

CRAIG PAEPRER  
*Chairman*

ANTHONY GIANNICO  
*Vice Chairman*

**BOARD MEMBERS**  
KIM KUGLER  
RAYMOND COTE  
ROBERT FRENKEL  
VICTORIA CAUSA  
JOHN NUCULOVIC

**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 9, 2022 – 7:00 P.M.**

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

**PUBLIC HEARING**

- |   |           |        |         |                       |
|---|-----------|--------|---------|-----------------------|
| 1. De Almeida, Hernane – 26 Glenvue Drive                             | 55.5-1-18 | 6/9/22 | 5/16/22 | Regrading Application |
| 2. Suez Water New York Inc – London Bridge Wells -<br>39 Brook Street | 64.7-1-10 | 6/9/22 | 5/3/22  | Site Plan             |
| 3. Suez Water New York Inc – Geymer Wells -<br>70 Geymer Drive        | 75.13-1-6 | 6/9/22 | 5/11/22 | Site Plan             |

**SITE PLAN**

- |                                       |           |  |        |                       |
|---------------------------------------|-----------|--|--------|-----------------------|
| 4. Regan, John – 1751 Route 6, Carmel | 55.6-1-24 |  | 2/3/22 | Residential Site Plan |
|---------------------------------------|-----------|--|--------|-----------------------|



April 15, 2022

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

RE: Site Plan for John Regan  
1751 Route 6, Carmel, NY 10512  
TM#: 55.6-1-24

Dear Mr. Paeprer and the Members of the Carmel Planning Board,

Several months ago, you sent this site plan to the ZBA to obtain a Use Variance in order to legalize the third apartment. On Thursday, May 26, the Use Variance was approved. At this time, we would like to place on your agenda to schedule a public hearing for site plan approval.

Very truly yours,

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

Joel Greenberg, AIA, NACRB





January 20, 2022

Richard Franzetti, P.E., Town Engineer  
Town of Carmel  
60 McAlpin Avenue  
Mahopac, NY 10541

RE: Regan  
1751 Rt 6 / TM #: 55.6-1-24

The following are the water and sewer capacities for the existing structure.

Water Consumption:

- 1. Insurance office.....= 75 Gallons/ Day
- 2. 2 Apts. -...4 Bedrooms @ 75 Gallons/ Bedroom = 300 Gallons/Day
- 3. Studio Apartment.....= 75 Gallons/Day
- Total.....= 450 Gallons/Day

Sewage Consumption:

- 1. Insurance office- 4 Persons @ 75 Gallons / Day = 150 Gallons/ Day
- 2. 2 Apts. -...4 Bedrooms @150 Gallons/ Bedroom = 600 Gallons/Day
- 3. Studio Apartment.....= 150 Gallons/Day
- Total.....= 900Gallons/Day

The two, 2 Bedroom apartments were approved by the Planning Board in 1996. However, when constructed the previous owner built not only the 2 Bedroom apartments but added a studio apartment. The purpose of this application is to obtain approval for the studio apartment. Therefore, the total water and sewage usage as stated above, has been in use since 1996.

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

Very truly yours,

Joel Greenberg, AIA, NACRB

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**BASIC DATA**

OWNER JOHN REGAN  
 1751 ROUTE - 6  
 TM# 55.6-1-24  
 ZONING DISTRICT - C  
 USE - OFFICE & APARTMENTS

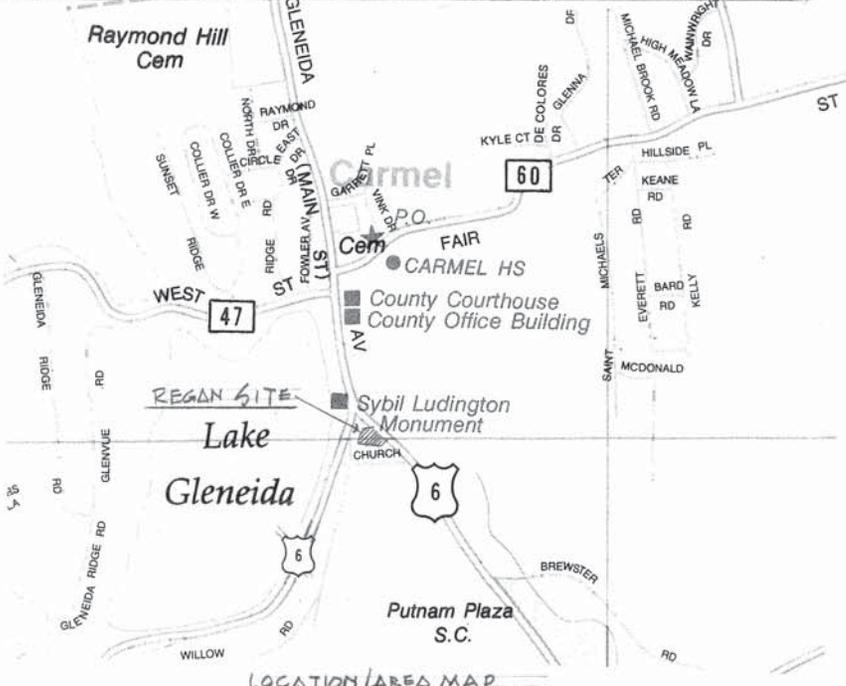
**ZONING COMPLIANCE INFORMATION**

"C" Zoning Provision	Required	Existing	Proposed
Lot Area	40,000 SF	22,651 SF	22,651 SF
Lot Coverage	65%	7.9%	7.9%
Lot Width	200 FT	170 FT	170 FT
Lot Depth	200 FT	181 FT	181 FT
Front Yard	40 FT	60 FT	60 FT
Side Yard	30 FT	30 FT	30 FT
Rear Yard	40 FT	30 FT	30 FT
Minimum Required Floor Area	N/A	N/A	N/A
Floor Area Ratio	N/A	N/A	N/A
Height	35 FT	24 FT	24 FT
Off-Street Parking *	15PS	16 PS	16PS
Off-Street Loading	0	0	0
OFFICE PARKING 1PS/200SF	1700/200 = 9PS	9PS	9PS
APT. PARKING 2PS/APT.	30PTS x 25 6	7PS	7PS
APARTMENTS	2 PREEXISTING	3	3 USE VARIANCE

\* VARIANCE GRANTED BY THE ZBA MAY 26, 2022

**PROPERTIES WITHIN 500'**

55.6-1-19 Putnam County Housing Corp 11 Seminary Hill Rd Carmel, NY 10512	55.6-1-65 William C Schnaudigel 10 Church St Carmel, NY 10512	55.6-1-22 Masonic Charities of Carmel 11 Church St Carmel, NY 10512	55.6-1-13 HDS, LLC 29 Nashville Rd Unit 2 Bethel, CT 06801	44.18-1-38 Leland Ryder Attn: Leland Ryder PO BOX 10 Carmel, NY 10512
55.6-1-23 15 Church St LLC 15 Church St Carmel, NY 10512	44.18-1-35.1 Saint James The Apostle 14 Gleneida Ave Carmel, NY 10512	55.6-1-64 Church Street Associates LLC 100 Executive Blvd Ste 201 Ossining, NY 10562	55.6-1-68 Francis Giordano 23 Seminary Hill Rd Carmel, NY 10512	55.6-1-69 Lamot Enterprises, LLC 39B Mill Plain Rd Danbury, CT 06811
55.6-1-12 Laura Rudovic 229 Rt 52 Carmel, NY 10512	55.6-1-9 Elisa Quattrucci 90 Seminary Hill Rd Carmel, NY 10512	55.6-1-8 Wayne Ryder PO BOX 10 Carmel, NY 10512	55.6-1-66 6 Church Street Apartments LLC 440 East 57th St Apt 15-C New York, NY 10022	55.6-1-66 6 Church Street Apartments LLC 66 Hoyt St South Salem, NY 10590
44.18-1-39 Putnam County National Bank 43 Gleneida Ave Carmel, NY 10512	55.6-1-11 Wayne Ryder PO BOX 10 Carmel, NY 10512	55.6-1-10 Sybil Property, LLC 1717 Rt 6 Carmel, NY 10512	55.6-1-20 Gilead United Presbyterian 9 Church St Carmel, NY 10512	55.6-1-21 Gilead United Presbyterian 9 Church St Carmel, NY 10512
44.18-1-40 DFJ Realty NY, Inc, 1736 Rt 6 Carmel, NY 10512	55.6-1-17 Reed Memorial Library 1733 Rt 6 Carmel, NY 10512	55.6-1-18 Sayed A El Shakry Attn: Elshakry Realty 75 Cranbury Neck Rd Cranbury, NJ 08512	55.2-5 City of New York Bureau of Water Supply, Taxes 71 Smith Ave Kingston, NY 12401	
55.6-1-29 Town Of Carmel 60 Mcalpin Ave Mahopac, NY 10541	55.6-1-26 M&P Enterprises of Carmel LLC PO BOX 943 Carmel, NY 10512	55.6-1-27 Norberto Davila 1740-1742 Rt 6 Carmel, NY 10512	55.6-1-13 CDD Realty Group LLC 344 Main St Apt 408 Beacon, NY 12508	
55.6-1-31 Bertriz Marin 65 Hill & Dale Rd Carmel, NY 10512	55.6-1-28 Brewster Avenue Corp 584 Ackert Hook Rd Rhinebeck, NY 12572	55.6-1-24 John Regan PO BOX 67 Carmel, NY 10512	55.6-1-62 The 20 Church Street Corp 20 Church St Carmel, NY 10512	
55.6-1-34 Nicholas Carrozza 372 Rt. 22 Goldens Bridge, NY 10526	55.6-1-33 Louis A Albano 1770 Rt 6 Carmel, NY 10512	55.6-1-61 26 Brewster Ave Corp Attn: C Leibell & Shilling 20 Church St Carmel, NY 10512	55.6-1-70 Lamote Enterprises, LLC 39B Mill Plain Rd Danbury, CT 06811	
55.6-1-37 County Of Putnam 40 Gleneida Ave Carmel, NY 10512	55.6-1-60 Ved Parkash 32 Tea House Ln Brewster, NY 10509	55.6-1-32 Bob Scher 3720 Eleanor Dr Mobergan Lake, NY 10547	44.18-1-37 Mari Grace R Blanks Attn: Leland Ryder PO BOX 10 Carmel, NY 10512	
55.6-1-67 Rosemarie Scavello Farmor Ln Carmel, NY 10512	55.6-1-63 18 Church Street Corp 20 Church St Carmel, NY 10512	55.6-1-67 Rosemarie & Gabriel Scavello 19 Seminary Hill & 4 Church Carmel, NY 10512	44.18-1-29 County Of Putnam 40 Gleneida Ave Carmel, NY 10512	



**ARCHITECTURAL VISIONS LLC**

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 F: 845-828-2807  
 JOEL.GREENBERG@ARCH-VISIONS.COM

**PROJECT: AMENDED SITE PLAN**  
 JOHN REGAN

PROJECT ADDRESS: 1751 ROUTE 6, CARMEL NY 10512  
 MAILING ADDRESS: PO BOX 67, CARMEL NY 10541  
 TAX MAP NO: 55.6-1-24

**ZONING CHART AND AREA/LOCATION MAP**

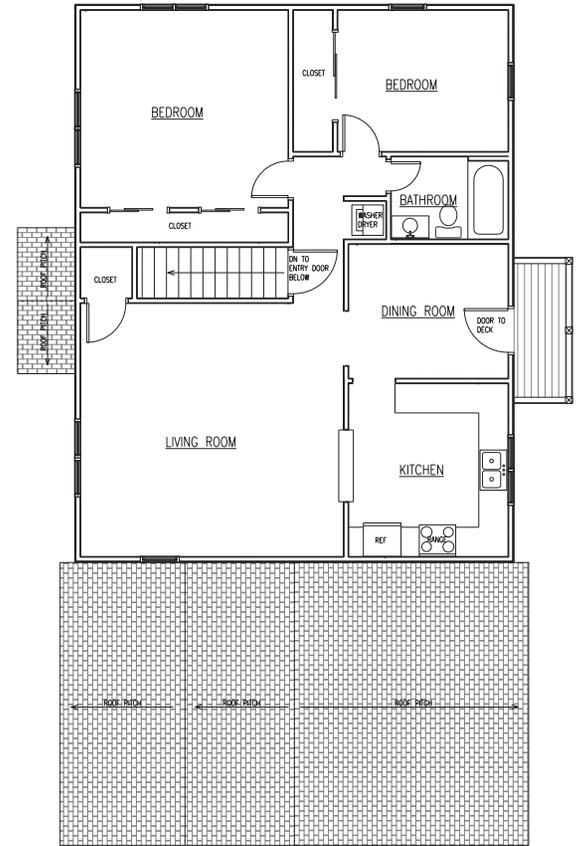
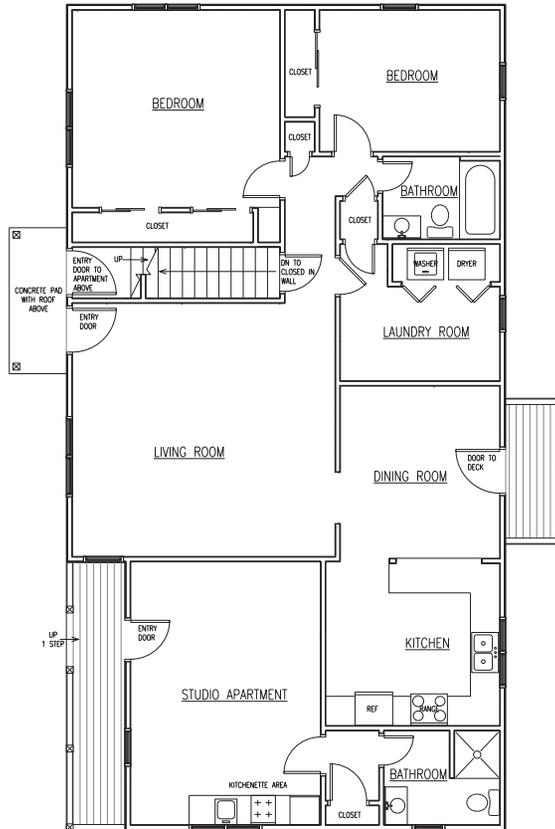
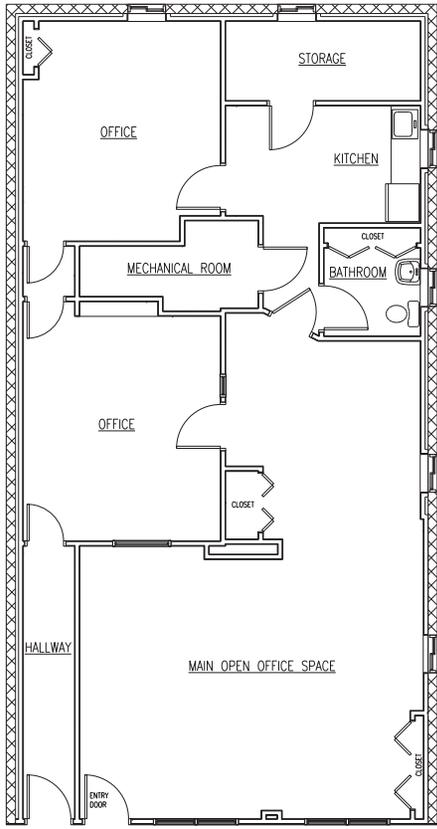
ISSUANCE: 1/17/2022  
 5/10/2022

SCALE: AS SHOWN  
 DRAWN BY: J. REGAN  
 PROJECT NO: 9-21-187

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 JON.DREHME@ARCHITECTURALVISIONS.COM

**PROJECT: REGAN, JOHN**  
 PROJECT ADDRESS: 1751 RT 6  
 GARNEL, NY 10512  
 TAX MAP NO. 55.6-1-24

**FLOOR PLANS**

RESURANCE  
 DATE: 11/11/11  
 JOB NO: 1103000

SCALE AS NOTED  
 DRAWN BY: JCHD BY: MCKW - JAG  
 PROJECT NO. 02021117

**A-100**

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