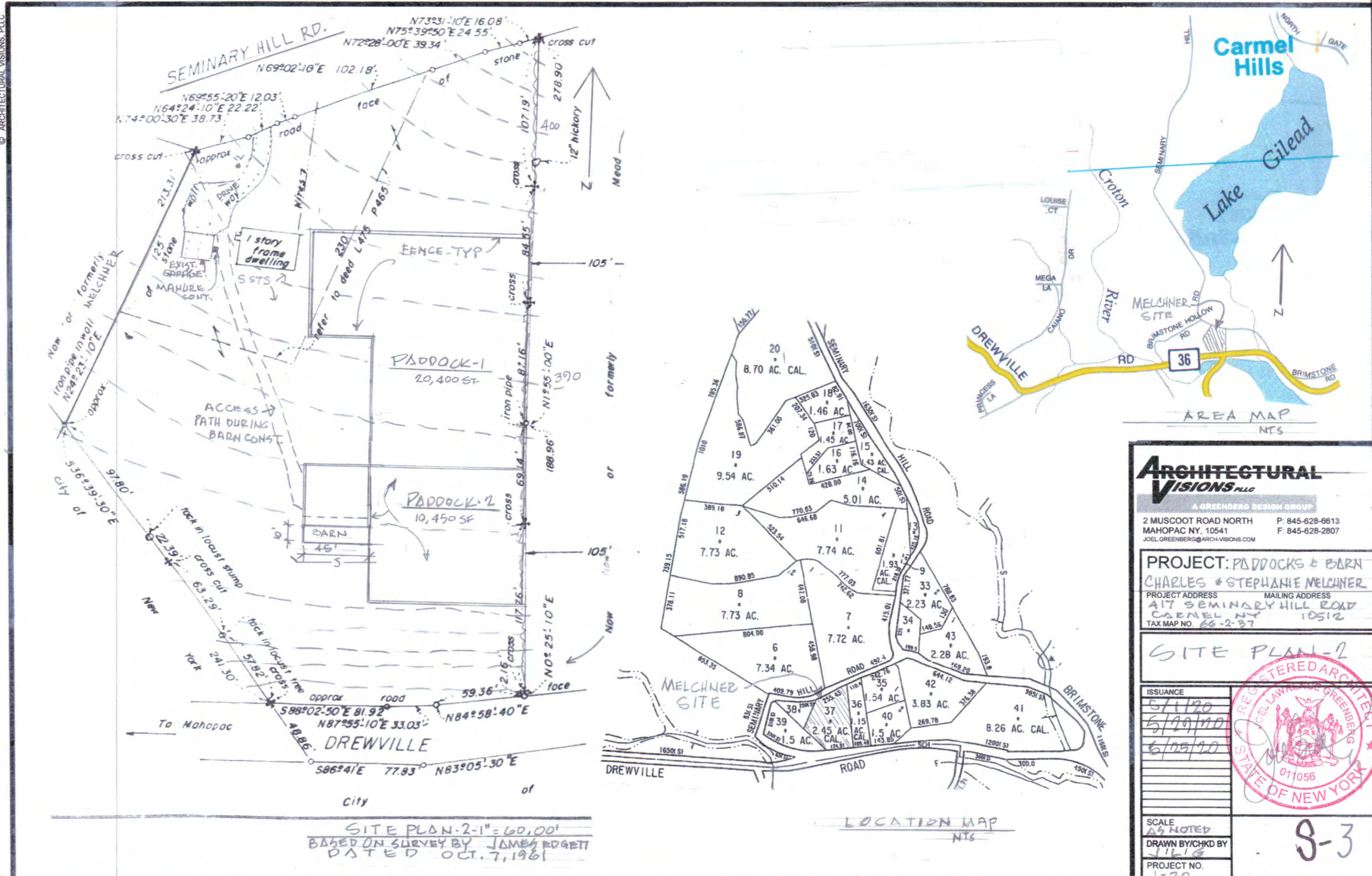


FLOOR PLAN BARN-PRE-FAB

1/8" = 1'-0"

NOTE:
NO ELECTRIC, HEATING OR PLUMBING
IN BARN.

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ARCHITECTURAL VISIONS
A GREENERO DESIGN GROUP

2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
TEL: 845-628-6613
F: 845-628-2807
E: ARCH@ARCHVISIONS.COM

PROJECT: PADDOCKS & BARN
CHARLES & STEPHANIE MELCHNER
PROJECT ADDRESS: 117 SEMINARY HILL ROAD
MAILING ADDRESS: CARMEL NY 10512
TAX MAP NO: 66-2-37

SITE PLAN-2

ISSUANCE	5/1/20
	5/29/20
	6/05/20
SCALE	AS NOTED
DRAWN BY/CHKD BY	JL/LS
PROJECT NO.	1-20



S-3

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THESE PLANS AND DOCUMENTS IN ANY WAY. PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DENIES ANY AND ALL RESPONSIBILITY FOR ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.



September 3, 2020
September 8, 2020 (Revised)

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

RE: The Mahoven LLC (Lubomir Kaneti)
737 South Lake Boulevard
TM #: 75.42-1-13

Dear Mr. Paepre & Members of the Board,

The Following is in response to the Town Engineers report dated August 12, 2020.

1. A Town of Carmel Flood Plain Permit will be submitted.
2. The 100 FT buffer from Lake Mahopac has been added to the Site Plan.

The Following is in response to the Town Planner's memo dated August 19,2020.

1. All the items indicated in section 156-27 are noted on the Site Plan.
2. We are responding to NYS DOT comment letter.
3. The Site Plan has been changed to reduce the area of the bathhouse and pergola. The appropriate variances are shown on the zoning chart.
4. The only utility that is proposed is electric.
5. Lighting is proposed for the bathhouse.

The following is in response to The Director of Code Enforcement's memo dated August 19, 2020

1. We have submitted the revised drawings to NYS DOT.
2. The Site Plan has been revised to reduce the size of the Bathhouse.
3. The parking calculations have been revised.
4. Lot width has been added to the zoning chart.

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

Very truly yours,

A handwritten signature in cursive script that reads "Joel Greenberg".

Joel Greenberg, AIA, NACRB

Two Muscote Road North
Mahopac, New York 10541
P: (845) 628-6613 F: (845) 628-2807
Email: joel.greenberg@arch-visions.com
www.arch-visions.com



PROPERTIES

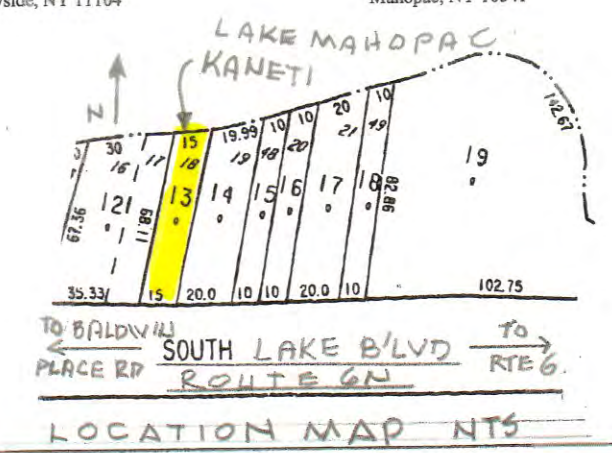
WITHIN

500'

75.11-2-12 Daniel J Fitzpatrick 564 West 52nd St Apt 4F New York, NY 10019	75.11-2-12 Heliodoro R Santacolomo 12 Cherry Ln Putnam Valley, NY 10579	75.11-2-19 Sarah Kaplan 11 Dorset Dr Mahopac, NY 10541	75.42-1-11 Charles Melchner 722 South Lake Blvd Mahopac, NY 10541	75.42-1-12 Bert M Melchner 31 Highridge Mahopac, NY 10541	75.42-1-68 Real Holding Corp. 740 South Lake Blvd Mahopac, NY 10541
75.42-1-61 James R OHalloran 15 Colonial Ter Mahopac, NY 10541	75.11-2-7 Richard Doyle 15 Pine Cone Rd Mahopac, NY 10541	75.11-2-3 Johnna Sanzi 17 Pine Cone Rd Mahopac, NY 10541	75.42-1-68 Real Management Corp. of NY 610 Broadway Newburgh, NY 12550	75.42-1-13 Charles J Melchner 417 Seminary Hill Rd Carmel, NY 10512	75.42-1-14 Christopher Steckle 12 Bianca Ct Carmel, NY 10512
75.11-2-3 Peter Lesley PO BOX 1000 Baldwin Place, NY 10505	75.11-1-30 Stanley Gurewitsch 18 Clara Ln Mahopac, NY 10541	75.11-2-2 Ved Parkash 911 1/2 State St Santa Barbara, CA 93101	75.42-1-14 Peter Lesley PO BOX 1000 Baldwin Place, NY 10505	75.42-1-67 Vincent Cappelletti 740 South Lake Blvd Mahopac, NY 10541	75.42-1-15 Daniel Andron Apt 26E 27110 Grand Central Pkwy Floral Park, NY 110051226
75.11-2-1 Joseph McKay PO BOX 458 Mahopac Falls, NY 10542	75.11-2-17 Long & Tony Guo 3 Dorset Drive Mahopac, NY 10541	75.11-2-16 Robert Schiera 452 Baldwin Place Rd Mahopac, NY 10541	75.42-1-16 Daniel Andron Apt 26E 27110 Grand Central Pkwy Floral Park, NY 110051226	75.42-1-17 Daniel Andron Apt 26E 27110 Grand Central Pkwy Floral Park, NY 110051226	75.42-1-66 Christopher Sobieski 746 South Lake Blvd Mahopac, NY 10541
75.11-2-18 Harry Hess 15 Trolley Rd Mahopac, NY 10541	75.11-1-7 Manuel Inga 15 Trolley Rd Cortlandt Manor, NY 10567	75.11-1-31 Richard S Dudyshyn 703 Rt 6N Mahopac, NY 10541	75.42-1-18 RJK Contracting Corp. 25 Hill St Mahopac, NY 10541	75.42-1-18 RJK Contracting Corp. 751 South Lake Blvd Mahopac, NY 10541	75.42-1-18 Ronald J Topal Apt 11A/G New York, NY 10024
75.11-1-34 Cathleen B Fullan 20 Cypress Ln Yorktown Heights, NY 10598	75.11-2-15 Oscar Chavez 710 South Lake Blvd Mahopac, NY 10541	75.42-1-1 Mahopac Gardens Inc Attn: Karen Piccin, President 11 Canopus Rd Mahopac, NY 10541	75.42-1-19 RJK Contracting Corp. 25 Hill St Mahopac, NY 10541	75.42-1-19 RJK Contracting Corp. 751 South Lake Blvd Mahopac, NY 10541	75.42-1-19 Ronald Topal Apt 11A/G New York, NY 10024
75.42-1-2 Robert Beck c/o Annemarie Catania 21 Deer Run Mahopac, NY 10541	75.11-2-13 Ahmad Hussein 716 South Lake Blvd Mahopac, NY 10541	75.11-2-13 June Fredriksen 716 South Lake Blvd Mahopac, NY 10541	75.42-1-20 RJK Contracting Corp. 25 Hill St Mahopac, NY 10541	75.42-1-20 RJK Contracting Corp. 751 South Lake Blvd Mahopac, NY 10541	75.42-1-20 Ronald J Topal Apt 11A/G New York, NY 10024
75.42-1-3 Gerald D Weis 245 Lakeshore Dr Yonkers, NY 10701	75.42-1-4 Robert Stevens 245 Lakeshore Dr Mahopac, NY 10541	75.42-1-5 Claudia Stevens 245 Lakeshore Dr Mahopac, NY 10541	75.42-1-21 Robert Knapp 60 Dahlia Dr Mahopac, NY 10541	75.42-1-22 Ronald J Topal Apt 11A/G New York, NY 10024	75.42-1-23 Ronald J Topal Apt 11A/G New York, NY 10024
75.11-2-4 Charles G Melchner 722 South Lake Blvd Mahopac, NY 10541	75.42-1-6 Robert Stevens 245 Lakeshore Dr Mahopac, NY 10541	75.42-1-7 Real Property LLC 24 Lake Rd Mahopac, NY 10541	75.42-1-24 Ronald J Topal Apt 11A/G New York, NY 10024	75.42-1-25 Real Holding Corp. 740 South Lake Blvd Mahopac, NY 10541	75.42-1-25 Real Management Corp. of NY 610 Broadway Newburgh, NY 12550
75.42-1-7 Benedetto Savino PO BOX 490 Jefferson Valley, NY 10535	75.42-1-9 Claudia Stevens 245 Lakeshore Dr Mahopac, NY 10541	75.42-1-10 Jack Nathan PO BOX 500 Cooper Station, NY 10276	75.42-1-26 Vincent Cappelletti 740 South Lake Blvd Mahopac, NY 10541	75.42-1-27 Cesar Budiuck PO BOX 4686 Sunnyside, NY 11104	75.42-1-28 John Buttacavoli 13 Cook Dr Mahopac, NY 10541
75.11-2-6 Susan Hayes 9 Pine Cone Rd Mahopac, NY 10541	64.20-1-9 State Of New York 40 Gleneida Ave Carmel, NY 10512	75.11-2-14 Robert Schiera 452 Baldwin Place Rd Mahopac, NY 10541			
75.11-1-37 Kenneth Rose 60 East 96th St Unit 9B New York, NY 10128	75.11-1-35 Jane (aka Ethel) Benjamin 24 Mediterranean Ct Barneгат, NJ 08005	75.11-1-35 Millicker Family Trust PO BOX 130 Mahopac Falls, NY 10542			
75.11-1-36 William Boyar PO BOX 444 Mahopac Falls, NY 10542	75.11-1-33 Christopher Steckle 403 Baldwin Place Rd Mahopac, NY 10541	75.11-1-32 Delzio's Playa Para Los Ninos 11 Otha Dr Katonah, NY 10536			



AREA MAP NTS



ARCHITECTURAL VISIONS LLC

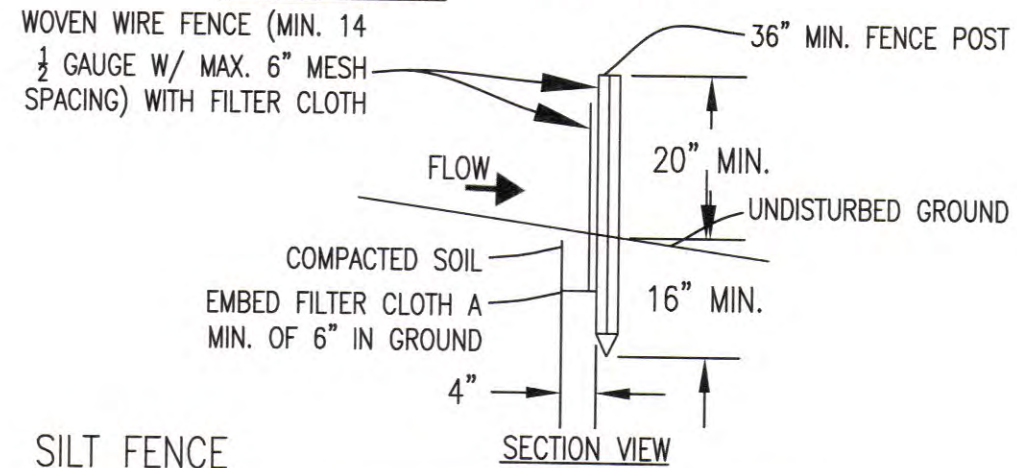
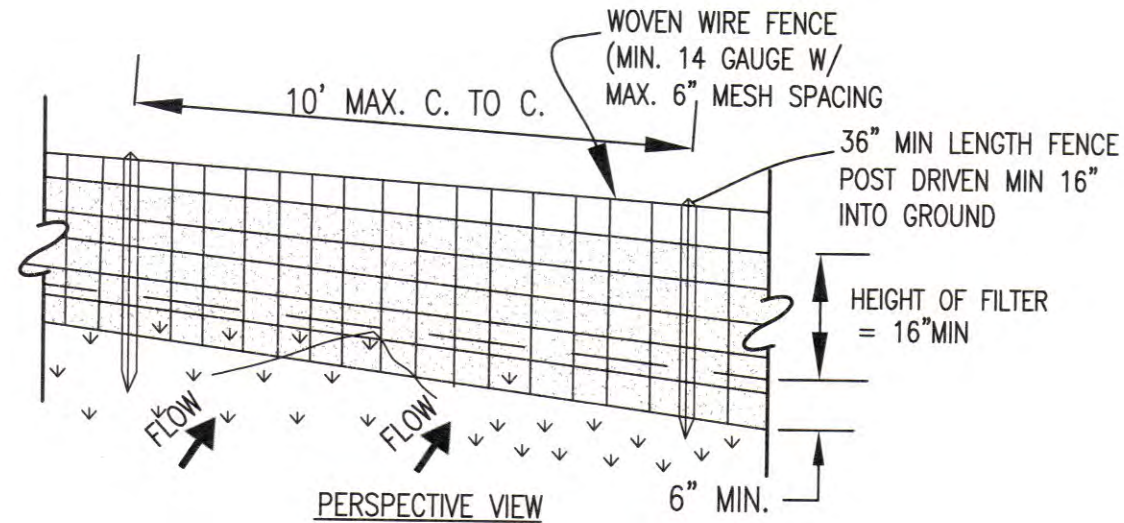
2 MUSCOOT ROAD NORTH MAHOPAC NY, 10541
P: 845-628-6613 F: 845-628-2807
JOEL.GREENBERG@ARCH-VISIONS.COM

PROJECT: PERGOLA + SHED FOR:
LUBOMIR KANETI
PROJECT ADDRESS: 737 S. LAKE BLVD. MAHOPAC, NY 10541
MAILING ADDRESS: 405 GRANT TERRACE MAHOPAC, NY 10541
TAX MAP NO.: 75.42-1-13

AREA MAP, LOCATION MAP & PROP. WITHIN 500'

ISSUANCE: 6-8-2020
7-21-2020
SCALE - AS NOTED
DRAWN BY/CHKD BY: J/L/S
PROJECT NO.: 05-20-050

Handwritten signature and the number 9-101.



SILT FENCE

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



2 MUSCOOT ROAD NORTH P: 845-628-6613
 MAHOPAC NY, 10541 F: 845-628-2807
 JOEL.GREENBERG@ARCH-VISIONS.COM

PROJECT: PERGOLA & SHED FOR LUBOMIR KANETI

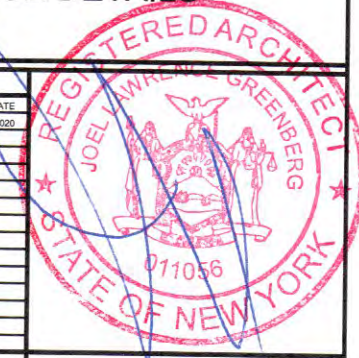
PROJECT ADDRESS: 737 SOUTH LANE BLVD MAHOPAC, NY 10541
 MAILING ADDRESS: LUBOMIR KANETI 405 GRANT TERRACE MAMARONECK, NY 10543
 TAX MAP NO. 75.42-1-13

SILT FENCE DETAILS

ISSUANCE	
ISSUANCE	DATE
FOR REVIEW	8-11-2020

SCALE
 DRAWN BY/CHKD BY
 MLS / JLG
 PROJECT NO.
 05-20-050

S-102



IT IS A VIOLATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THESE PLANS AND DOCUMENTS IN ANY WAY. PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DENIES ANY AND ALL RESPONSIBILITY FOR ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.



PERGOLA
NTS

General Notes:

Re: 156-27 Private Water Related Facilities

A private beach, wharf, dock, boathouse or

bathhouse shall be permitted, provided that:

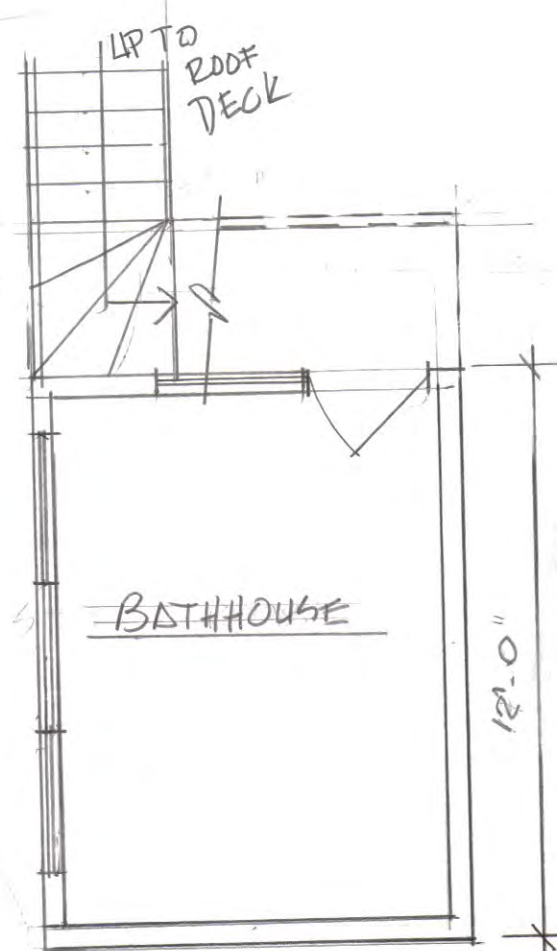
1. The use of the site shall be limited to the owner or lessee and the immediate family or bona fide guests of such owner or lessee of the parcel.
2. No boathouse, wharf or dock may extend into or over the surface of any lake for a distance of more than 25 feet from the high-water mark.
3. No bathhouse shall be designed and/or used for cooking, sleeping or other functions generally occurring in a dwelling and is erected at least 15 feet from any property line. Such bathhouse shall be no more than 10 feet in height. Pergola setbacks are 20 feet.
4. One off street parking space shall be provided for each 750 square feet of lot area or major portion thereof. SEE CHART BELOW
5. Fencing or Screening of any such parcel shall not exceed four feet in height.
6. Area of disturbance is 182 square feet.

Sequence of Construction

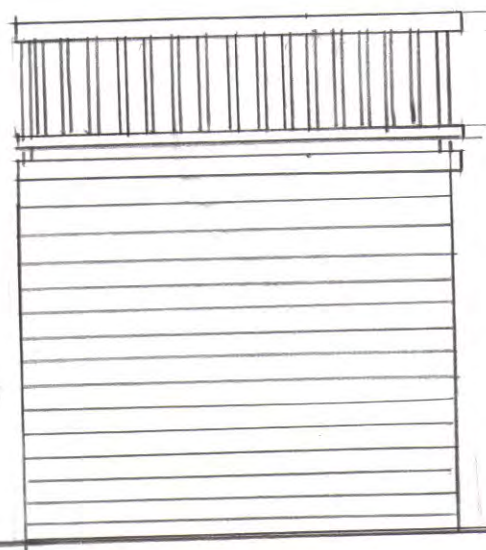
1. Install Silt Fence
2. Extend Dock
3. Install Pergola
4. Install Bar
5. Construct Shed and Rain Garden
6. Remove Silt Fence

Legend

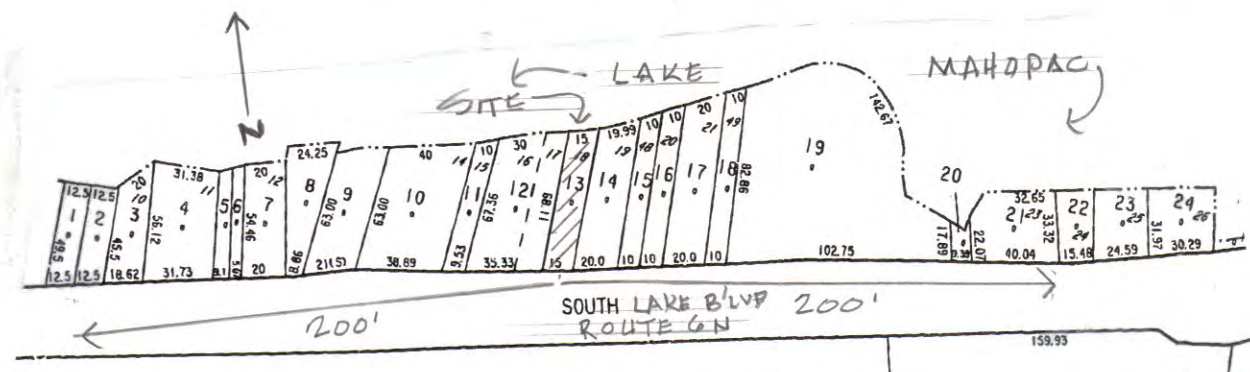
1. [Symbol] - Shed
2. [Symbol] - Rain Garden
3. [Symbol] - Dock
4. [Symbol] - Stair to Deck
5. [Symbol] - Pergola
6. [Symbol] - SILT FENCE



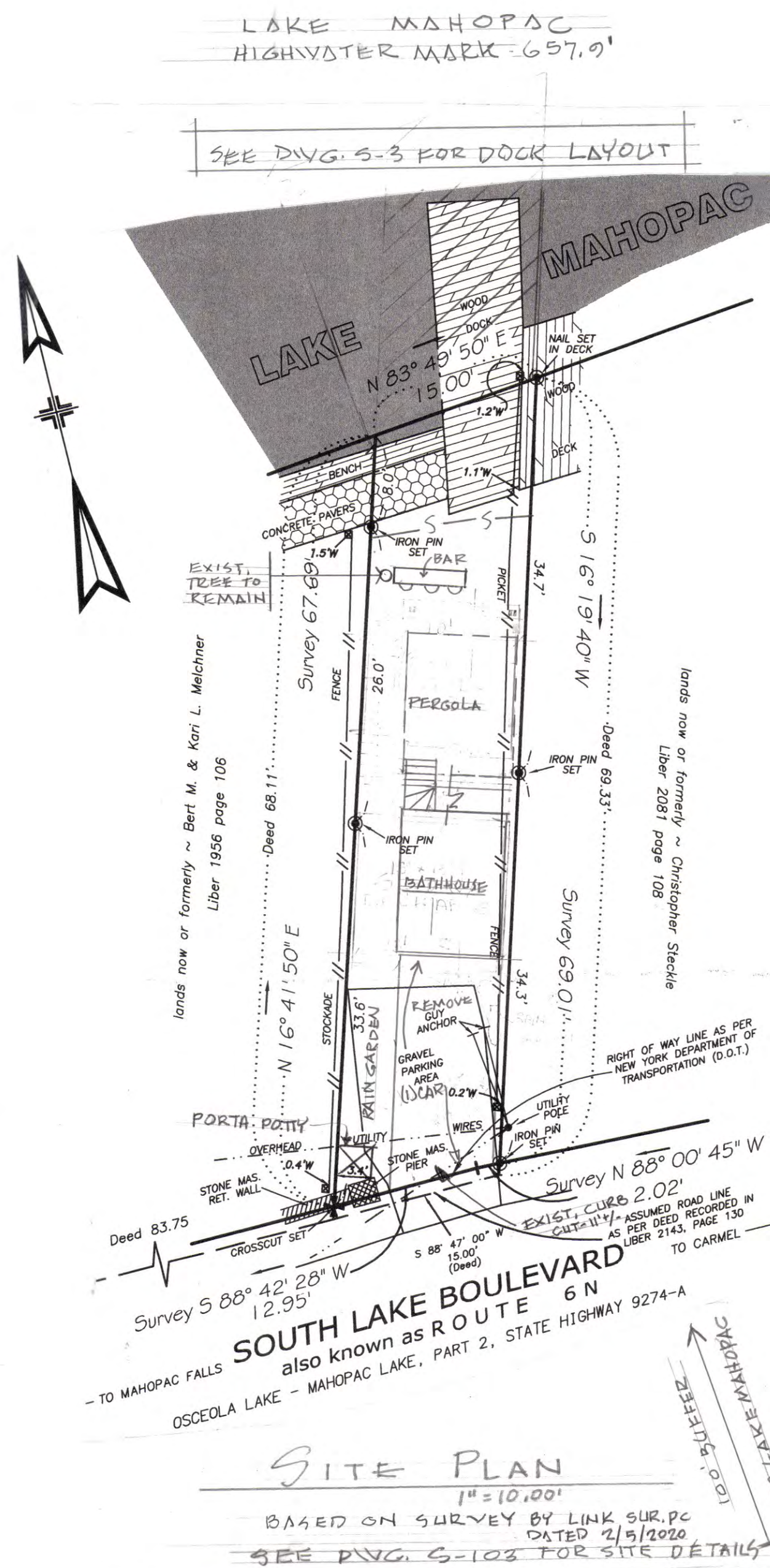
BATHHOUSE FLOOR PLAN
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



SITE DISTANCE PLAN
SCALE: 1" = 80.00'



SITE PLAN
1" = 10.00'

BASED ON SURVEY BY LINK SUR.PC
DATED 2/5/2020
SEE PNG. S-103 FOR SITE DETAILS

Town of Carmel Zoning Requirements			
Basic Data: Owner: Mahoven PLLC (Lubomir Kaneti) Address: 737 South Lake Blvd., Mahopac, N.Y. 10541 T.M. #: 75.42-1-13 Zoning District: R-120			
Proposed Use: Pergola & Shed & Extend Existing Dock			
Bulk Regulations:	Required/Allowable:	Existing/Proposed:	Variance Required:
Lot Area:	3,000 SF	961 SF	2,039 SF
Lake Frontage:	50 LF	15 LF	35 LF
Lot Width:	200 FT	13.75 FT	186.25 FT
Lot Depth:	30 FT	68.51 FT	NONE
Parking: 1 PS/750 SF	961/750 = 1.3 = 2PS	1 PS	1PS
Front Yard: Bathhouse	15 FT	17 FT	NONE
Side Yard: Bathhouse	15 FT	1 FT. East - 4 FT. West	14 FT. East - 11 FT. West
Side Yard: Pergola	20 FT	1 FT. East - 3 FT West	19 FT. East - 17 FT West
Rear Yard: Pergola	20 FT	17 FT	3 FT

ARCHITECTURAL VISIONS LLC

2 MUSCOOT ROAD NORTH P: 845-628-6613
MAHOPAC NY, 10541 F: 845-628-2807
JOEL.GREENBERG@ARCH-VISIONS.COM

PROJECT: PERGOLA + SHED FOR:
LUBOMIR KANETI
PROJECT ADDRESS: 737 S. LAKE BLVD. MAILING ADDRESS: 405 GRANT TERRACE,
MAHOPAC, NY 10541 MAHOPAC, NY 10543
TAX MAP NO. 75.42-1-13

SITE PLAN

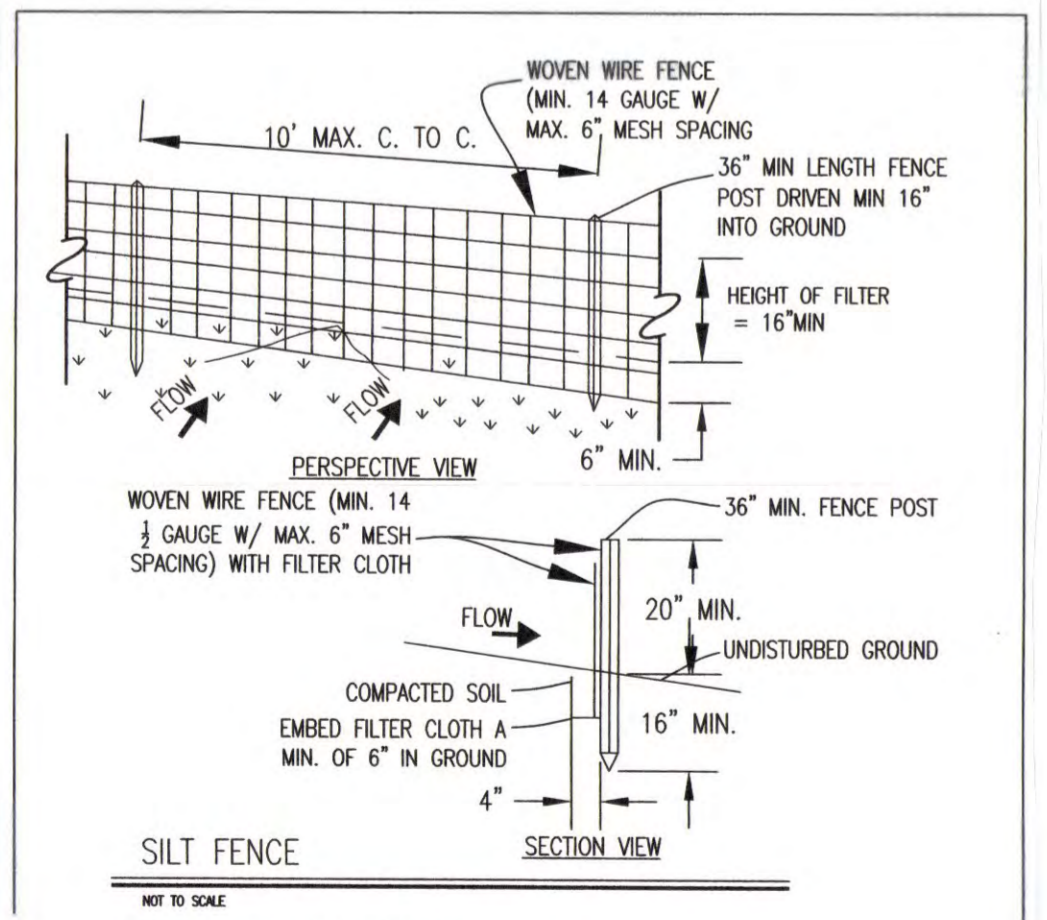
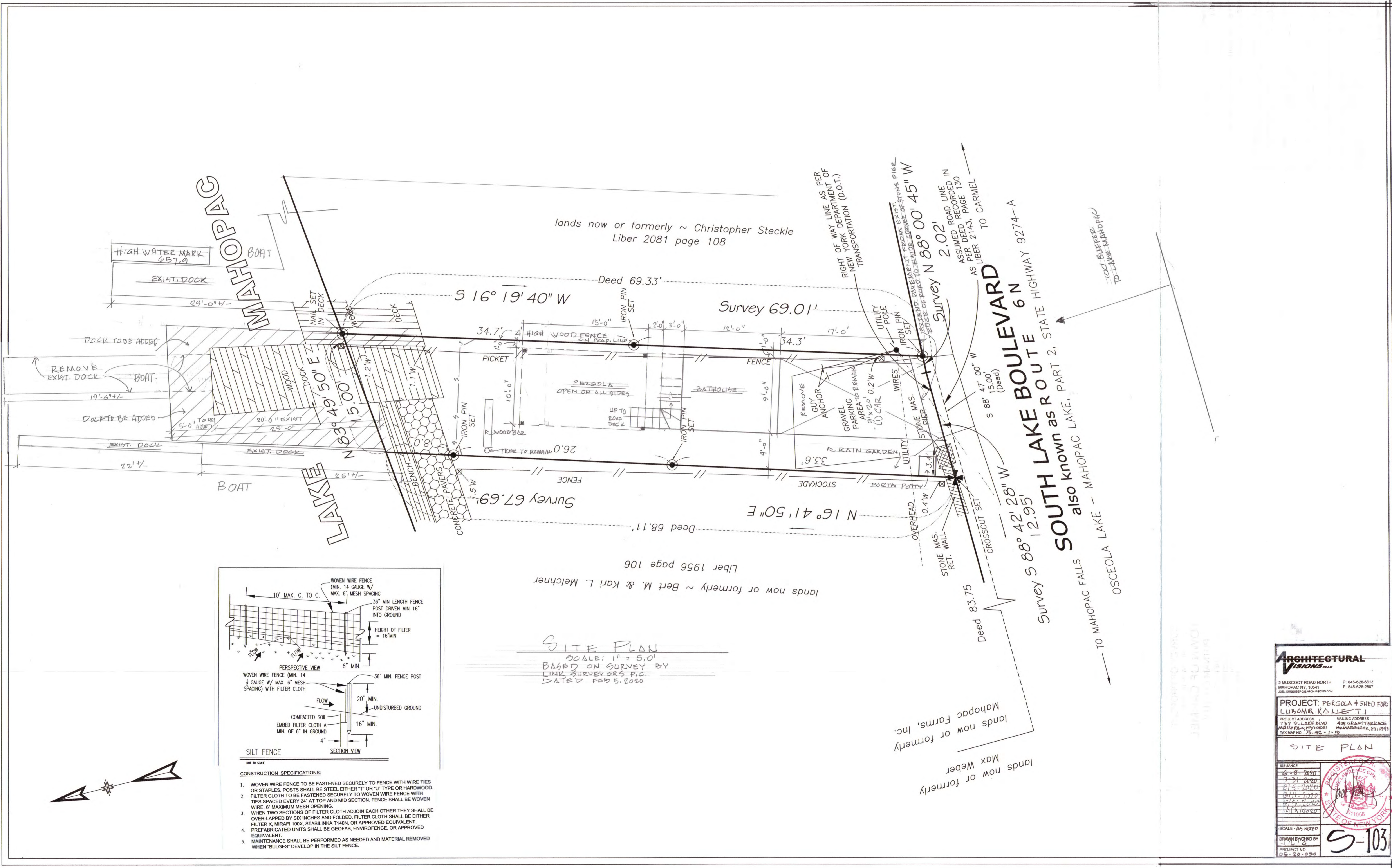
ISSUANCE
6-8-2020
7-31-2020
8-15-2020
8-11-2020
8-31-2020
9-13-2020
9-14-2020

REGISTERED ARCHITECT
JOEL GREENBERG
1011056
STATE OF NEW YORK

SCALE: AS NOTED
DRAWN BY/CHKD BY: JLG/16
PROJECT NO: 05-20-050

9-100

PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION RESPONSIBILITY FOR ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.



- CONSTRUCTION SPECIFICATIONS:**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
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 4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SITE PLAN
 SCALE: 1" = 5.0'
 BASED ON SURVEY BY
 LINK SURVEYORS P.C.
 DATED FEB 5, 2020

ARCHITECTURAL VISIONS INC.
 2 MUSCOT ROAD NORTH MAHOPAC NY 10541 P: 845-628-8813 F: 845-628-2807
 JOEL_GREGG@ARCHVISIONS.COM

PROJECT: PERGOLA + SHED FOR LUBOMIR KASLETI

PROJECT ADDRESS: 737 S. LAKE BLVD MAHOPAC, NY 10541 MAILING ADDRESS: 405 GRANT TERRACE MAHOPAC, NY 10541
 ANDREW P. CASANOVA TAX MAP NO. 75.42-1-19

SITE PLAN

DATE	DESCRIPTION
6-8-2021	REVISED PER PERMITS
7-21-2021	REVISED PER PERMITS
7-25-2021	REVISED PER PERMITS
8-11-2021	REVISED PER PERMITS
8-11-2021	REVISED PER PERMITS
8-11-2021	REVISED PER PERMITS
8-11-2021	REVISED PER PERMITS
8-11-2021	REVISED PER PERMITS
8-11-2021	REVISED PER PERMITS

SCALE: AS SHOWN
 DRAWN BY: JG
 PROJECT NO: 25-20-050

5-103



September 3, 2020

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

RE: Rudovic Bridal Shop
1707 Route 6
TM#: 55.6-1-12

Dear Mr. Paepre & Members of the Board,

The following is in response to the Town Engineer's memo dated August 11, 2020.

1. The Site Plan has been sent to the Carmel Fire Department.
2. There are no public improvements.

The following is in response to the Town Planner's memo dated August 19, 2020.

1. The variances are noted on the Site Plan.
2. The parking requirements have been revised accordingly.
3. The partial third floor will not be used.
4. The Elevations and Floor Plan have been updated showing the new windows and the signage.
5. The overhang on the north side as indicated on the Site Plan will be removed.
6. Exterior lighting and refuse enclosure will be provided.

The Following is in response from the Building Inspector dated August 19, 2020.

1. The right of way and the loading dock easements are being drafted by the town attorney.
2. The elevations are attached.
3. The two wall signs are both less than 40 SF.
4. A right turn only sign has been added to the Site Plan.
5. The trash enclosure has been relocated.
6. Since there are no site improvements, it is not necessary to refer this project to the ECB.
7. The zoning chart has been revised.



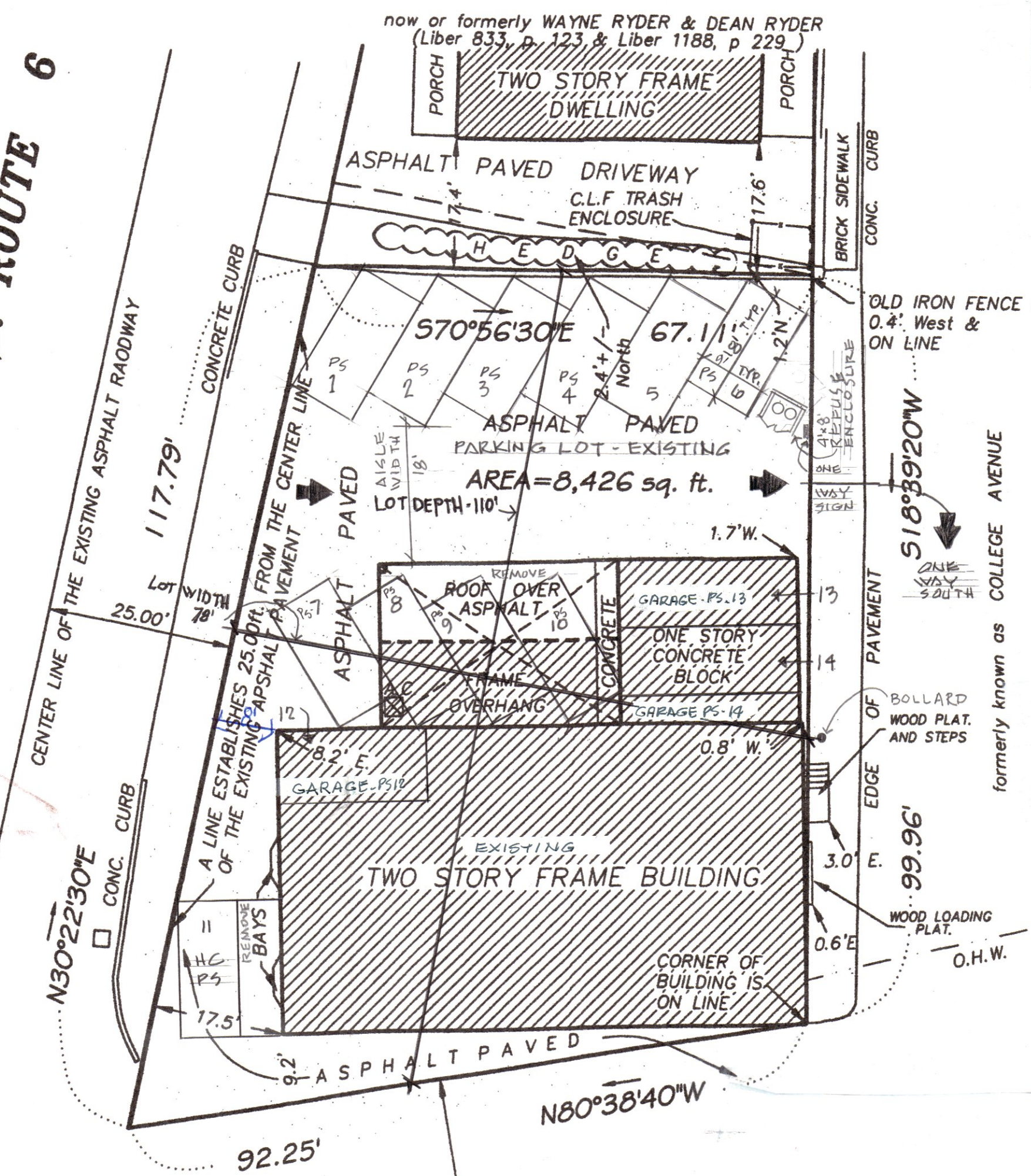
If you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in cursive script that reads "Joel Greenberg". The signature is fluid and elegant, with the first letters of each word being capitalized and prominent.

Joel Greenberg, AIA, NACRB

GLENEIDA AVENUE - U.S. ROUTE 6

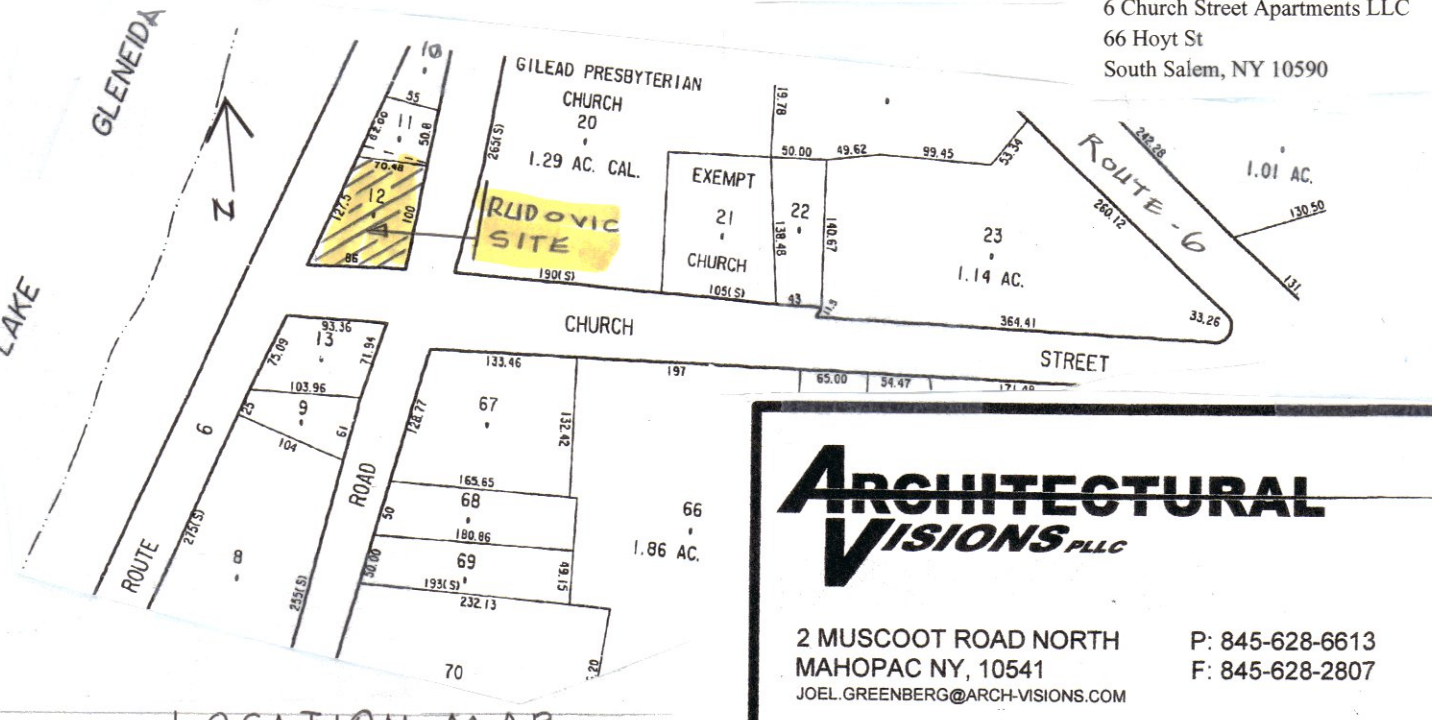
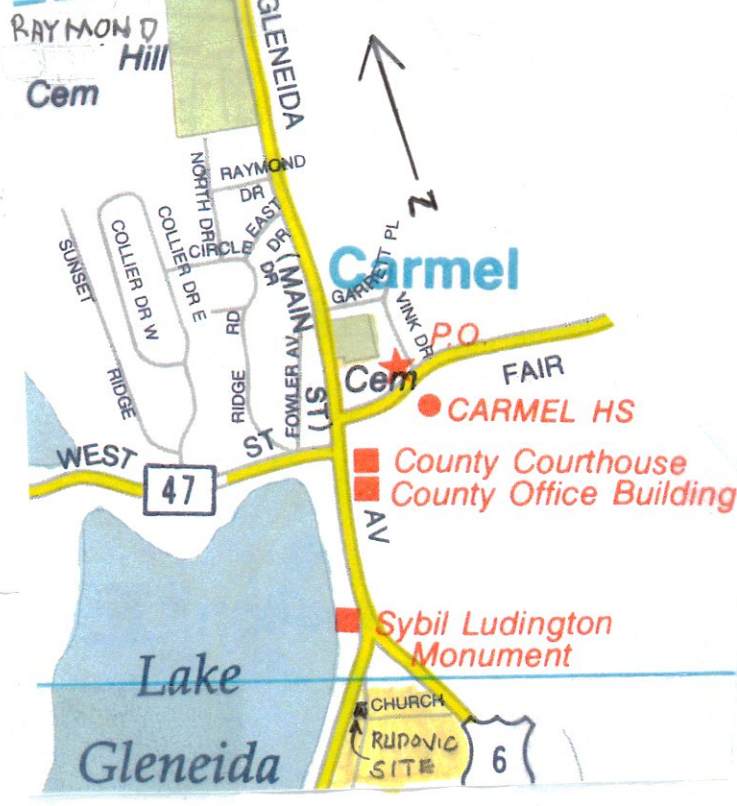


CHURCH STREET
formerly known as
50.0' CROSS STREET

General Notes:

1. Change of use from Party Rentals to Bridal Shop.
2. The majority of the variances are to legalize existing conditions, since this is not an Amended Site Plan.
3. All parking spaces are 9 FT. X 18 FT. Except for garage spaces which are 10 FT. X 18 FT. and the handicap spot which is 8 FT. X 20 FT. Parking spaces 1-10 are angled at 60°.
4. 18 FT. aisle width required for angle parking at 60°.
5. Trash enclosure adjacent to parking space 6.
6. Easements will be provided for the steps and platform in the Seminary Hill Road R.O.W. and the traveled way on Rudovic property on the north side of Church Street.

SEMINARY HILL ROAD
formerly known as COLLEGE AVENUE



PROPERTIES WITHIN 500'

55.6-1-73.2 Gleneida Housing Dev Fund 7 Seminary Hill Rd Carmel, NY 10512	55.6-1-22 Masonic Charities of Carmel 11 Church St Carmel, NY 10512	55.6-1-65 William C Schnaudigel 10 Church St Carmel, NY 10512	55.6-1-69 Lamot Enterprises, LLC 39B Mill Plain Rd Danbury, CT 06811
55.6-1-64 Church Street Associates LLC 100 Executive Blvd Ste 201 Ossining, NY 10562	55.6-1-23 15 Church St LLC 15 Church St Carmel, NY 10512	55.6-1-19 Putnam County Housing Corp 11 Seminary Hill Rd Carmel, NY 10512	55.6-1-7 Eric Raqnauth 28 Seminary Hill Rd Carmel, NY 10512
55.6-1-8 Wayne Ryder PO BOX 10 Carmel, NY 10512	55.6-1-12 Gleneida Realty Corp 1707 Rt 6 Carmel, NY 10512	55.6-1-9 Elisa Quattrucci 90 Seminary Hill Rd Carmel, NY 10512	55.6-1-21 Gilead United Presbyterian 9 Church St Carmel, NY 10512
55.6-1-10 Sybil Property LLC 1717 Route 6 Carmel, NY 10512	55.6-1-10 Sybil Property, LLC 1717 Rt 6 Carmel, NY 10512	55.6-1-11 Wayne Ryder PO BOX 10 Carmel, NY 10512	55.6-1-68 Francis Giordano 23 Seminary Hill Rd Carmel, NY 10512
55.6-1-18 Sayed A El Shakry Attn: Elshakry Realty 75 Cranbury Neck Rd Cranbury, NJ 08512	44.18-1-40 EMTK Realty Corp. 1736 Route 6 Carmel, NY 10512	55.6-1-17 Reed Memorial Library 1733 Rt 6 Carmel, NY 10512	55.6-1-7 Eric Ragnauth 28 Seminary Hill Rd Carmel, New York 10512
55.6-1-27 Norberto Davila 1740-1742 Rt 6 Carmel, NY 10512	55.6-1-28 Brewster Avenue Corp 584 Ackert Hook Rd Rhinebeck, NY 12572	55.6-1-26 M&P Enterprises of Carmel LLC PO BOX 943 Carmel, NY 10512	55.6-1-20 Gilead United Presbyterian 9 Church St Carmel, NY 10512
55.6-1-67 Rosemarie & Gabriel Scavello 19 Seminary Hill & 4 Church Carmel, NY 10512	55.6-1-13 HDS, LLC 29 Nashville Rd Unit 2 Bethel, CT 06801	55.6-1-24 John Regan PO BOX 67 Carmel, NY 10512	55.6-1-68 Antonino Grioli 23 Seminary Hill Rd Carmel, NY 10512
		55.-2-5 City of New York Bureau of Water Supply, Taxes 71 Smith Ave Kingston, NY 12401	55.6-1-70 Lamote Enterprises, LLC 39B Mill Plain Rd Danbury, CT 06811
			55.6-1-66 6 Church Street Apartments LLC 66 Hoyt St South Salem, NY 10590

AREA MAP
NTS

LOCATION MAP
NTS

Town of Carmel Zoning Requirements

Basic Data:			
Owner:	Rudovic		
Address:	1707 Route 6, Carmel, NY 10512		
TM #:	55.6-1-12		
Zoning District:	Proposed Use: Bridal Shop		
Bulk Regulations:	Required/Allowable:	Existing/Proposed:	Variance Required:
Lot Area:	40,000 SF	8,426 SF (EXIST)	31,574 SF
Lot Width:	200 FT.	78 FT. (EXIST)	122 FT
Lot Depth:	200 FT.	110 FT. (EXIST)	90 FT.
Front Yard:	40 FT.		
South:		0 FT. (EXIST)	40 FT.
East:		0 FT. (EXIST)	40 FT.
West:		8 FT. (EXIST)	32 FT
Rear Yard:	30 FT.	38 FT. (EXIST)	NONE
Height:	35 FT.	26 FT.	NONE
Lot Coverage:	30%	48% Exist. -43.4% Prop.	13.4 FT.
P.S. Retail:	3,200 SF / 200 =16	14 (EXIST)	4PS
P.S. Storage:	1,344 SF / 1,000 =2		
All P.S.	10' x 20'	9' x 18' Proposed	1FT. Width 2" Depth
ADA Parking:	1 Required	1 Provided	NONE
Loading Space	1	0	1

ARCHITECTURAL VISIONS PLLC

2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
P: 845-628-6613
F: 845-628-2807
JOEL.GREENBERG@ARCH-VISIONS.COM

PROJECT: RUDOVIC - BRIDAL SHOP
PROJECT ADDRESS: 1707 ROUTE 6, CARMEL, NY 10512
MAILING ADDRESS: 229 ROUTE 52, CARMEL, NY 10918
TAX MAP NO. 55.6-1-12

SITE PLAN

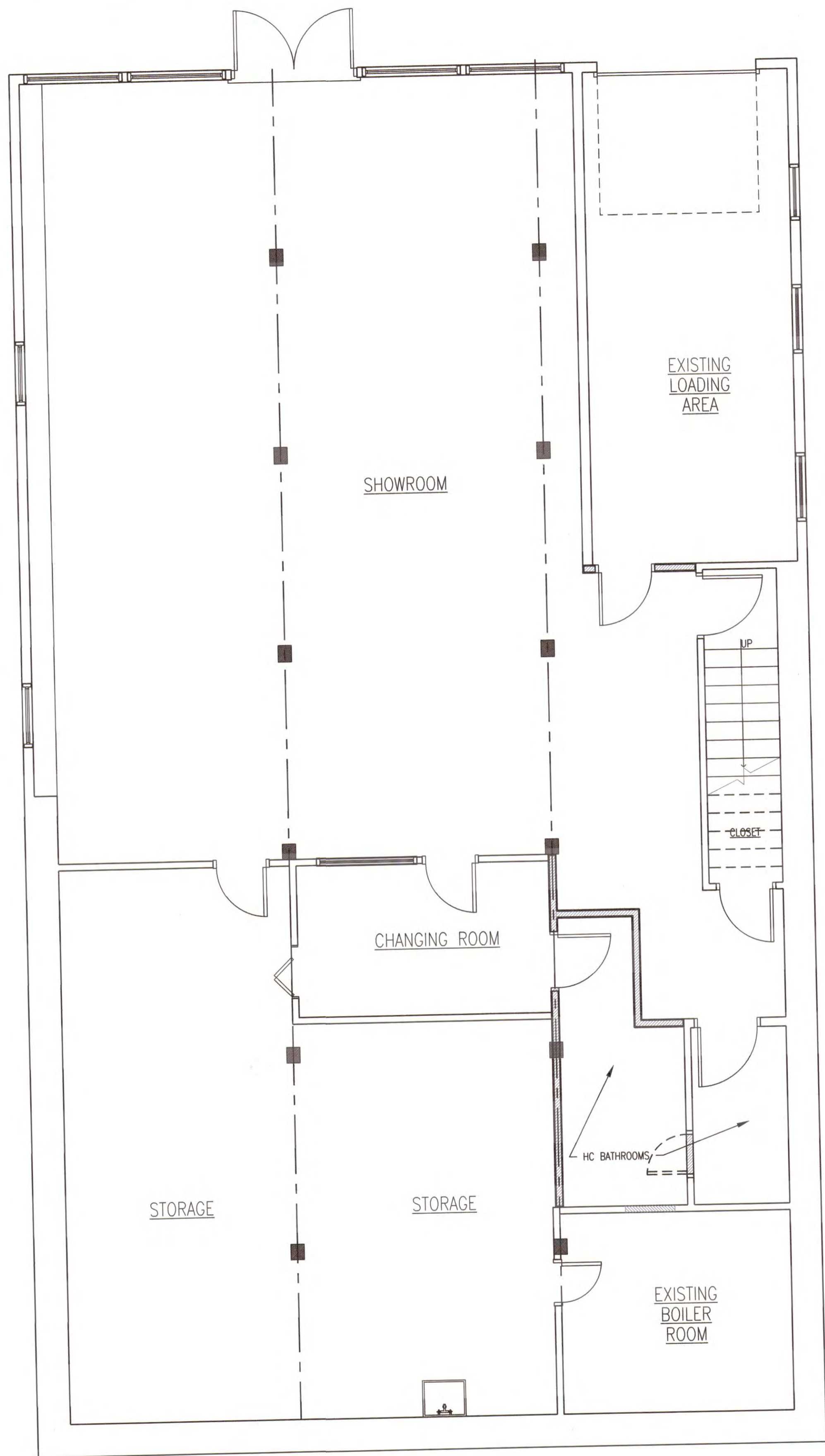
ISSUANCE FOR REVIEW 7/14/2020

7/31/2020
8/10/2020
8/27/2020
9/1/2020
9/14/2020

Signature: Joel Greber

SCALE AS NOTED
DRAWN BY/CHKD BY TBC / JLG
PROJECT NO. 02-20-27
S-100

SITE PLAN - 1" = 15.00'
BASED ON SURVEY BY LINK SURVEYORS
DATED 3/11/2020



1 FIRST FLOOR PLAN
1/4"=1'-0"

NOTE:
P.S. RETAIL: 3,200 SF / 200 = 16
P.S. STORAGE: 1,344 SF / 1,000 = 2



2 SECOND FLOOR PLAN
1/4"=1'-0"

ARCHITECTURAL VISIONS PLLC
A GREENBERG DESIGN GROUP
2 MUSCOOT ROAD NORTH P: 845-628-6613
MAHOPAC NY, 10541 F: 845-628-2807
JOEL.GREENBERG@ARCHVISIONS.COM

PROJECT: RUDOVIC
PROJECT ADDRESS: 1707 ROUTE 9, CARMEL, NY 10512
TAX MAP NO. 55.6-1-12
MAILING ADDRESS: SAME AS PROJECT

FLOOR PLANS

ISSUANCE	
FOR REVIEW	02/20/20
SCALE	AS NOTED
DRAWN BY/CHKD BY	TBC/MCK/JLG
PROJECT NO.	01-20-006

A-100

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THESE PLANS AND DOCUMENTS IN ANY WAY. PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DENIES ANY AND ALL RESPONSIBILITY FOR ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.



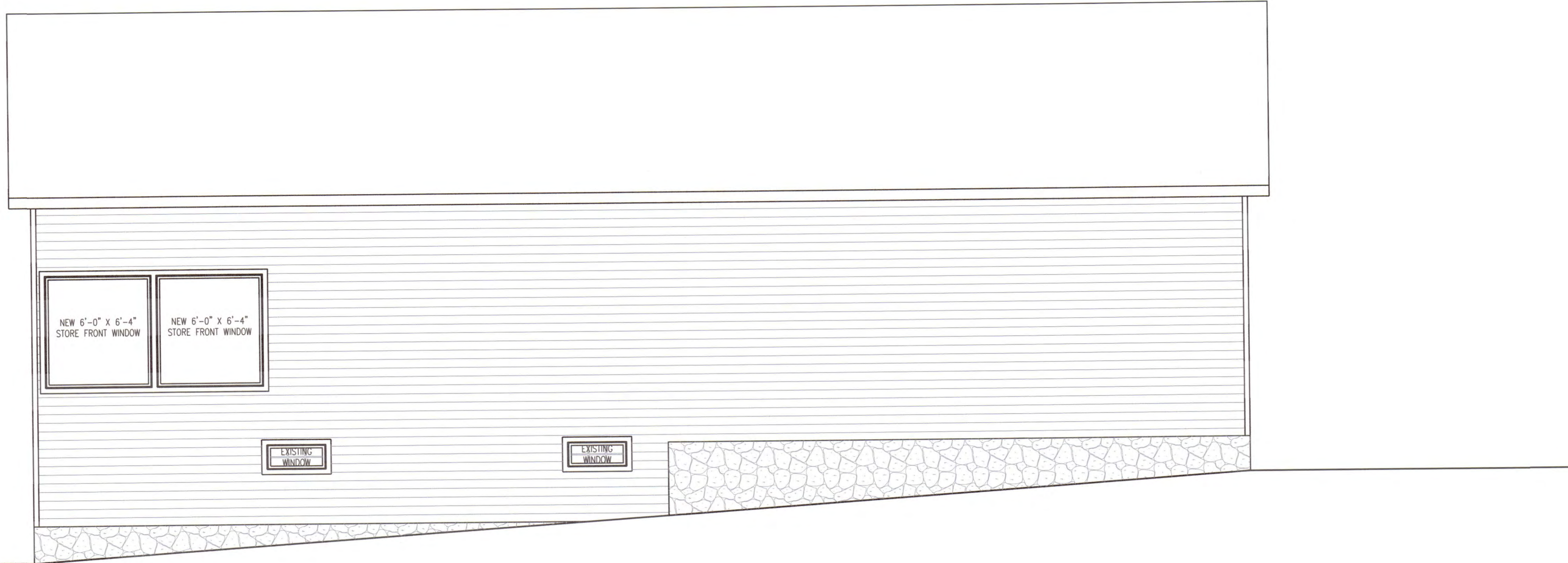
PROJECT: RUDOVIC
PROJECT ADDRESS: 1707 ROUTE 8 CARMEL, NY 10512
Mailing Address: SAME AS PROJECT
TAX MAP NO. 55.6-1-12

ELEVATIONS

ISSUANCE	DATE
FOR REVIEW	5/20/20

SCALE: AS NOTED
DRAWN BY: CHKD BY: TBC/MCK/ILG
PROJECT NO.: 01-20-006

A-201



1 CHURCH STREET SIDE ELEVATION
1/4"=1'-0"



2 PARKING LOT SIDE ELEVATION
1/4"=1'-0"

ARCHITECTURAL VISIONS PLLC
A GREENBERG DESIGN GROUP
2 MUSCOOT ROAD NORTH MAHOPAC NY, 10541 P: 845-628-6613
JOEL.GREENBERG@ARCH-VISIONS.COM F: 845-628-2807

PROJECT:
RUDOVIC
PROJECT ADDRESS: 1707 ROUTE 6, CARMEL, NY 10512
MAILING ADDRESS: SAME AS PROJECT
TAX MAP NO. 55.6-1-12

ELEVATIONS CONT.

ISSUANCE	
DATE	
SCALE	AS NOTED
DRAWN BY/CHKD BY	TBC/MCR/JLG
PROJECT NO.	01-20-006



September 8, 2020

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

RE: Carmel Fire Department
94 Gleneida Avenue
Town of Carmel
TM# 44.14-1-24

Dear Chairman Paepre and Members of the Board:

Please find enclosed five (5) copies of the following documents in support of a lot line adjustment application for the above referenced project:


- Lot Line Change Plan dated August 10, 2020 revised September 8, 2020. (5 Copies)

We respectfully request this project be placed on the September 16, 2020 Planning Board meeting for the discussion of the attached material and for a Public Hearing. 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:

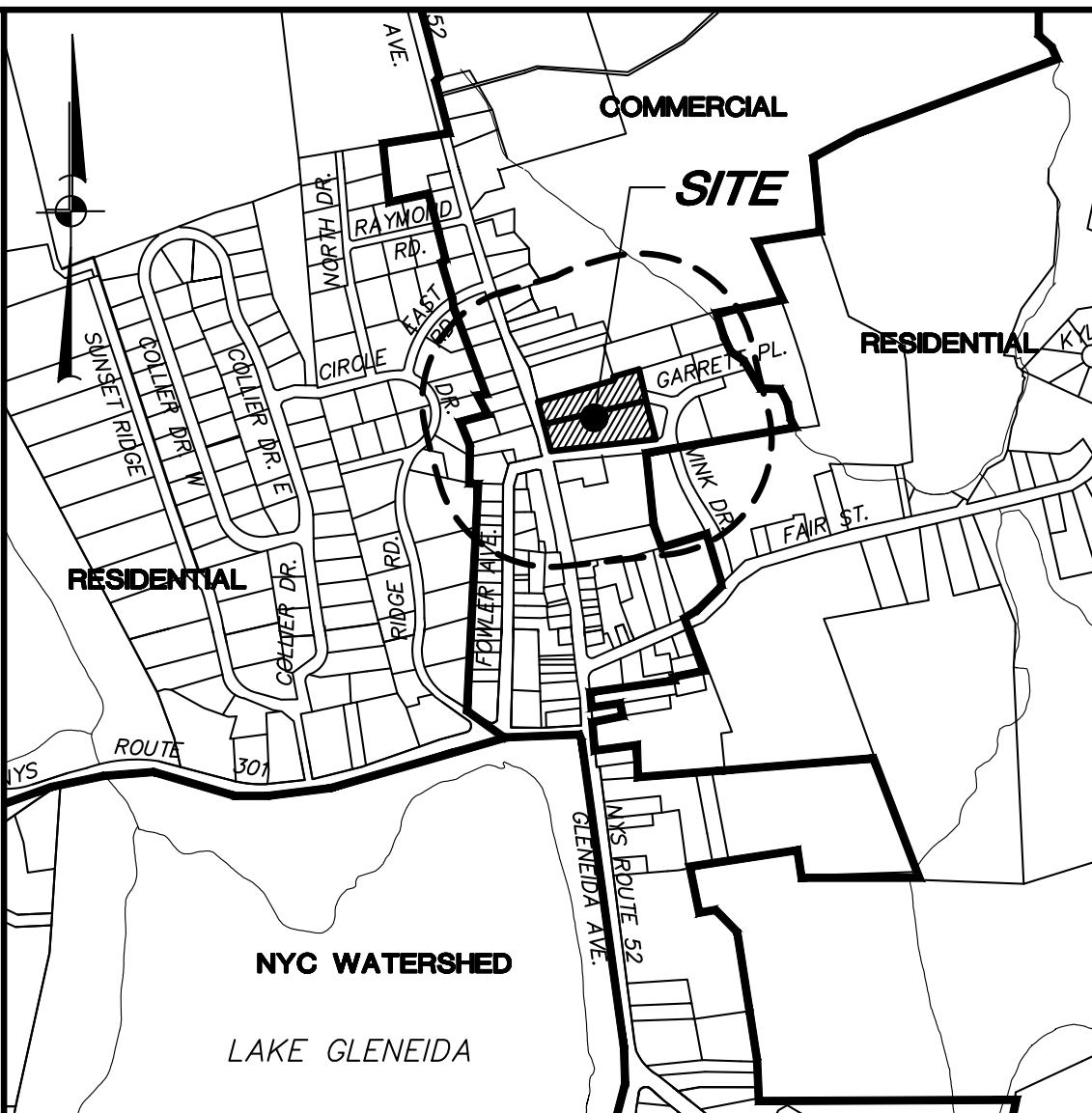
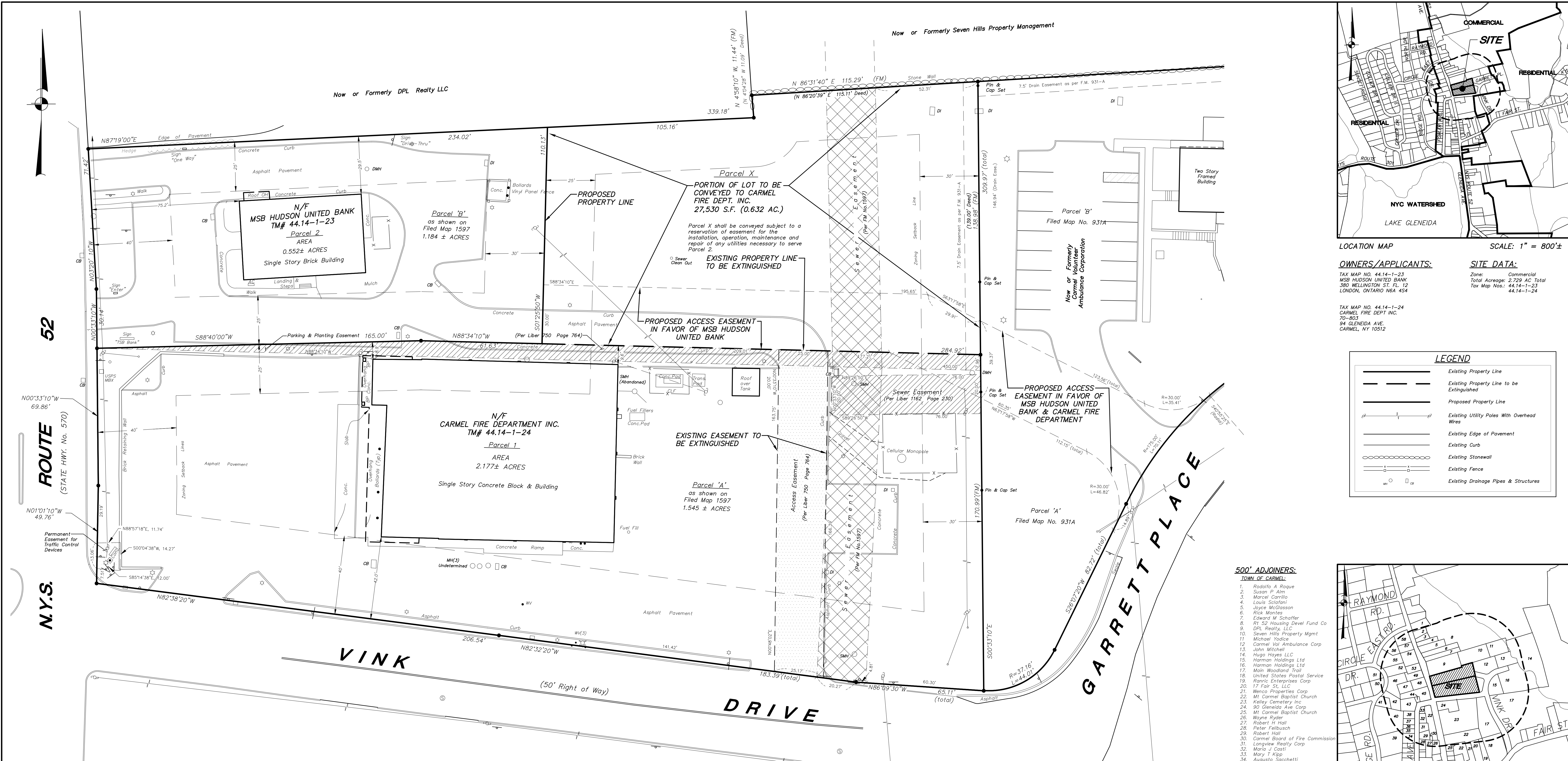


John M. Watson, PE
Principal Engineer

JMW/kms

Enclosures

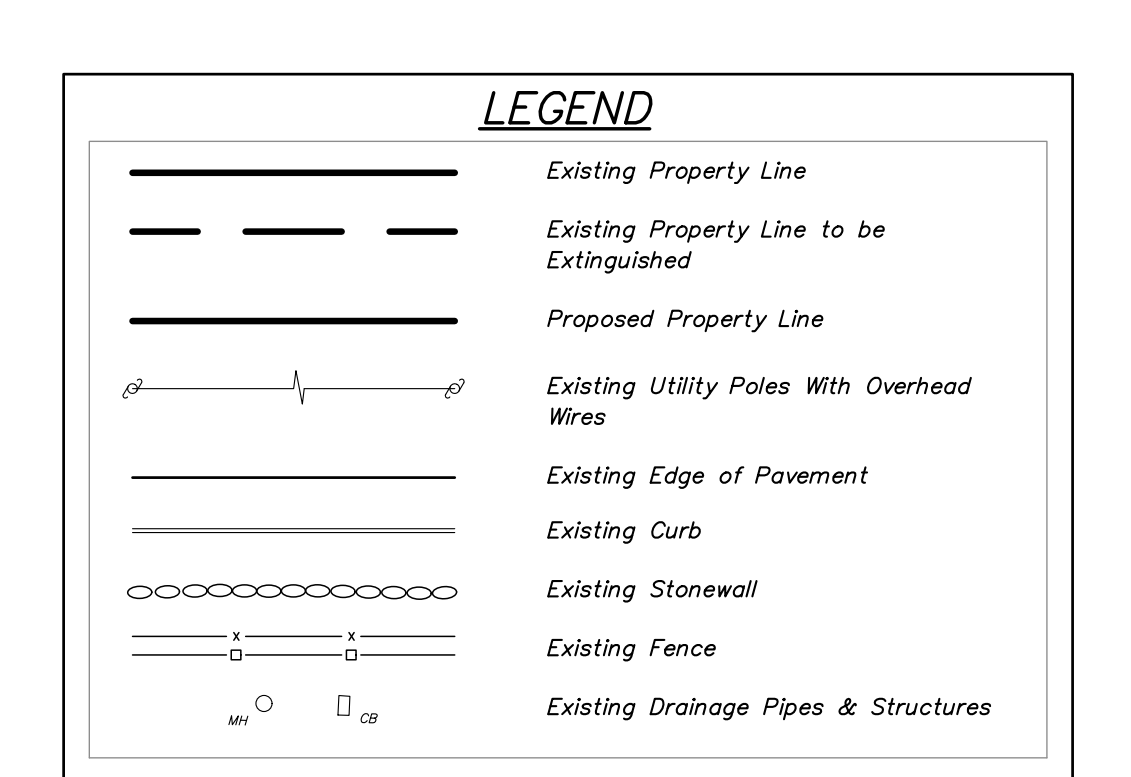
Cc: Michael Hengel / Carmel Fire Department
Michael T. Liguori / Hogan & Rossi, Esqs.
Eric Neiler, H2M Architects



OWNERS/APPLICANTS:
 TAX MAP NO. 44.14-1-23
 CARMEL FIRE DEPT INC.
 380 WELINGTON ST. FL. 12
 LONDON, ONTARIO N6A 454

SITE DATA:
 Zone: Commercial
 Total Acreage: 2.729 AC Total
 44.14-1-23
 Tax Map Nos. 44.14-1-23
 44.14-1-24

TAX MAP NO. 44.14-1-24
 MSB HUDSON UNITED BANK
 380 WELINGTON ST. FL. 12
 LONDON, ONTARIO N6A 454
 CARMEL, NY 10512



PARCEL A
 DEED REFERENCE:
 Liber 717 Page 716
 Recorded: February 15, 1974
 Grantor: Eton Centers Company
 Grantee: Carmel Fire Department, Inc.

PARCEL B
 DEED REFERENCE:
 Liber 1324 Page 8
 Recorded: January 12, 1986
 Grantor: First Nationwide Bank, a
 Federal Savings Bank (formerly known as
 Madison Savings Bank, FSB)
 Grantee: MSB Bank

C ZONE REQUIREMENTS (TAX ID 44.14-1-24 - CARMEL FIRE DEPARTMENT):

	Required/Permitted:	Existing Parcel 'A'	Proposed Parcel 1
Minimum Lot Area:	40,000 sf	67,300 sf	94,830 sf**
Minimum Lot Width:	200'	151'±*	261'
Minimum Lot Depth:	200'	450'±	450'
Minimum Road Frontage:	100'	574.7'	574.7'
Minimum Yard Setbacks:			
Front:	40'	42.0'	42.0'
Side:	25'	8.9'	8.9'
Rear:	30'	184.7'	184.7'
Maximum Building Height:	35'	<35'	<35'
Minimum Building Floor Area:	5,000 sf	>5,000 sf	>5,000 sf
Maximum Building Coverage:	30%	19.23%**	13.63%**

C ZONE REQUIREMENTS (TAX ID 44.14-1-23 - MSB HUDSON UNITED BANK):

	Required/Permitted:	Existing Parcel 'B'	Proposed Parcel 2
Minimum Lot Area:	40,000 sf	51,565 sf	24,035 sf**
Minimum Lot Width:	200'	110'±*	104'
Minimum Lot Depth:	200'	451'±	230'±
Minimum Road Frontage:	100'	101.6'±	101.6'±
Minimum Yard Setbacks:			
Front:	40'	75.2'	75.2'
Side:	25'	29.5'	29.5'
Rear:	30'	312.4'	90.7'
Maximum Building Height:	35'	<35'	<35'
Minimum Building Floor Area:	5,000 sf	2,456 sf*	2,456 sf*
Maximum Building Coverage:	30%	4.9%	10.6%

Notes:
 * Preexisting non conforming condition.
 ** The applicant was granted a variance for a lot line adjustment (§ 156-61.3.e) for an increase/decrease of any lot by more than 20% or 20,000 square feet of its original lot area by the Town of Carmel Zoning Board of Appeals on August 27, 2020. In addition to the lot line adjustment variance, the MSB Hudson United Bank Parcel was granted an additional variance for minimum lot area (§ 156 Attachment 1, Column 5) for a commercial zoned property less than 40,000 square feet by the Town of Carmel Zoning Board of Appeals on August 27, 2020
 *** Includes a 775 sf allocation for structures within the cellular tower facility.

AREA TABLE

Tax Lot No.	Existing Area Acres ±	Proposed Area Acres ±
44.14-1-23	1.184	0.552
44.14-1-24	1.545	2.177
Total Parcel Area	2.729	2.729

Prepared by:
INSITE
 ENGINEERING, SURVEYING &
 LANDSCAPE ARCHITECTURE, P.C.
 3 Garrett Place • Carmel, New York 10512
 Phone (845) 225-9690 • Fax (845) 225-9717
 www.insite-eng.com
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Putnam County Department of Health Approval
 "Non-Jurisdictional" Approval Statement

This is to certify that the division of land as represented on this map does not fall within the definition of subdivision as specified in Section 1115 of the Public Health Law, and Section 1117 of the Public Health Law, and therefore, is not applicable. This map in no way, explicit or implied, conveys the approval of the Putnam County Department of Health. Approval of this plat is not required, but all other provisions of the Putnam County Sanitary Code apply.

By: _____ Date: _____
 Environmental Health Services

Expiration Date _____

Town of Carmel Planning Board Approval

Approved by resolution of the Planning Board of the Town of Carmel, Putnam County, New York, on the _____ day of _____, 2020, subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of the plat, as approved shall void this approval.

Signed this _____ day of _____, 2020.

By: _____
 MSB HUDSON UNITED BANK
 380 WELINGTON ST. FL. 12
 LONDON, ONTARIO N6A 454

By: _____
 CARMEL FIRE DEPT INC.
 70-803
 94 GLENEIDA AVE.
 CARMEL, NY 10512

This plat is valid for filing until _____, 2020.

Consent to File

The undersigned owner of the property hereon states that he is familiar with this map, its contents and its legends, and hereby consents to all its said terms and conditions as stated herein, and to the filing of this map in the Office of the Clerk of the County of Putnam.

Signed this _____ day of _____, 2020.

By: _____
 MSB HUDSON UNITED BANK
 380 WELINGTON ST. FL. 12
 LONDON, ONTARIO N6A 454

By: _____
 CARMEL FIRE DEPT INC.
 70-803
 94 GLENEIDA AVE.
 CARMEL, NY 10512

Land Surveying by Insite Engineering, Surveying & Landscape Architecture, P.C.

Land Surveyor's Certification

We hereby certify that the survey shown hereon was completed by us on August 23, 2019; that this map was completed August 10, 2020; and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.

Signed this _____ day of _____, 2020.

By: _____
 INSITE ENGINEERING, SURVEYING,
 AND LANDSCAPE ARCHITECTURE P.C.
 BY JEFFREY B. DeROSA
 New York State License No. 50749

Certification by Real Property Tax Dept.

To Real Property Tax Department:
 Please certify that Tax Map Numbers 44.14-1-23 & 44.14-1-24 in the Town of Carmel are the correct Tax Map numbers for this lot merger plat.

Signed: _____
 Director of Real Property Taxes

Certification by Putnam County Commissioner of Finance

The Commissioner of Finance hereby certifies that all town, county and village real property taxes forwarded to this office for collection as of _____ have been paid for the parcel or parcels described as:
 Tax Map Nos. 44.14-1-23 & 44.14-1-24

Signed: _____
 Commissioner of Finance

Lot Line Change Map
 prepared for
Carmel Fire Department
 Situate in the
Town of Carmel County of Putnam
 State of New York
 Scale 1"=20' Date: August 10, 2020
 Revised: September 8, 2020

Job no. 19135.100
 PP-1.dwg



September 2, 2020

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

RE: Braemar at Carmel
49 Seminary Hill Road
TM# 55.10-1-3

Dear Chairman Paeprer and Members of the Board:

The Board will recall that the subject project is a 152-bed assisted living development, adjacent to the Paladin Center on Seminary Hill Road in the Hamlet of Carmel. The Board granted Final Site Plan approval for the project on October 30, 2019. The applicant requests a 1-year extension of the Final Site Plan approval. There has been no change in the condition of the site and/or its environs. There has been no change to the site plans of the proposed project, and all outside agency approvals for the project are current. See the list of active outside permits and their expiration dates below.

- NYCDEP Approved SWPPP, expires August 24, 2024.
- NYCDEP Sanitary Sewer Permit, expires January 3, 2025.

Please place this item on the Board's upcoming September 16th, 2020 meeting agenda for consideration of an extension of the approval.

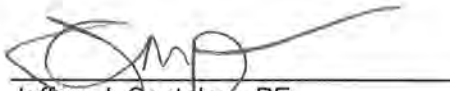
A check for the \$2,000.00 extension fee will be provided under a separate cover.

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:



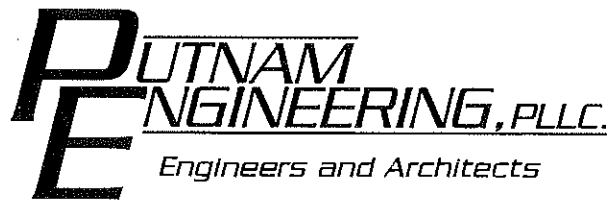
Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/adt

Enclosures

cc: Richard Filaski

Insite File No. 18258.100



August 28, 2020

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

Re: Tompkins Recycling
60 Old Route 6
Carmel, NY
T.M. #55.11-1-15

Dear Chairman Paepfer and Members of the Board:

Re approval of the site plan was granted to 70 Old Route 6, LLC for the Tompkins Recycling Project on July 17, 2019 for a period of one year. That approval has lapsed and we request that the Board consider an extension of the site plan approval.

The project has the following permits:

1. Town of Carmel – Site Plan Approval - Expires 7/17/20
2. Town of Carmel Wetland Permit - Expires 6/30/21
3. N.Y.S.D.E.C. – Solid Waste Management Permit - Expires 2/7/24
4. N.Y.S.D.E.C. – Freshwater Wetland Permit - Expires 12/4/22
5. N.Y.C.D.E.P. – SWPPP Approval - Expires 3/29/22
6. N.Y.S.D.E.C. – General General Permit G.P.-0-10-001 Permit #NYR10Q049. This permit is valid (open) until an N.O.T. is filed to close out the project.

FEMA has issued a conditional letter of map revision (7/24/14) based on fill which will remove the property from the flood plain once as-built topographic survey is submitted verifying compliance with the design drawings.

Sincerely,

PUTNAM ENGINEERING, PLLC

A handwritten signature in black ink, appearing to be 'PML', is written over a horizontal line.

Paul M. Lynch, P.E.
PML/rrm

L1939