

CRAIG PAEPRER
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Vice Chairman

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TOWN OF CARMEL
PLANNING BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext.190
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MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

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

PLANNING BOARD AGENDA
NOVEMBER 10, 2022 – 7:00 P.M.

REVISION

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

1. Vittorini, Brian & Gennyne – 6 Pheasant Place	54.16-1-40	11/10/22	6/6/22	Regrading Application
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MISCELLANEOUS

2. Western Bluff Subdivision – 350 West Shore Drive	66.14-1-20		11/8/21	Extension of Preliminary Subdivision Approval
3. Downtown Mahopac Properties – 559 Route 6	75.12-2-26			Amendment to Resolution
4. Liberty New York Water – 23 General MacArthur Dr.	54.20-1-42			Amendment to Resolution
5. G & F Subdivision – Lots 5, 6 & 7 - 2054 Route 6	55.-2-24.5, 6-1, 7-2 & 8-2		1/27/22	Extension of Resolution Nunc pro tunc to August 23, 2022
6. Minutes – 09/28/22				

TOWN BOARD REFERRAL

7. Town of Carmel Comprehensive Master Plan and Zoning Code Draft				Discussion (No Public Comments)
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VIA FEDERAL EXPRESS

Town of Carmel

OCT 21 2022

October 19, 2022

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

Attn: Craig Paepre, Chairman

RE: Western Bluff Subdivision
350 West Shore Drive
Section 66.14, Block 1, Lot 20

Dear Chairman Paepre:

Enclosed please find the following materials relating to the request for an extension of the Planning Board Resolution for the Western Bluff Subdivision:

- Check #2129 in the amount of \$2,500.00 for the extension of the Resolution
- Preliminary Subdivision Approval Resolution (#22-09), dated May 12, 2022

By Resolution filed within the Town, your Board granted Preliminary Subdivision Approval for the above-referenced subdivision. The Preliminary Subdivision Approval is scheduled to expire on November 12, 2022. Kellard Sessions Consulting is writing to request a 180-day extension of the Preliminary Subdivision Approval.

At this time, we are working to satisfy Putnam County Health Department (PCHD) comments in order to obtain their approval. We anticipate satisfying all conditions of the Preliminary Subdivision Approval and submitting application for final approval shortly.

Craig Paeprer, Chairman
October 19, 2022
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Kindly schedule this matter for consideration at the Board's next available Planning Board meeting and let us know if an appearance by our office is required.

Sincerely,



John Kellard, P.E.
Kellard Sessions Consulting

JK/gt

Enclosure

cc: Dominick Santucci

[https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Project Docs P/CASANTUCCI100/KSC Correspondence/2022-10-19_CASantucci100_Carmel PB_Paeprer_Extension_ltr.docx](https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Project%20Docs/P/CASANTUCCI100/KSC%20Correspondence/2022-10-19_CASantucci100_Carmel%20PB_Paeprer_Extension_ltr.docx)

**PRELIMINARY SUBDIVISION APPROVAL
RESOLUTION OF THE
PLANNING BOARD OF THE TOWN OF CARMEL
#22-09, May 12, 2022**

Tax Map #66.14-1-20
WESTERN BLUFF SUBDIVISION

WHEREAS, an application for Planning Board approval of an preliminary subdivision plat has been submitted by Dominick Santucci (hereinafter referred to as the “Applicant”); and

WHEREAS, the subject parcel encompasses 14.79 acres located off West Shore Drive, and is more specifically known and designated as Tax Map #66.14-1-20 (hereinafter referred to as the “Site”); and

WHEREAS, the Site is located in the R – Residential zoning district; and

WHEREAS, the tract currently supports a single-family residence, which will be demolished; and

WHEREAS, the action involves the subdivision of the property to create 3 single-family lots of 4.74 acres, 5.44 acres and 4.61 acres respectively. Lot 1 will continue to be served by an existing driveway, and Lots 2 and 3 would be served by a new single curb-cut on West Shore Drive located across from Farview Road, which then branches off into two separate driveways serving each lot. The three new residences will be served by individual wells and subsurface septic disposal systems (hereinafter referred to as the “Project”); and

WHEREAS, the Preliminary Subdivision Plan consists of the following plans prepared by Kellard Sessions, dated January 13, 2017, last revised January 3, 2022:

- 1/9 Cover Sheet
- 2/9 Existing Conditions Plan
- 3/9 Sediment & Erosion Control Plan
- 4/9 Tree removal & Landscaping Plan
- 5/9 Construction Details
- 6/9 Construction Details
- 7/9 Sediment & Erosion Control Details & Notes
- 8/9 Driveway Profiles
- 8/9 Drainage Profiles

WHEREAS, a public hearing was held, pursuant to Section 276 of the Town Law on the proposed subdivision at Town Hall, Mahopac. All persons wishing to speak on the application were provided an opportunity to be heard; and

WHEREAS, on September 26, 2018, pursuant to NYCRR 617, Article 8 of the New York State Environmental Conservation Law, (SEQR) the Planning Board serving as Lead Agency for this

Action adopted a Negative Declaration indicating that the proposed action would not result in any adverse environmental impacts; and

WHEREAS, the requirements for preliminary subdivision plat approval contained in the "Subdivision of Land Regulations of the Town of Carmel" have been met by said subdivision application.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Carmel hereby classifies the Proposed Action as a "Minor Subdivision" pursuant to §131-3 of the Land Subdivision Regulations

BE IT FURTHER RESOLVED, upon full consideration of the above, the Planning Board of the Town of Carmel hereby grants Preliminary Subdivision Plat Approval for the application submitted by Dominick Santucci, as depicted on the plans identified above, subject to the following conditions:

CONDITIONS PRIOR TO FINAL PLAT APPROVAL

The following conditions shall be completed by the Applicant prior to the approval of the Final Subdivision Plat by the Planning Board.

1. The Final Subdivision Plat and associated plans shall be prepared in accordance with §131-14 of the Town of Carmel Subdivision of Land Regulations
2. The Town Engineer shall determine that all proposed site engineering improvements are satisfactory and suitable for consideration for final approval.
3. All required easements shall be prepared to the satisfaction of the Planning Board Attorney, and submitted in support of the Final Subdivision Plat.
4. The Final Subdivision Plat shall document compliance with the requirements of the NYCDEP and NYSDEC for the Storm Water Pollution Prevention Plan
5. Putnam County Health Department approval shall be obtained for water and sanitary disposal systems.
6. A Street Opening Permit is required from the Putnam County Department of Highway and Facilities.
7. The Applicant shall apply for coverage under the NYSDEC General Permit for Construction Activities (GP-0-20-001).
8. A stormwater bond and maintenance guarantee pursuant to §156.87 of the Town Code shall be provided, as required.
9. The new dwellings and other site improvements shall be restricted to the building envelopes shown on the Final Subdivision Plat and Plans. Substantial changes, as determined by the Building Inspector and Town Planning Consultant, in the

location of dwellings, driveways, drainage improvements, and other site improvements, shall require the review and approval of the Planning Board.

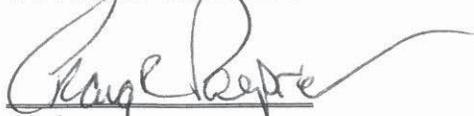
10. All site utilities shall be installed underground.
11. The project shall maintain a 0% increase in the rate of runoff.
12. The following note shall be added to all deeds conveying lands for the subdivision plat: There shall be no construction, grading, filing, excavating, clearing or other regulated activity as defined by the Town of Carmel on this property within the freshwater wetland area or 100-foot adjacent area at any time without having first secured the necessary permission and permit. This restriction shall bind the Grantees, their successors and assigns and shall be expressly set forth in all subsequent deeds to this property.
13. In accordance with the provisions of §131-25A(3) of the Subdivision of Land Regulations, the Applicant shall pay a fee-in-lieu of the parkland dedication.
14. A construction management plan shall be submitted along with the Final Subdivision Plat. Said plan shall govern all aspects of the construction of the subdivision, including all limitations, restrictions and prohibitions as well as all measures to mitigate impacts of surrounding properties.
15. The applicant shall provide a certified cost estimate, prepared by a licensed Professional Engineer, covering all proposed public improvements for the purpose of setting a performance bond.

BE IT FURTHER RESOLVED, that this Preliminary Subdivision Approval shall expire within one hundred eighty (180) days of the date of this resolution unless a Final Subdivision Plat is filed in accordance with §131-14 of the Town of Carmel Subdivision of Land Regulations, unless such time is extended by the Planning Board.

BE IT FURTHER RESOLVED, that no construction, utility or site work of any kind is authorized pursuant to this resolution of Preliminary Subdivision Approval.

BE IT FINALLY RESOLVED, that this Preliminary Subdivision Approval resolution shall have an effective date of May 12, 2022.

**PLANNING BOARD
TOWN OF CARMEL**


Chairman

5-12-2022
Dated:



**Department of
Transportation**

KATHY HOCHUL
Governor

MARIE THERESE DOMINGUEZ
Commissioner

LANCE MacMILLAN, P.E.
Regional Director

November 1, 2022

Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541
Attn: Craig Paepfer, Chairman

RE: 559 Route 6
Mahopac, NY 10541

Dear Chairman Paepfer,

The New York State Department of Transportation deems the driveway acceptable within NYSDOT specifications and requirements. Therefore, NYSDOT has no further comments or concerns on the property located at 559 Route 6.

If there are any questions, please feel free to contact me at: 845-878-6363.

Sincerely,

Cassandra Bibbo, EIT
Assistant Engineer

New York State Department of Transportation, Hudson Valley
106 Ludingtonville Road, Holmes, NY 12531
(845) 878-6363 | Cassandra.Bibbo@dot.ny.gov | www.dot.ny.gov



**Department of
Transportation**