

CRAIG PAEPRER  
*Chairman*

ANTHONY GIANNICO  
*Vice Chairman*

**BOARD MEMBERS**  
KIM KUGLER  
RAYMOND COTE  
ROBERT FRENKEL  
MARK PORCELLI  
VICTORIA CAUSA

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



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

MICHAEL CARNAZZA  
*Director of Code  
Enforcement*

RICHARD FRANZETTI, P.E.  
*Town Engineer*

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

**PLANNING BOARD AGENDA**  
**JUNE 10, 2021 – 7:00 P.M.**

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

**SITE PLAN**

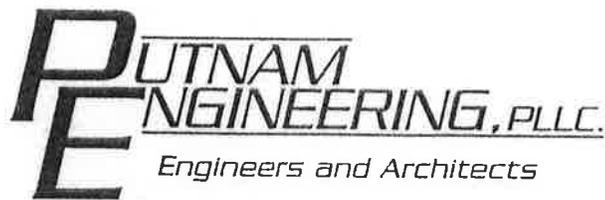
1. Hirsch, Stacy – 311 Drewville Road, Carmel                      66.13-1-7                      6/1/21                      Site Plan

**SUBDIVISION**

2. Swee, David & Debra – 30 Hitchcock Hill Road                      53.-2-79.1                      6/1/21                      2 Lot Subdivision

**MISCELLANEOUS**

3. Minutes – 05/26/21



June 1, 2021

Mr. Craig Paepre  
Chairman, Town of Carmel Planning Board  
6 McAlpin Avenue  
Mahopac, NY 10541

Re: Hirsch Site Plan – Addition to Building  
311 Drewville Road  
T.M. 66.13-1-7

Dear Mr. Paepre and Members of the Board,

We have prepared the following technical responses to questions/comments raised by the Town's staff in reviewing our application for site plan approval. The general (non technical) questions/comments that were asked have been compiled and are attached.

Response to Technical Comments;

Town Engineer:

1. Plans and cover letter have been sent to the Carmel Fire Department. A copy of the cover letter is attached.
2. An electronic version of the SEAF has been provided to the Planning Board Secretary and Town Engineer.
3. The location of the well and approximate location of the well line to the house have been shown.
4. We have added what we believe to be the wetland limits to the location map as the wetlands are located on New York City property and over one hundred (100) feet from the Hirsch property.
5. The project requires no fill.
6. Comment noted.
7. Safety fencing has been added to the plan.

Director of Code Enforcement:

1. Lot depth and lot width lines have been added.
2. Putnam Engineering took several measurements of the existing driveway width which have been added to the drawing in order that the Code Enforcement Officer will be able to determine the variance needed for the two way aisle width.
3. Floor plans and elevations of the existing building have been submitted.

L1997

Town Planner:

1. I confirmed with the Director of Code Enforcement that the use variance granted in February 2020 deems this a conforming use and no additional variance is required in this regard.
2. We have discussed the off street parking with the Building Inspector and it was determined to use "all other non residential" for the calculation which will be 1 space for each 200 square feet of gross floor area.
3. The site plan note has been revised to reflect that the maximum number of employees working at the same time is 5 to 6. Therefore there are 6 employee parking spaces and 3 visitor parking spaces.
4. The parking spaces in the upper portion of the lot have been revised to show 10 foot by 20 foot dimensions.
5. The parking layout has been revised and the new layout accommodates a 24' aisle width.
6. The dog run has been decreased in length from 57' to 52' to avoid the stone wall.
7. A copy of the N.Y.C.D.E.P. invoice for access is attached.
8. Sound attenuation is proposed for the new construction.
9. No new outdoor lighting is proposed.
10. The surveyor when making the survey noted the installation of a new utility pole and showed it on his survey. Existing utility service is not being increased.
11. The chain link fence that was installed on the (N/F) Cheropalla property was done by Ms. Hirsch's ex husband years ago. The fencing will be removed and reset on the Hirsch property.

Sincerely,

PUTNAM ENGINEERING, PLLC



Paul M. Lynch, P.E.

PML/rmm

Attachments

L1997

*PUTNAM ENGINEERING, PLLC. Engineers and Architects*

4 OLD ROUTE 6, BREWSTER, NEW YORK 10509 • (845) 279-6789 • FAX (845) 279-6769

## General Questions and Answers:

1. How many kennels do you currently have and how many pets can you accommodate with the current facility?

We do not use kennels. We use crates and set up pens as dogs come in. We have 4 main rooms. One room can hold 2-5 dogs based on size and temperament. Our largest room can hold 8-12 dogs based on size and temperament. Our next largest room can hold 6-8 dogs based on size and temperament. Our littles/puppy room currently can hold 10-15 based on size and temperament. In general, we have 1-5 dogs per room and more during school breaks, holidays and summer.

2. With adding the new enclosed dog runs will this allow you to increase the number of animals that you can house?

No, we will have the same number of dogs, just more space. This will allow the dogs to have bigger areas to sleep and rest in between playing and training. Our current space will be used for indoor play and training.

3. How many employees do you have (full time and part time)?

Currently we have 6 employees (not including me). We generally hire more help during busy seasons.

4. What is the maximum number of employees you have working at one time?

2-3. 4-5 during busy seasons (not including me).

5. Will the proposed additions result in your having to hire additional employees and if so will the maximum number of employees working at the same time increase?

No, this will not really affect the amount of people working. This addition is mainly to provide more overall working space.

6. How is dog (or any animal) waste handled and disposed of?

It is scooped immediately and put into a trash bag which is thrown out in the garbage at the end of each night.

7. Does a refuse enclosure exist or is one proposed.

Not currently but that can certainly be added.

8. When the kennel(s) are cleaned and /or disinfected, where does the waste water go?

We do not hose our indoor kennels. We sweep and mop just as you do in a home. Any waste is picked up and disposed in the garbage. Our outdoor turf area has drainage underneath and is hosed regularly.

9. Is sound attenuation proposed in the new construction?

Yes, I plan to soundproof all exterior walls and ceilings.

10. Is any new exterior site lighting proposed?

Not much more than we currently have. Flood lights are in each outdoor area so we can see when it gets dark. They are turned off between 9-10 PM.

11. The site access driveway crosses NYCDEP lands before connecting to Drewville Road. Provide a copy of the access easement for this crossing.

Okay, I will get this. I pay a fee each year to the Land Use Permit Office.

12. Clarify the chain link fence that appears to be part of this facility, which extends onto the adjacent property to the west (by a maximum 45.2').

The chain link fence is on the personal side of the property. I am not sure what we need to say about this besides having it moved?

13. Discuss your business model whereby you pick up and drop off animals therefore you don't have many clients arriving at your facility. For those clients who do drop off and pick up, their arrival times are strictly managed so as not to have clients showing up at the same time. The need for this discussion is because the Town does not have any standards for off street parking requirements for kennels. I have to discuss this with Michael.

95% of our incoming dogs are picked up by us. We do not have many clients coming but when they do, it is always scheduled in advance so we know when to expect them. We usually ask for arrival times between 8-9 AM, 11-12 AM and 3-4 PM. Clients pull up the driveway, one of the staff members goes out and takes the dog in and they leave. They are here for only a few minutes. Sometimes we conduct a training lesson here on the property and that would be one car only. We randomly have small get togethers and the most people we have had here at once is 3-4. I personally have had many people come to my home and have no problem fitting cars alongside the driveway. I never need anyone to park at the street unless the driveway is icy and not plowed yet.

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

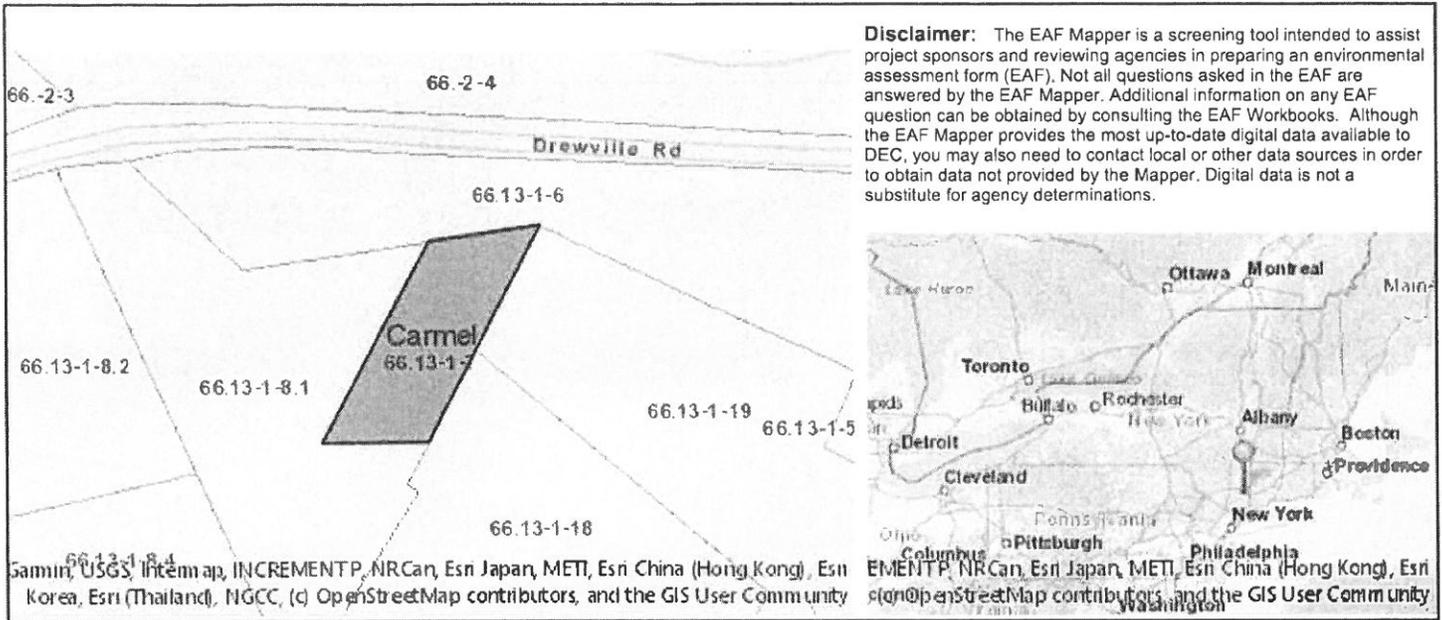
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

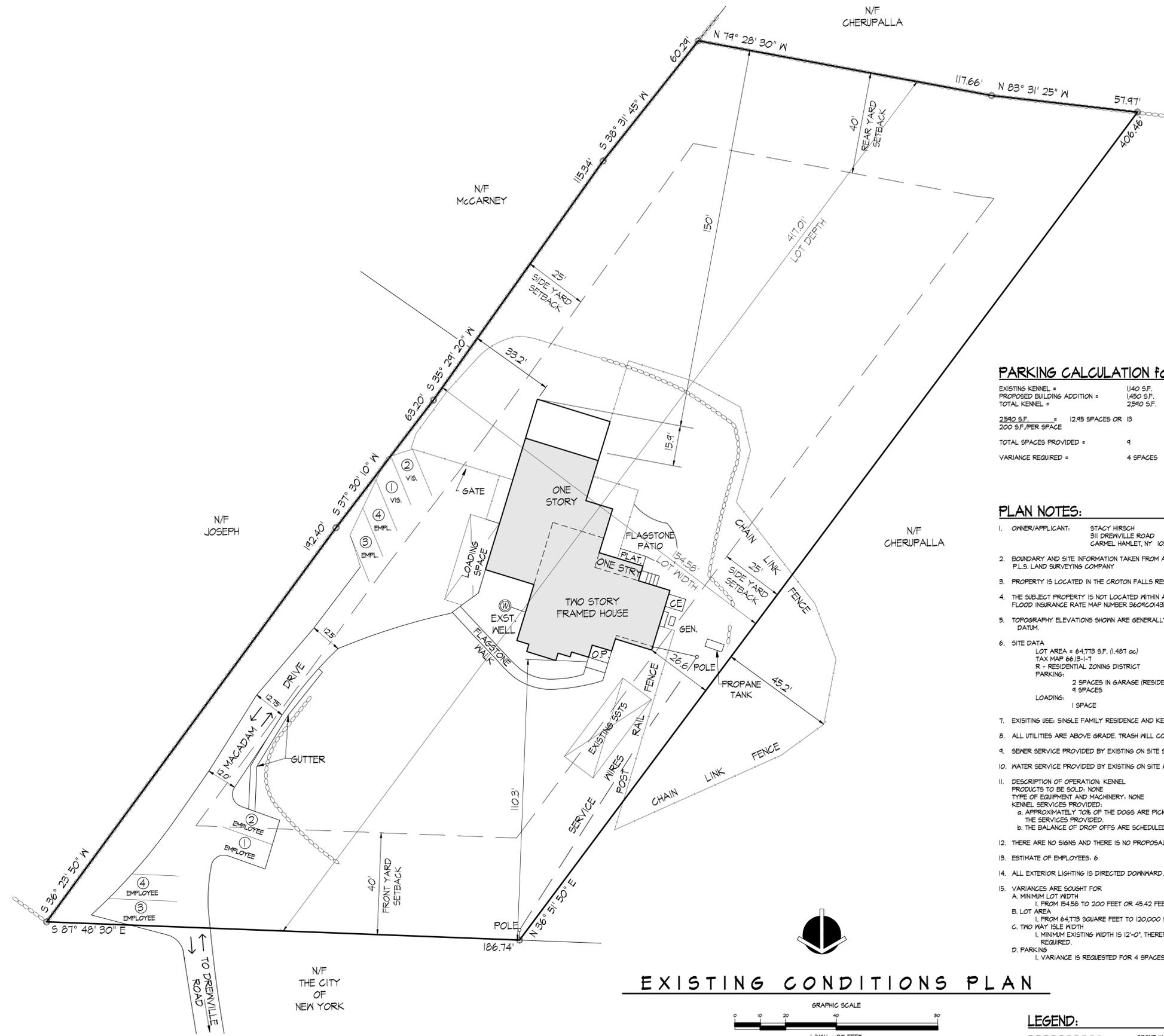
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Hirsch Site Plan			
Project Location (describe, and attach a location map): 311 Drewville Road, Carmel, New York 10512			
Brief Description of Proposed Action: This is an existing developed lot that contains a residence and a kennel on it. The action being undertaken is a combination of receiving Zoning Board Variances for lot width and lot area in order to proceed with the local Planning Board to receive Site Plan approval to construct additions to the building which will house indoor dog runs and office space.			
Name of Applicant or Sponsor: Stacy Hirsch		Telephone: 914 393 1255 E-Mail: stacyhirsch@hotmail.com	
Address: 311 Drewville Road			
City/PO: Carmel		State: New York	Zip Code: 10509
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.487 acres			
b. Total acreage to be physically disturbed? _____ 0.037 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.48 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Reservoir			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Existing on site well. _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Existing on site septic treatment system _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

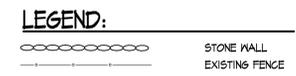
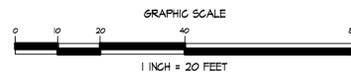




Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



**EXISTING CONDITIONS PLAN**

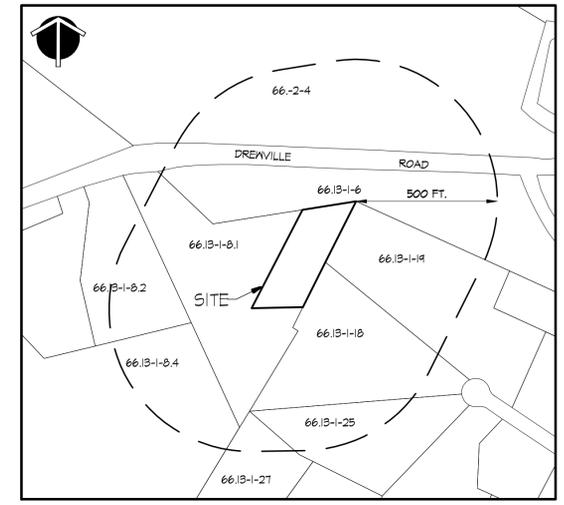


**PARKING CALCULATION for KENNEL:**

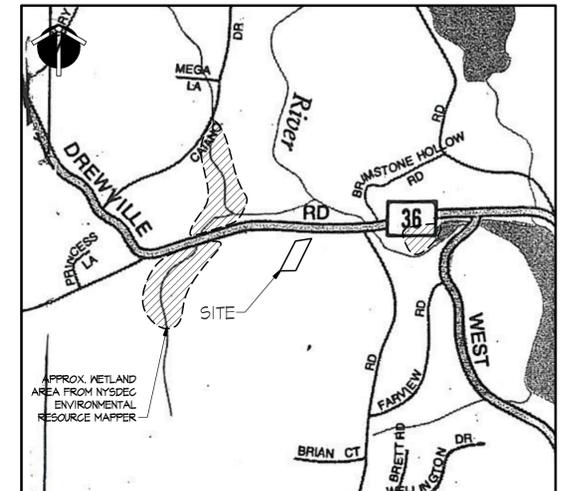
EXISTING KENNEL =	1,440 S.F.
PROPOSED BUILDING ADDITION =	1,450 S.F.
TOTAL KENNEL =	2,890 S.F.
2,890 S.F. /	12.95 SPACES OR 13
200 S.F./PER SPACE	
TOTAL SPACES PROVIDED =	4
VARIANCE REQUIRED =	4 SPACES

**PLAN NOTES:**

- OWNER/APPLICANT: STACY HIRSCH  
311 DRENVILLE ROAD  
CARMEL HAMLET, NY 10512
- BOUNDARY AND SITE INFORMATION TAKEN FROM A SURVEY PREPARED BY DAVID L. ODELL, P.L.S. LAND SURVEYING COMPANY.
- PROPERTY IS LOCATED IN THE CROTON FALLS RESERVOIR BASIN.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 3609C043E, DATED 9/4/2013.
- TOPOGRAPHY ELEVATIONS SHOWN ARE GENERALLY IN ACCORDANCE WITH NAVD 1988 DATUM.
- SITE DATA  
 LOT AREA = 64,713 S.F. (1.481 ac)  
 TAX MAP 66.13-1-7  
 R - RESIDENTIAL ZONING DISTRICT  
 PARKING:  
 2 SPACES IN GARAGE (RESIDENTIAL)  
 4 SPACES  
 LOADING: 1 SPACE
- EXISTING USE: SINGLE FAMILY RESIDENCE AND KENNEL.
- ALL UTILITIES ARE ABOVE GRADE. TRASH WILL CONTINUE TO BE PICKED UP.
- SEWER SERVICE PROVIDED BY EXISTING ON SITE SUBSURFACE TREATMENT SYSTEM.
- WATER SERVICE PROVIDED BY EXISTING ON SITE WELL.
- DESCRIPTION OF OPERATION: KENNEL  
 PRODUCTS TO BE SOLD: NONE  
 TYPE OF EQUIPMENT AND MACHINERY: NONE  
 KENNEL SERVICES PROVIDED:  
 a. APPROXIMATELY 10% OF THE DOGS ARE PICKED UP AND DROPPED OFF AS PART OF THE SERVICES PROVIDED.  
 b. THE BALANCE OF DROP OFFS ARE SCHEDULED FOR SPECIFIC TIMES
- THERE ARE NO SIGNS AND THERE IS NO PROPOSAL TO CONSTRUCT A SIGN.
- ESTIMATE OF EMPLOYEES: 6
- ALL EXTERIOR LIGHTING IS DIRECTED DOWNWARD.
- VARIANCES ARE SOUGHT FOR  
 A. MINIMUM LOT WIDTH  
 1. FROM 154.58 TO 200 FEET OR 45.42 FEET.  
 B. LOT AREA  
 1. FROM 64,713 SQUARE FEET TO 120,000 SQ. FT. OR 55,221 SQ. FT.  
 C. TWO WAY ISLE WIDTH  
 1. MINIMUM EXISTING WIDTH IS 12'-0", THEREFORE A VARIANCE OF 12 FEET IS REQUIRED.  
 D. PARKING  
 1. VARIANCE IS REQUESTED FOR 4 SPACES.



**AREA MAP**  
SCALE: 1" = 300'



**LOCATION MAP**  
SCALE: 1" = 1000'

**SCHEDULE OF DISTRICT REGULATIONS:**

R - RESIDENTIAL	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA *	120,000 SF	64,713 S.F.	64,713 S.F.
MIN. LOT WIDTH *	200 FT	154.58	154.58
MIN. LOT DEPTH	200 FT	417.01	417.01
MINIMUM YARDS / PRINCIPAL			
FRONT	40 FT	110.3	110.3
SIDE	25 FT	26.6	25.0
REAR	40 FT	165.4	128
MINIMUM YARDS / ACCESSORY			
FRONT	40 FT	> 110.3	> 110
SIDE	20 FT	33.2	25
REAR	20 FT	150.0	128
MAX. BLDG. HEIGHT	35 FT	< 35	< 35
MAX. LOT COVERAGE	15%	6%	7.7%

**PROPERTIES WITHIN 500':**

66-2-4	City of New York	71 Smith Ave Kingston NY 12401
66.13-1-6	City of New York	71 Smith Ave Kingston NY 12401
66.13-1-18	Karen L. McCahey & Patrick W. McCahey	24 Brian Ct Carmel NY 10512
66.13-1-19	David Joseph & Kathie Ann Joseph	22 Brian Ct Carmel NY 10512
66.13-1-25	Jay Nink & Carolyn Nink	25 Brian Ct Carmel NY 10512
66.13-1-27	Jorge Pereira & Cassidi J Pereira	64 Hayley Hill Dr Carmel NY 10512
66.13-1-81	Shyan R Cherupalla & Jayashree S Cherupalla	243 Drenville Rd Carmel NY 10512
66.13-1-82	Juliette Faulkner Dudowitz	291 Drenville Rd Carmel NY 10512
66.13-1-84	William & Megan & Sandra H Regan	274 Drenville Rd Carmel NY 10512

**POTNAM ENGINEERING, PLLC**  
ENGINEERS - ARCHITECTS

4 OLD ROUTE 6, BREWSTER, NEW YORK 10504  
(845) 279-6789 FAX (845) 279-6769  
● PUTNAM ENGINEERING PLLC 2016

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 SUBDIVISION 2, "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

REVISIONS			
NO.	DATE	PER T.E. COMMENTS	DESCRIPTION
1	04 MAY 2021	PER T.E. COMMENTS	
2	01 JUN 2021	PER TOWN COMMENTS	

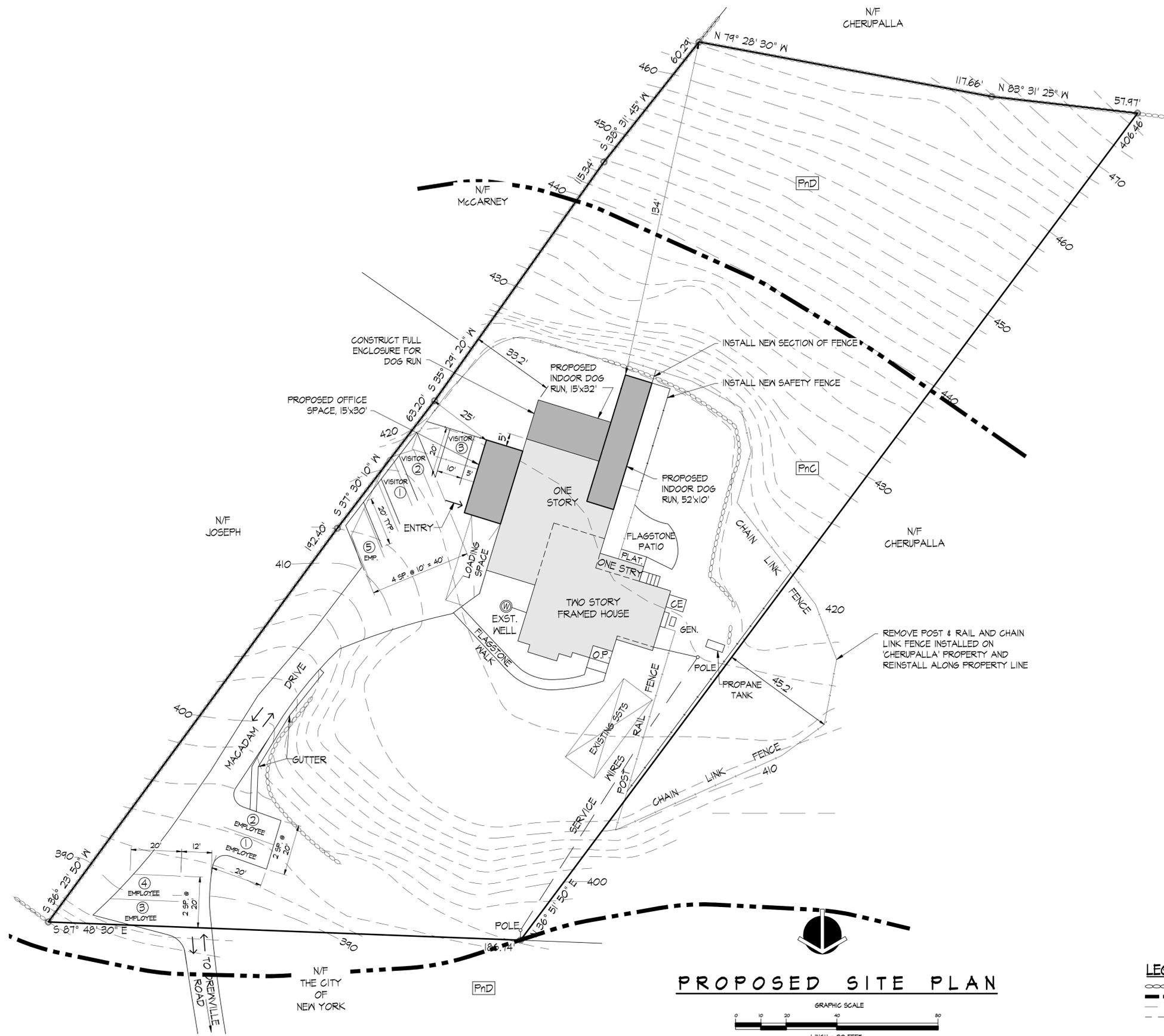
APPLICANT: PLAN PREPARED FOR:  
**STACY HIRSCH**

LOCATION: 311 DRENVILLE ROAD, CARMEL, NY 10512  
TOWN OF CARMEL  
PUTNAM COUNTY, NEW YORK  
TAX MAP 66.13, BLOCK 1, LOT 7

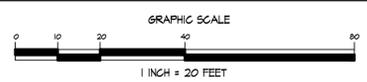
DATE: 16 MAY 14  
PROJECT MANAGER: PML  
DRAWN BY: [Signature]  
CHECKED BY: PML  
SCALE: AS NOTED

DRAWING: **EXISTING SITE PLAN LAYOUT**

PROJECT NUMBER: 0395  
DRAWING NUMBER: **S-1**  
SHEET 1 OF 2



**PROPOSED SITE PLAN**



**LEGEND:**

- STONE WALL
- SOIL BOUNDARY
- EXISTING 10' CONTOURS
- EXISTING 2' CONTOURS
- SOIL TYPE
- EXISTING FENCE

SOILS LEGEND		
SOIL SYMBOL	SOIL GROUP	SOIL NAME
PnC	C	PAXTON FINE SANDY LOAM (8-15%)
PnD	C	PAXTON FINE SANDY LOAM (15-25%)

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 4 OLD ROUTE 6, BREWSTER, NEW YORK 10504  
 (845) 279-6789 FAX (845) 279-6769  
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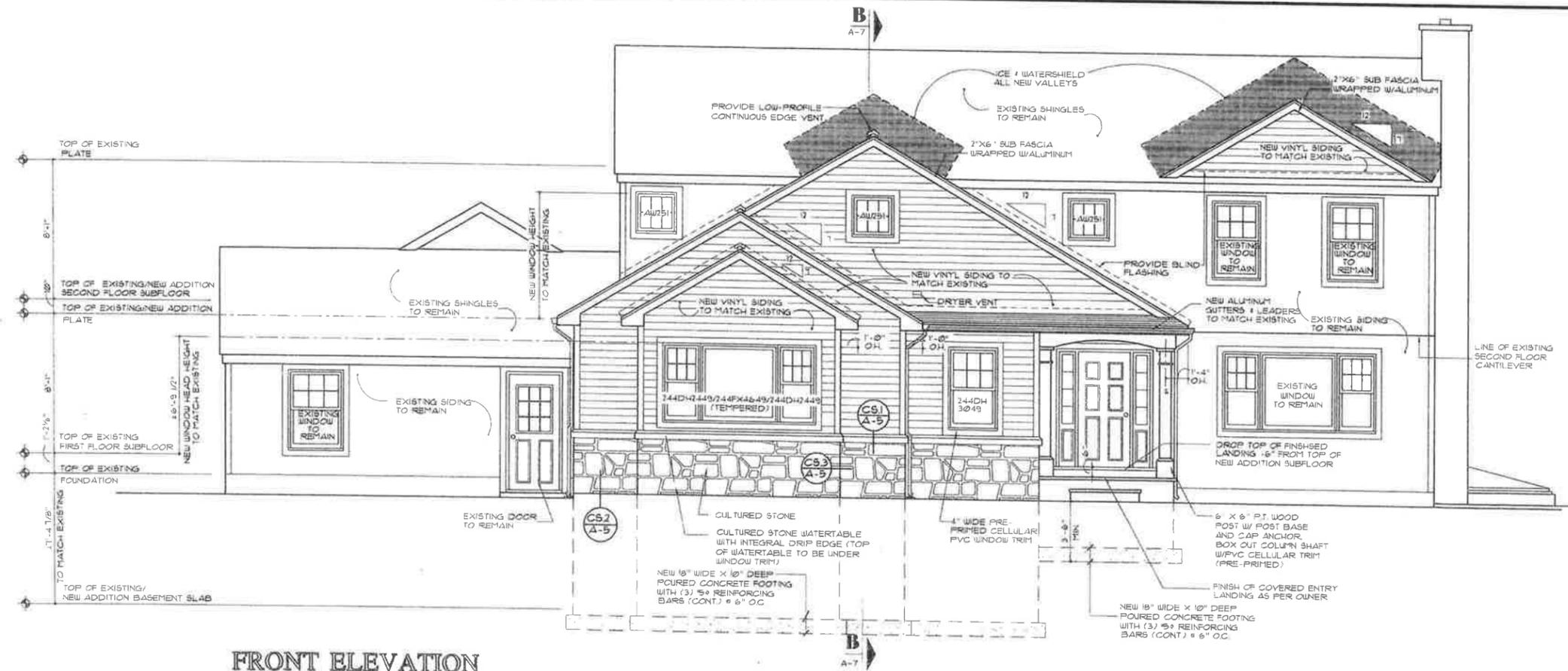
REVISIONS			
NO.	DATE	PER T.E. COMMENTS	DESCRIPTION
1	04 MAY 2021	PER T.E. COMMENTS	
2	01 JUN 2021	PER TOWN COMMENTS	

APPLICANT: PLAN PREPARED FOR:  
**STACY HIRSCH**  
 LOCATION: 311 DRENVILLE ROAD, CARMEL, NY 10512  
 TOWN OF CARMEL  
 PUTNAM COUNTY, NEW YORK  
 TAX MAP 66.13, BLOCK 1, LOT 1

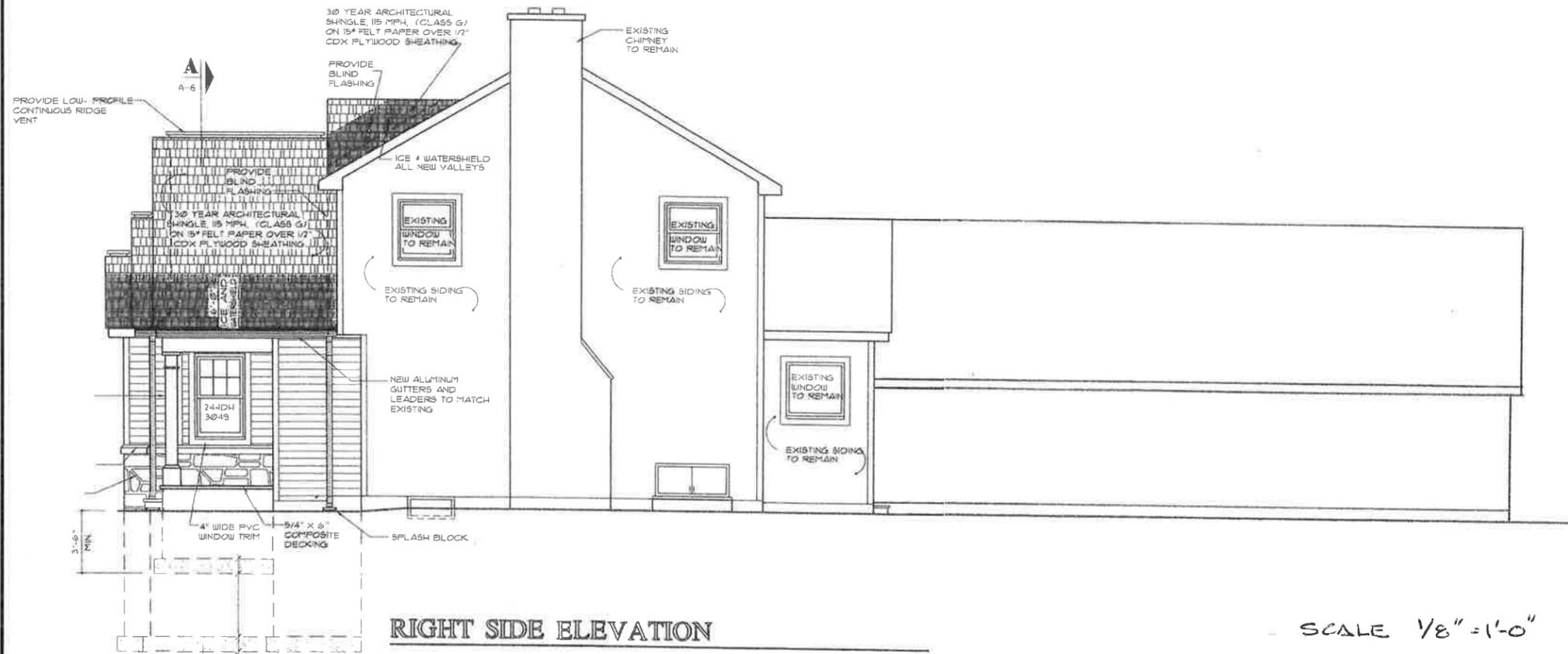
DATE: 16 MAY 14  
 PROJECT MANAGER: PML  
 DRAWN BY: PML  
 CHECKED BY: PML  
 SCALE: AS NOTED

DRAWING: **PROPOSED SITE PLAN**

PROJECT NUMBER: 0255  
 DRAWING NUMBER: **S-2**  
 SHEET 2 OF 2



FRONT ELEVATION



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 SUBDIVISION 2, "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

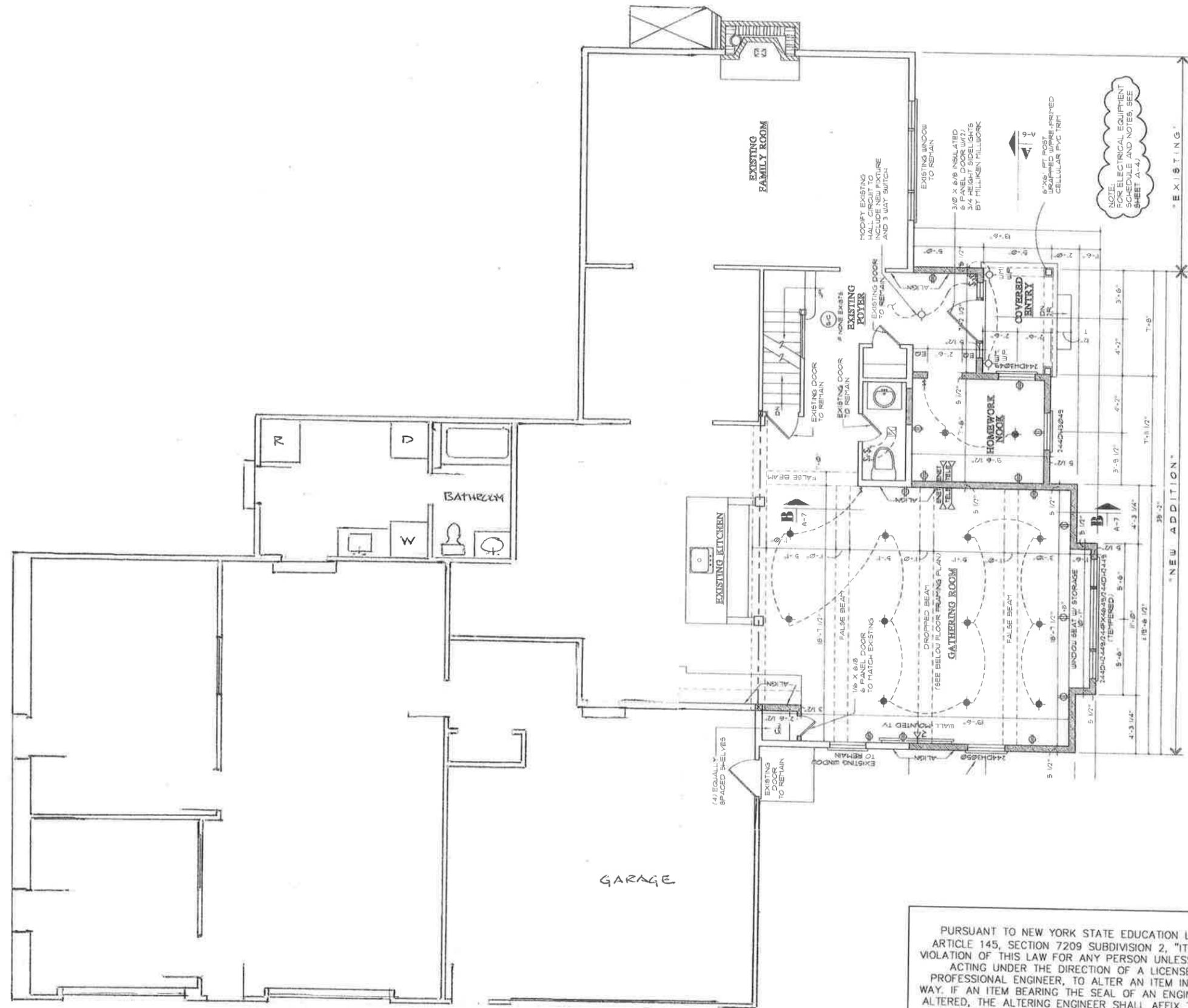
**POTNAM ENGINEERING**  
ENGINEERS and ARCHITECTS  
4 OLD ROUTE 6, BREWSTER, NEW YORK 10509  
(845) 279-6784 FAX (845) 279-6764

PROJECT:  
**HIRSCH RESIDENCE & KENNEL**  
311 DREWVILLE RD  
CARMEL, NY  
TX 06.13-1-7

DRAWING:  
**ELEVATIONS**

DATE: 5/28/21  
PRJ MGR: PML DRAWN BY: WEZ  
PE PROJ No.: 8355





NOTE:  
FOR ELECTRICAL EQUIPMENT  
SCHEDULE AND NOTES, SEE  
SHEET A-4.

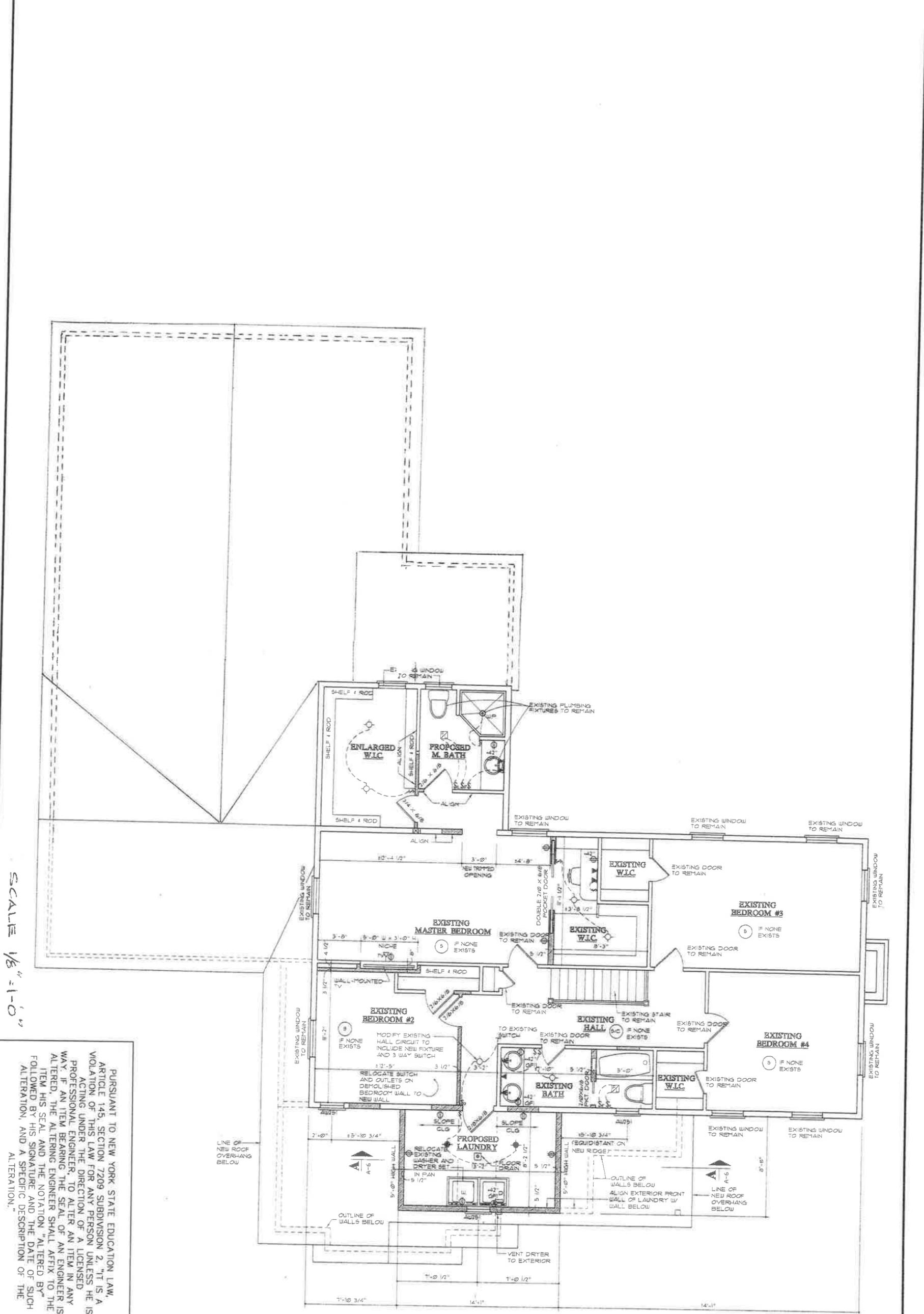
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PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY  
WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS  
ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE  
ITEM HIS SEAL AND THE NOTATION "ALTERED BY"  
FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH  
ALTERATION, AND A SPECIFIC DESCRIPTION OF THE  
ALTERATION."

**PUTNAM ENGINEERING**  
ENGINEERS and ARCHITECTS  
4 OLD ROUTE 6, BREWSTER, NEW YORK 10504  
(845) 274-6184 FAX (845) 274-6164

PROJECT:  
**HIRSCH  
RESIDENCE  
&  
KENNEL**  
311 DREWVILLE RD  
CARMEL, NY  
TM 06.13-1-7

DRAWING:  
**FIRST  
FLOOR  
PLAN**

DATE: 5/28/21  
PRI MGR: PML  
DRAWN BY: WER  
PE PROJ. No.: 8355



SCALE 1/8" = 1'-0"

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 SUBDIVISION 2, "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

SHEET 4 OF 4	DATE: 5/28/21	DRAWING: <b>SECOND FLOOR PLAN</b>	PROJECT: <b>HIRSCH RESIDENCE &amp; KENNEL</b> 311 BREWVILLE RD CARMEL, NY TM 6613-1-7	 <b>ENGINEERS and ARCHITECTS</b> 4 OLD ROUTE 6, BREWSTER, NEW YORK 10509 (845) 279-6789 FAX (845) 279-6769
	PRL MGR: PML DRAWN BY: WEZ PE PROJ NO: 8355			

**JOHN KARELL, JR., P.E.**  
**121 CUSHMAN ROAD**  
**PATTERSON, NEW YORK, 12563**  
**845-878-7894 FAX 845 878 4939**  
[jack4911@yahoo.com](mailto:jack4911@yahoo.com)

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June 1, 2021

**RESPONSE TO COMMENTS PLANNING BOARD MEETING May 26, 2021**  
**Swee, 2 Lot Subdivision, Hitchcock Hill Road**  
**Carmel (T), TM # 53.-2-79.1**

Attached herewith please find plans revised to reflect comments as follows:

**Mike Carnazza, memo dated May 24, 2021**

1. Pursuant to comments from Mike Carnazza the plans have been revised to include depth and width lines on the subdivision plat and site plan. The values for depth and width have need added to the Zoning Schedule.
2. The existing building height has been added to the Zoning Schedule.
3. Lot frontage has been provided for both lots on the Zoning Schedule.
4. The Zoning Schedule has been added to the Site Plan.
5. There are no wetlands on this property.

**Pat Cleary, memo dated May 26, 2021**

All comments noted. A response does not appear to be necessary.

**Richard Franzetti, memo dated May 12, 2021**

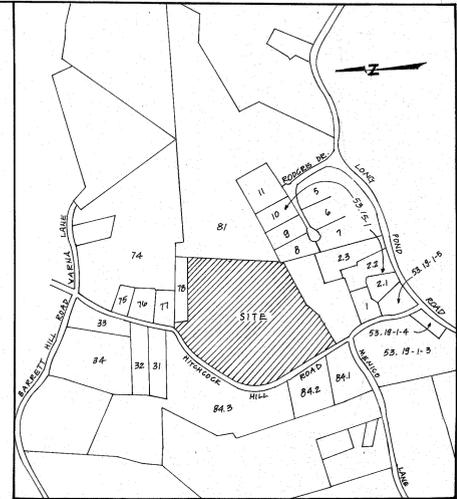
1. The proposed project will not result in any construction or disturbance therefore it is not believed that any referrals are necessary, except that the Health Department will need to sign the plat as a "no jurisdiction subdivision" because both lots are over 5 acres in size.
2. None of these permits are required. There are no wetlands on this property, State or otherwise. See response # 1 above.
3. No construction is proposed, no property will be disturbed. A DEC stormwater permit is no required.
4. No public improvements are proposed therefore a bond will not be necessary.

Finally, a question was offered as to whether there is a second habitable dwelling unit on Lot # 1. The answer is definitely NO !

**John Karell, Jr., P.E.**

500' ADJOINERS

- 78.2 N/F SWEE
- 84.1 N/F LINDA
- 84.2 N/F SWEE AND PFAFFENBACH
- 84.3 N/F TAB BUILDERS, INC.
- 31 N/F PANDOLPHI
- 32 N/F PRATNICKI
- 34 N/F REKHEPI
- 35 N/F MONTWILLO
- 74 N/F SNYDER
- 76 N/F DAGNONE
- 74 N/F DELLUGGIA
- 77 N/F ILLIGASCH
- 78 N/F JACOBS
- 81 N/F PERRICONE
- 53.15-1-10 N/F EBERHARDT
- 53.15-1-9 N/F GRECO
- 53.15-1-8 N/F LEBLANC
- 53.15-1-5 N/F MASON
- 53.15-1-6 N/F HAFNER
- 53.15-1-7 N/F VASCONCELLOS
- 53.15-1-23 N/F PACIULLO
- 53.15-1-22 N/F DEMASCIO
- 53.15-1-21 N/F CAREY
- 53.15-1-1 N/F CAREY
- 53.15-1-3 N/F VONKLECK
- 53.15-1-4 N/F KENNEDY
- 53.15-1-5 N/F HERMAN



AREA MAP SCALE: 1" = 800'

OWNER/APPLICANT  
 DEBRA SWEE  
 35 HITCHCOCK HILL ROAD  
 MAHOPAC, NEW YORK 10941

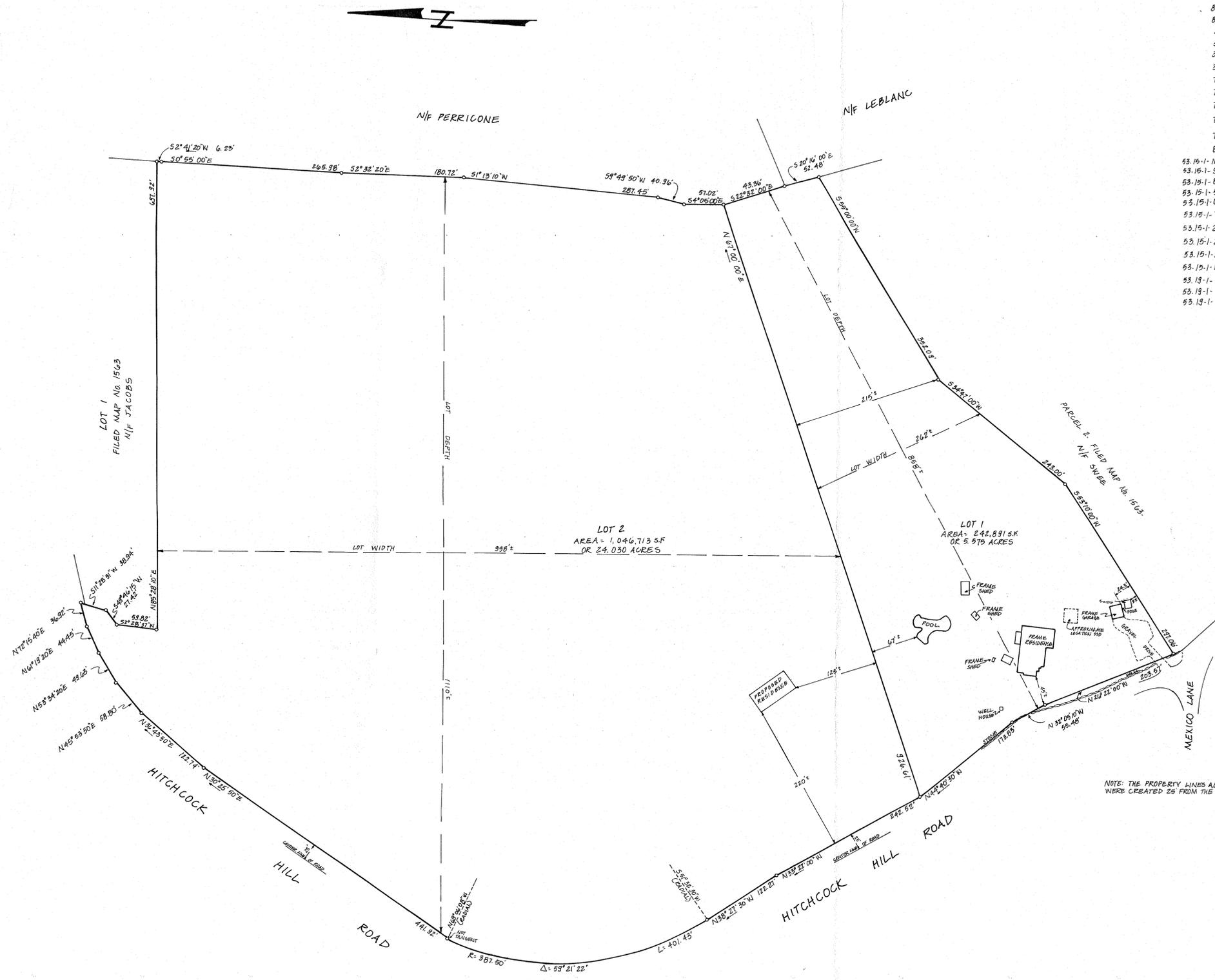
SITE DATA  
 TAX MAP NO: 53-2-79.1  
 ZONE: R  
 TOTAL AREA: 24,030  
 USE: RESIDENTIAL

RESIDENTIAL ZONE REQUIREMENTS

	REQUIRED	LOT 1 PROVIDED	LOT 2 (VACANT) PROVIDED
MINIMUM LOT AREA:	120,000 S.F.	242,891 S.F.	1,046,713 S.F.
MINIMUM LOT DEPTH:	200'	858'	1110'
MINIMUM LOT WIDTH:	200'	202'	398'
MINIMUM REAR FOOTING:		43'	152'
MINIMUM SETBACKS:			
PRINCIPAL BLDG: FRONT YARD:	40'	45'	220'
SIDE YARD:	20'	150'	125'
REAR YARD:	40'	40'	40'
ACCESSORY BLDG: FRONT YARD:	40'	85'	N/A
SIDE YARD:	20'	24.5'	N/A
REAR YARD:	20'	20'	N/A
MAXIMUM BUILDING HEIGHT:	35'	29'	< 35'
MAXIMUM LOT COVERAGE:	15%	2%	< 7%

- LAND SURVEY NOTES:
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 1208, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
  - THE LOCATION OF UNDETERMINED IMPEDIMENTS OR ENCROACHMENTS HEREON, IF ANY EXIST, ARE NOT CERTIFIED.
  - THE SUBSURFACE INFORMATION SHOWN HEREON IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS AND SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE ANY FUTURE EXCAVATION.
  - ALL STRUCTURES SHOWN HEREON CURRENTLY EXIST.

NOTE: THE PROPERTY LINES ALONG HITCHCOCK HILL ROAD SHOWN HEREON WERE CREATED 25' FROM THE CENTERLINE OF PAVEMENT OF SAID ROAD.



<p><b>TOWN OF CARMEL PLANNING BOARD APPROVAL</b></p> <p>APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF CARMEL, NEW YORK ON THE _____ DAY OF _____, 2021. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, REVISION, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.</p> <p>SIGNED THIS _____ DAY OF _____ BY: _____</p> <p>CHAIRMAN: _____</p> <p>SECRETARY: _____</p> <p>THIS MAP MUST BE FILED IN THE COUNTY CLERK'S OFFICE WITHIN _____ DAYS OF THIS APPROVAL IS NULL AND VOID.</p>		<p><b>PUTNAM COUNTY DEPARTMENT OF HEALTH NON-JURISDICTIONAL APPROVAL STATEMENT</b></p> <p>THIS IS TO CERTIFY THE DIVISION OF LAND AS REPRESENTED ON THIS MAP DOES NOT FALL WITHIN THE DEFINITION OF SUBDIVISION AS SPECIFIED IN SECTION 1105 OF THE PUBLIC HEALTH LAW, AND THEREFORE, IS NOT APPLICABLE. THIS MAP IN NO WAY IMPLIES OR IMPLICATES THE APPROVAL OF THE PUTNAM COUNTY DEPARTMENT OF HEALTH. APPROVAL OF THIS PLAT IS NOT SOLICITED, BUT ALL OTHER PROVISIONS OF THE PUTNAM COUNTY SANITARY CODE APPLY.</p> <p>BY: _____ DATE: _____</p> <p>DIRECTOR, ENVIRONMENTAL HEALTH SERVICES</p>		<p><b>CERTIFICATION BY PUTNAM COUNTY COMMISSIONER OF FINANCE</b></p> <p>THE COMMISSIONER OF FINANCE HEREBY CERTIFIES THAT ALL TOWN, COUNTY AND VILLAGE REAL PROPERTY TAXES FORWARDED TO THIS OFFICE FOR COLLECTION AS OF _____ ARE PAID FOR THE PARCELS DESCRIBED AS: 53-2-79.1</p> <p>SIGNED: _____</p> <p>COMMISSIONER OF FINANCE</p>	
<p><b>LAND SURVEYOR</b></p> <p>LAND SURVEYOR'S CERTIFICATION</p> <p>I, DAVID L. ODELL, THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY UPON WHICH THIS MAP IS BASED WAS COMPLETED: JANUARY 23, 2021 AND THIS MAP COMPLETED: FEBRUARY 6, 2021</p> <p>REVISED: MAY 31, 2021</p> <p>NEW YORK STATE LICENSED LAND SURVEYOR No. 090074</p>		<p><b>CONSENT TO FILE</b></p> <p>THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENT TO ALL ITS SAID TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS MAP IN THE OFFICE OF THE CLERK OF THE COUNTY OF PUTNAM.</p> <p>SIGNED THIS _____ DAY OF _____</p> <p>BY: _____</p> <p>BY: _____</p>		<p><b>CERTIFICATION BY REAL PROPERTY TAX DEPT.</b></p> <p>TO REAL PROPERTY TAX DEPARTMENT:</p> <p>PLEASE CERTIFY THAT THE FOLLOWING TAX MAP NUMBER: 53-2-79.1 IN THE TOWN OF CARMEL IS THE CORRECT TAX MAP NUMBER FOR THE ATTACHED SUBDIVISION MAP.</p> <p>_____          DIRECTOR OF REAL PROPERTY TAXES</p>	

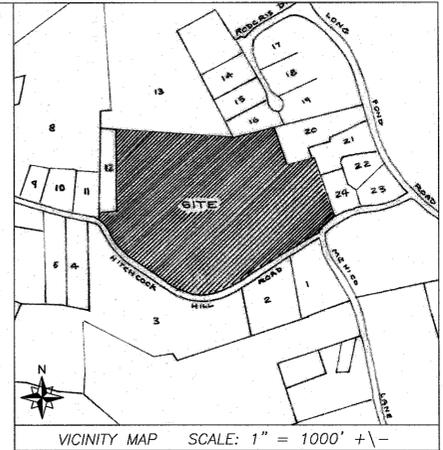
SUBDIVISION PLAT  
 PREPARED FOR  
**DAVID & DEBRA SWEE**  
 BEING PARCEL 1 AS SHOWN ON A CERTAIN MAP ENTITLED "FINAL PLAT KNOWN AS THE SWEE SUBDIVISION, ETC." SAID MAP FILED IN THE PUTNAM COUNTY CLERK'S OFFICE, JULY 19, 2001 AS MAP NUMBER 1503-A.

SITUATED IN THE  
 TOWN OF CARMEL  
 PUTNAM COUNTY, NEW YORK

SCALE: 1" = 600'



**SOIL LEGEND**  
 CsD Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky  
 PnB Paxton fine sandy loam, 3 to 8 percent slopes  
 PnC Paxton fine sandy loam, 8 to 15 percent slopes  
 RgB Ridgebury complex, 0 to 8 percent slopes, very stony  
 WdB Woodbridge loam, 3 to 8 percent slopes

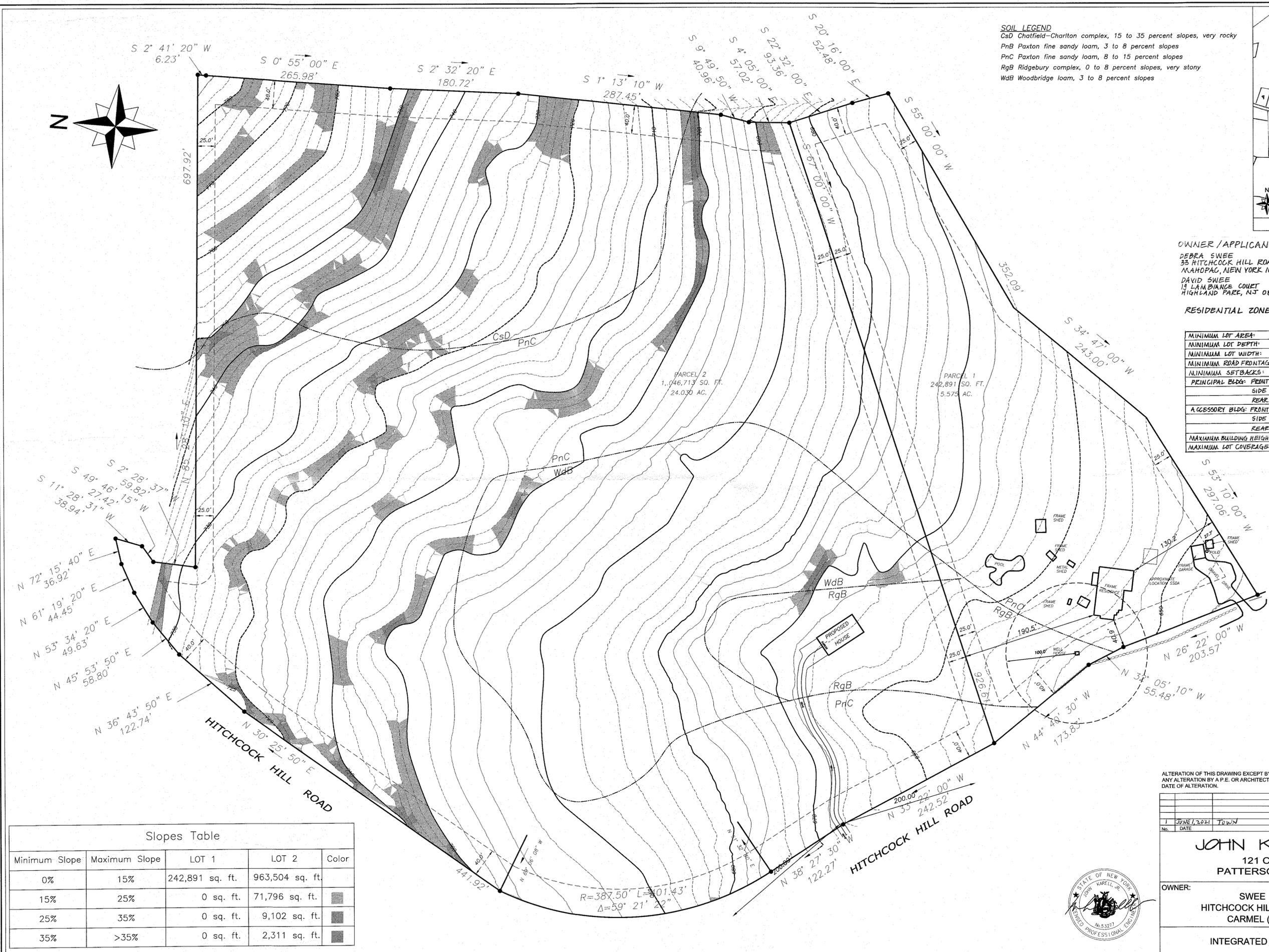


**OWNER / APPLICANT**  
 DEBRA SWEE  
 35 HITCHCOCK HILL ROAD  
 MAHOPAC, NEW YORK 10541  
 DAVID SWEE  
 13 LAMBANCE COURT  
 HIGHLAND PARK, NJ 08904

**SITE DATA:**  
 TAX MAP NO: 53.-2-73.1  
 ZONE: R  
 TOTAL AREA: 23.005  
 USE: RESIDENTIAL

**RESIDENTIAL ZONE REQUIREMENTS**

	REQUIRED	PROVIDED LOT 1	PROVIDED LOT 2 (VACANT LOT)
MINIMUM LOT AREA:	120,000 S.F.	242,891 S.F.	1,046,713 S.F.
MINIMUM LOT DEPTH:	200'	858'	1110'
MINIMUM LOT WIDTH:	200'	262'	996'
MINIMUM ROAD FRONTAGE:		433'	1521'
MINIMUM SETBACKS:			
PRINCIPAL BLDG: FRONT YARD:	40'	45' ±	120'
SIDE YARD:	25'	130' ±	125'
REAR YARD:	40'	40' ±	40'
ACCESSORY BLDG: FRONT YARD:	40'	85' ±	N/A
SIDE YARD:	20'	24.3'	N/A
REAR YARD:	20'	20' ±	N/A
MAXIMUM BUILDING HEIGHT:	35'	29'	≤ 35'
MAXIMUM LOT COVERAGE:	15%	2%	1%



**Slopes Table**

Minimum Slope	Maximum Slope	LOT 1	LOT 2	Color
0%	15%	242,891 sq. ft.	963,504 sq. ft.	
15%	25%	0 sq. ft.	71,796 sq. ft.	■
25%	35%	0 sq. ft.	9,102 sq. ft.	■
35%	>35%	0 sq. ft.	2,311 sq. ft.	■

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.

1 JUNE 1, 2024 TOWN  
 No. DATE

**JOHN KARELL, JR. P.E.**  
 121 CUSHMAN ROAD  
 PATTERSON, NEW YORK 12563  
 845-878-7594 phone  
 845-878-4939 fax  
 jk@karell.com

OWNER: SWEE  
 HITCHCOCK HILL ROAD  
 CARMEL (T)

SCALE: 1" = 60'  
 DATED: MARCH 18, 2021  
 TAX MAP 53.-2-79.1

LATEST REVISION:  
 SHEET No. S-1

