

HAROLD GARY
Chairman
RAYMOND COTE
Vice-Chair

BOARD MEMBERS
EMMA KOUNINE
CARL GREENWOOD
JOHN MOLLOY
JAMES MEYER
ANTHONY GIANNICO

TOWN OF CARMEL PLANNING BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext.190
www.carmelny.org

MICHAEL CARNAZZA
*Director of Codes
Enforcement*

RONALD J. GAINER, P.E.
Town Engineer

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

PLANNING BOARD AGENDA **SEPTEMBER 25, 2013 - 7:00 P.M.**

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

- | | | | | |
|--|---------------|---------|---------|-------------------|
| 1. Albano Estates V – 18 Mechanic St, Carmel | 55.14-2-26.31 | 9/25/13 | 5/6/13 | 2 Lot Subdivision |
| 2. Sosa Subdivision – Glenacom Road | 86.12-1-34 | 9/25/13 | 7/13/13 | Sketch Plan |

RESOLUTION

- | | | | | |
|---|------------------------------|--|---------|-------------------|
| 3. Carmel Centre Senior Housing (Pulte Homes)
Lots 3 & 5 – Terrace Drive, Carmel | 55.14-1-11.1
55.14-1-11.3 | | 9/17/13 | Amended Site Plan |
| 4. MacDonald Marine – 681 Union Valley Rd | 76.20-1-13 | | 9/3/13 | Site Plan |

SITE PLAN

- | | | | | |
|---|-------------|--|---------|------------------------------------|
| 5. Hinckley Holdings, LLC./Paladin Group
39 Seminary Hill Road, Carmel | 55.10-1-1,3 | | 6/28/13 | Amended Site Plan |
| 6. Hudson Valley Veterinary EMS - 559 Route 6N | 75.6-1-67 | | 9/2/13 | Site Plan |
| 7. Lakeview Development at Carmel – 1611 Route 6 | 55.9-1-17 | | 9/13/13 | Waiver of Site Plan
Application |

SUBDIVISION

- | | | | | |
|--|------------|--|---------|-------------|
| 8. Debra Swee – 71 Hitchcock Hill Road | 53.-2-84.3 | | 6/12/12 | Sketch Plan |
|--|------------|--|---------|-------------|

MISC.

- | | | | | |
|--|------------------|--|----------|--------------------------|
| 9. RPK Precision Homes – Seminary Hill Rd
& Mechanic Street | 55.10-1-23,24,25 | | 10/28/11 | Re-approval of Site Plan |
| 10. Minutes – 7/24/2013 & 8/28/2013 | | | | |



Date: September 3, 2013

To: Harold Gary, Chairman, and members of the Carmel Planning Board

Re: Hudson Valley Veterinary EMS
Gil Stanzione, DVM
559 Route 6N
Mahopac, New York 10541
T.M. 75.06-1-67

PROJECT REPORT

Gil Stanzione, DVM, who lives in Putnam Valley, purchased the Old Red Mills property this past spring. The property is located at the corner of Yorke Road and Route 6N, adjacent to the Shell gas station. At present, there are 2 two-story commercial buildings containing various businesses and a total of three apartments.

Dr. Stanzione is proposing to construct a two-story addition to the rear of the existing buildings. One of the existing apartments will be eliminated, and the two existing buildings will be joined to eliminate the need for fire walls between the buildings. In addition, the existing barns and storage containers will be removed.

The proposed two-story addition will provide emergency veterinary services for pets. It will operate from 5:00pm to 8:00am, Monday through Thursday. The facility will remain open from 5:00pm Friday night until 8:00am Monday morning. This facility will provide emergency care, i.e. surgery, for pets at night when normal veterinary facilities are closed. This is not a kennel, and pets will not remain there for extended periods of time. Except for weekends, the pets will be discharged the next morning to the care of their normal veterinarians. On weekends, the pets will remain at the facility until Monday morning, if not released to their owners before. There will be no outdoor kennels or runs. There will be a small fenced area for pets to relieve themselves, one at a time. There will never be more than one pet in this fenced area at a time. In addition, most of the pets are sedated. Therefore, adjacent neighbors, the closest being the gas station, do not need to be concerned with any barking or pet noise, normally associated with kennels.

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



The following examples illustrate the type of services that Dr. Stanzione intends to provide:

One night my associate, Marty Stejskal, was dog-sitting for his nephew's dog, a Border collie named Angel. Late that night, Angel refused to eat or drink and collapsed while going for a walk. Concerned for the health of the dog, Marty and his wife brought Angel to an emergency facility similar to the one proposed. The vet said that her body was shutting down due to her age, and there was not much he could do. The vet indicated that unfortunately she only had a few minutes left. Marty and his wife remained with Angel for about fifteen minutes, comforting her until she sadly passed away that night. Although Angel passed away, Marty and his wife were relieved that they had an after-hours facility where a vet could advise them on Angel's condition.

A few years ago a friend's dog, a little Chihuahua name Precious, accidentally got out of the house without a leash. It was late at night, and when she wandered into the street, the driver coming down the road never saw her. She was hit by the oncoming car. My friend immediately rushed her to the nearest emergency veterinary center. Although Precious had a broken leg, a few broken ribs, and a punctured lung, the vet and her staff we're able to repair her lung and save her. Fortunately my friend was able to bring Precious to this emergency center. Without a center such as this, Precious would have died, and anyone who has ever experienced that can relate to the pain of losing a pet.

These examples demonstrate the important service this facility will provide to local pet owners. The nearest similar facilities are located in mid-Westchester and in Dutchess County. Dr. Stanzione believes that Hudson Valley Veterinary EMS will provide a much needed service to the Mahopac/Carmel area and the surrounding communities.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Joel Greenberg". The signature is written in dark ink and is positioned above the printed name.

Joel Greenberg

SITE PLAN APPLICATION



PLANNING BOARD
Town Of Carmel ~ Town Hall
Mahopac, New York 10541
(845) 628 - 1500

THE COMPLETE APPLICATION
SHALL CONSIST OF 11
APPLICATION FORMS; 11 SHORT
EAF FORMS; 2 DISCLOSURE
STATEMENTS, 5 SITE PLANS &
THE APPROPRIATE FEE.

DATE SUBMITTED: 8/16/2013 FEE PAID \$ 4,600.00 TAX MAP # 75.06-1-67

APPLICANT'S NAME, ADDRESS & TEL. #

GIL STANZIONE, M.D., 381 DOBBS FERRY ROAD, WHITE PLAINS, NY 10606

OWNER'S NAME, ADDRESS & TEL #

SAME AS ABOVE

FIRM RESPONSIBLE FOR PREPARATION OF PLAN, ARCHITECTURAL VISIONS, PLLC

FIRM'S ADDRESS & PHONE #

2 MUSCOOT ROAD NORHT, MAHOPAC, NEW YORK 10541 845 628-6613

NAME & ADDRESS OF PROJECT:

JOLIE HOLDING CORP., 559 ROUTE 6N, MAHOPAC, NY 10541

ZONING DISTRICT C LOT SIZE 0.63 ac EXISTING USE: COMMERCIAL & RESIDENTIAL

NUMBER & DIMENSIONS OF EXISTING BLDGS, IF ANY:

4 EXISTING BLDGS.- 85'x30', 20'x40', 30'x20', 30'x20'

TOTAL FLOOR AREA & HEIGHT OF EXISTING BLDGS. IF ANY: 5100 SF-20' High, 1600 sf,
20' high, 600 SF, 18' high & 600 sF, 18' high

NUMBER OF EXISTING PARKING SPACES: 16 # PROPOSED 26 additional parking

PERCENTAGE OF LOT COVERED BY BLDGS & PARKING: 85% spaces

DOES EXISTING USE COMPLY WITH ZONING REQUIREMENTS: NO

IF NOT, DESCRIBE NON-CONFORMITIES: Existing buildings setbacks are non-confor-
DEEDS RECORDED IN COUNTY CLERK'S OFFICE -DATE 5/21/13 LIBER 1922 PAGE 105 ming

ARE THERE LIENS, MORTGAGES OR OTHER ENCUMBRANCES ON THE SITE? No

ARE THERE ANY EASEMENTS RELATING TO THE SITE? NO

IF YES, ATTACH COPIES OF SAME.

IS PUBLIC SEWER & WATER AVAILABLE NO

DOES THE SITE CONTAIN WETLANDS, STEEP SLOPES OR OTHER ENVIRONMENTAL
CONSTRAINTS? No WETLANDS SHOULD BE FLAGGED IN THE FIELD & ON THE MAP.

IS THE SITE ADJACENT TO NYC WATERSHED LANDS No, across Route 6N

ARE ANY WAIVERS OF SITE PLAN REGULATIONS REQUESTED? No IF SO, LIST _____

HAVE YOU SENT YOUR APPLICATION TO THE FIRE DEPT. YES x NO _____

APPLICANT'S SIGNATURE: G Stanzone DATE: 7/26/2013

OWNER'S SIGNATURE: G Stanzone DATE: 7/26/2013

BRIEF DESCRIPTION OF PROJECT: ADDITION OF VETERINARY EMERGENCY PET

FACILITY BEHIND EXISTING BUILDING.

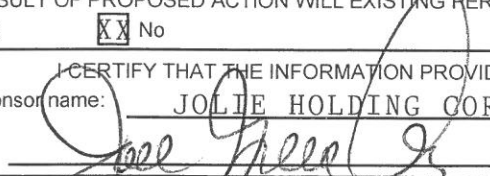
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR JOLIE HOLDING CORP.	2. PROJECT NAME JOLIE HOLDING CORP.
3. PROJECT LOCATION: Municipality TOWN OF CARMEL County PUTNAM	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 559 ROUTE 6N, MAHOPAC, NEW YORK 10541	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: ADDITION OF A VETERINARY EMERGENCY FACILITY	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.63</u> acres Ultimately <u>0.63</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly EXISTING BUILDINGS HAVE NON-CONFORMING SETBACKS	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: NYC DEP, NYS DOT, PUTNAM COUNTY HEALTH DEPT., & CARMEL BUILDING DEPARTMENT	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>JOLIE HOLDING CORP.</u> Date: <u>8/7/2013</u> Signature: <u></u> PROJECT ARCHITECT	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment



PLANNING BOARD
Town of Carmel - Town Hall
Mahopac, NY 10541
(845) 628-1500

WAIVER OF SITE PLAN APPLICATION

To: Town of Carmel Planning Board

I would like to request a waiver of the site plan requirements in connection with a change of use on the property located at:

1611 Route 6

Tax Map # 55.09-1-17 in the C Zone.

For the following reasons: Second floor to be occupied by a daycare center

I do not plan to make any exterior changes to the building.

My proposed use of the site is 2 story building will have commercial on first floor and daycare on second floor

The present use of the site is Vacant - site plan approval for a 2 story commercial building on April 10, 2013.

I will employ 30 people (number).

There is ~~(is not)~~ a loading dock to receive my supplies.

Signs will conform to the code. - Yes

Special Comments ** SEE ATTACHED SHEET

In support of my request, I have attached the following:

Requirements: 5 copies of this waiver request.
 5 copies of a floor layout drawn to scale.
 5 copies of a parking layout drawn to scale on your survey.
 5 copies of a location map.

Lakeview Development @ Carmel, Gus Boniello, 165 Waccabuc Road,
Print Applicant's Name, Address & Telephone Number Goldens Bridge, NY 10526

Gus Boniello
Applicant's Signature & Date

****SPECIAL COMMENTS:**

SITE PLAN – SITE PLAN LAYOUT, INCLUDING THE PARKING, WILL NOT CHANGE EXCEPT THAT THE LAWN AREA TO THE SOUTH OF THE BUILDING WILL HAVE THE FENCE INCREASED FROM 3 FT. TO 6 FT. FOR THE DAYCARE PLAY AREA.

PARKING – ALL COMMERCIAL – 58 PARKING SPACES REQUIRED

COMMERCIAL AND DAY CARE CENTER - 55 PS REQUIRED

PARKING PROVIDED & APPROVED - 66 PARKING SPACES

Trombetta,Rose

From:
Sent: Monday, September 09, 2013 9:12 AM
To: Trombetta,Rose
Subject: cover letter for subdivision

Importance: High

Hi Rose, below is the cover note you asked me to submit for the subdivision we are seeking for the 20 acre lot on Hitchcock Hill. Is this what you were looking for? Let me know.

Thanks

Deb

To Harold Gary,

Re: desired subdivision of 20 acre lot on Hitchcock Hill

We are applying to subdivide a lot on Hitchcock Hill that was a part of my mother's estate so that we may donate a portion of it to the Putnam County Land Trust as permanent open space. It is something my mother always wanted to do but never got around to before she passed away. We are hoping to name the open space after her.

We have met with the Putnam County Land Trust and they are excited to have the property become part of their open space management. Judy Terlizzi, the president of the Putnam County Land Trust, has agreed to attend the planning meeting with us on Sept 24. Our plan is to donate about 13 Acres per the map we are submitting and hope to sell the other 7 acres as a building lot. We already have BOH approval on the 7 acre lot.

Please let me know if you require any further information prior to the meeting.

Best,

Deb Swee

SUBDIVISION APPLICATION



THE COMPLETE APPLICATION
SHALL CONSIST OF 11
APPLICATION FORMS; 11 SHORT
EAF FORMS; 2 DISCLOSURE
STATEMENTS, 5 SITE PLANS &
THE APPROPRIATE FEE.

PLANNING BOARD
Town Of Carmel ~ Town Hall
Mahopac, New York 10541
(845) 628 - 1500

DATE SUBMITTED: 8/26/13 FEE PAID \$ 500.00 TAX MAP # 53-284.3

APPLICANT & PROPERTY OWNER'S INFORMATION

APPLICANT'S NAME & ADDRESS D Sweet
APPLICANT'S TEL. NUMBER

OWNER'S NAME & ADDRESS Deb Sweet 33 Hitchcock Hill Road
OWNER'S TEL. NUMBER

FIRM RESPONSIBLE FOR PREPARATION OF PLAN Link Land Surveyors
FIRM'S ADDRESS & PHONE # 21 Clark Place Ste B, Mahopac NY 628 5857

PROJECT INFORMATION

SUBDIVISION NAME & ADDRESS 70 Hitchcock Hill Road

ZONING DISTRICT R-120 NO. OF LOTS PROPOSED 2 NO. OF ACRES 20

ARE PROPOSED ROADS TO BE OFFERED TO THE TOWN? NO: ☒ YES: ☐

DEEDS RECORDED IN COUNTY CLERK'S OFFICE - DATE 8/20/10 LIBER 1859 PAGE 311

ARE THERE ANY LIENS, MORTGAGES OR OTHER ENCUMBRANCES ON THE SITE? NO

ARE THERE ANY EASEMENTS RELATING TO THE SITE? NO
IF YES, ATTACH COPIES.

WILL THE SITE HAVE A TOWN ROAD? NO PRIVATE ROAD NO OPEN DEVELOPMENT NO

IS A PARK PROPOSED IS PUBLIC SEWER & WATER AVAILABLE? NO

DOES THE SITE CONTAIN WETLANDS, STEEP SLOPES OR OTHER ENVIRONMENTAL
CONSTRAINTS? WETLANDS SHOULD BE FLAGGED IN THE FIELD & ON THE MAP.

IS THE SITE ADJACENT TO NYC WATERSHED LANDS NO

ARE ANY WAIVERS OF SUBDIVISION REGULATIONS REQUESTED? NO IF SO, LIST

HAVE YOU SENT YOUR APPLICATION TO THE FIRE DEPT. YES NO ☒

APPLICANT'S SIGNATURE Debra Sweet DATE Aug 26 2013
OWNER'S SIGNATURE Debra Sweet DATE

Appendix C

State Environmental Quality Review

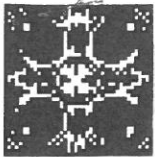
SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR Debra Sweet	2. PROJECT NAME
3. PROJECT LOCATION: Municipality Town of Carmel County Putnam	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 71 Hitchcock Hill Rd	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Subdivide lot into 2 Lots	
7. AMOUNT OF LAND AFFECTED: Initially 20 acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: Debra Sweet Date: Aug 26 2013 Signature: _____	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment



RPK PRECISION HOMES INC.



Sept 9, 2013

Town of Carmel Planning Board
Chairman Mr. Harold Gary
60 Mc Alpine Avenue
Mahopac NY 10541

Dear Mr. Gary,

RPK Precision Homes inc wish to make the following request for approval (extension) from the Planning board for the following project in the town of Carmel on seminary Hill Rd and Mechanics street. Project known as RPK Precision Homes Senior Housing. Projects TM# 55.14 Block 1 lots 5.1, 5.2, 5.3, 5.4, 5.5, 55.10 Block 23, 24, 25. Included in this request is the following necessary fees in the form of a money order in the amount of \$1500.00. To the Town of Carmel.

Thank You

Robert Panny Jr.
RPK Precision Homes Inc.