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Chairman

CRAIG PAEPRER
Vice-Chair

BOARD MEMBERS
CARL GREENWOOD
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER

**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
JULY 22, 2015 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

RESOLUTION

1. Campanelli, Michael – 424 Baldwin Place Rd.	75.11-2-25	6/3/14	Waiver of Site Plan Application
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SITE PLAN

2. Thimm, Kal & Janis – 232 East Lake Blvd	65.17-1-15	07/01/15	Construct Dock & Bathhouse
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SUBDIVISION

3. Itzla Subdivision – 9 Mechanic Street	55.14-1-6	06/16/15	Sketch Plan
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MISC.

4. Minutes – 06/10/15



TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New site plan applications that have been deemed complete will be placed on the agenda in the order they are received.

No application will be placed on the agenda that is incomplete

Pre-Submission:

Prior to the formal submission of the site plan, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement and/or the Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete site plan application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500 extension 190.

Submission Requirements:

At least 10 days prior to the Planning Board meeting, the site plan application shall be submitted to the Planning Board Secretary as follows:

All site plans shall be signed, sealed and folded with the title box legible. The application package shall include:

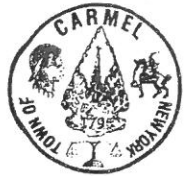
- ☒ 11 copies of the Site Plan Application Form, signed and notarized.
- ☒ 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- ☒ 5 full size sets of the Site Plan (including floor plans and elevations)
- ☒ 1 CD (in pdf. format) containing an electronic version of the Site Plan
- ☒ 2 copies of the Disclosure Statement
- ☒ 11 copies of the Site Plan Completeness Certification Form
- N/A ☐ All supplemental studies, reports, plans and renderings.
- N/A ☒ 2 copies of the current deed.
- ☐ 2 copies of all easements, covenants and restrictions.
- ☒ The appropriate fee, determined from the attached fee schedule. Make checks payable to the *Town of Carmel*.

Ron Homeluth 7/12/15
Planning Board Secretary; Date

B 7/14/15
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: Kal & Janis Thimm		Application # 15-0010
Site Address: No. 19 Street: Eleanor Drive Hamlet: Mahopac, NY 10541		Date Submitted: 5/21/2015
Property Location: (Identify landmarks, distance from intersections, etc.) 232 East Lake Boulevard		
Town of Carmel Tax Map Designation: Section 65.17 Block 1 Lot(s) 15		Zoning Designation of Site: R-120
Property Deed Recorded in County Clerk's Office Date Liber Page		Liens, Mortgages or other Encumbrances Yes No
Existing Easements Relating to the Site <input checked="" type="radio"/> No Yes Describe and attach copies:		Are Easements Proposed? <input checked="" type="radio"/> No Yes Describe and attach copies:
Have Property Owners within a 500' Radius of the Site Been Identified? <input checked="" type="radio"/> Yes No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: St. John the Evangelist		Phone #: 845 628- Fax#: 2006
Owners Address: No. 225 Street: East Lake Blvd. Town: Mahopac State: NY Zip: 10541		Email:
Applicant (If different than owner): Karl & Janis Thimm		Phone #: Fax#:
Applicant Address (If different than owner): No. Street: Town: State: Zip:		Email:
Individual/ Firm Responsible for Preparing Site Plan: Architectural Visions, PLLC		Phone #: 845 628-6613 Fax#: 845 628-2807
Address: No. 2 Street: Muscoot Road North Town: Mahopac State: NY Zip: 10541		Email: joel.greenberg@arch-vision.com
Other Representatives:		Phone #: Fax#:
Owners Address: No. Street: Town: State: Zip:		Email:
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: Bathhouse, Dock & 2 parking spaces		


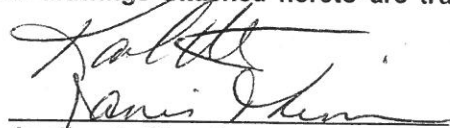

TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: <u>0.07</u> Square Feet: <u>3059</u>		Square footage of all existing structures (by floor): <div style="text-align: center;">None</div>	
# of existing parking spaces: <u>None</u>		# of proposed parking spaces: <u>2</u>	
# of existing dwelling units: <u>None</u>		# of proposed dwelling units: <u>None</u>	
Is the site served by the following public utility infrastructure:			
<div style="margin-left: 20px;"> Is project in sewer district or will private septic system(s) be installed? <u>No</u> </div>			
<div style="margin-left: 20px;"> If yes to Sanitary Sewer answer the following: <div style="margin-left: 40px;"> Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> </div> <div style="margin-left: 40px;"> Is this an in-district connection? _____ Out-of district connection? _____ </div> <div style="margin-left: 40px;"> What is the total sewer capacity at time of application? _____ </div> <div style="margin-left: 40px;"> What is your anticipated average and maximum daily flow _____ </div> </div>			
For Town of Carmel Town Engineer			
<div style="margin-left: 40px;"> What is the sewer capacity <u>N/A</u> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> Water Supply </div> <div style="width: 60%;"> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div> </div>			
<div style="margin-left: 20px;"> If Yes: <div style="margin-left: 40px;"> Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> </div> <div style="margin-left: 40px;"> What is the total water capacity at time of application? _____ </div> <div style="margin-left: 40px;"> What is your anticipated average and maximum daily demand _____ </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> Storm Sewer </div> <div style="width: 60%;"> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> Electric Service </div> <div style="width: 60%;"> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> Gas Service </div> <div style="width: 60%;"> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> Telephone/Cable Lines </div> <div style="width: 60%;"> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div> </div>			
For Town of Carmel Town Engineer			
Water Flows <u>N/A</u> Sewer Flows <u>N/A</u>			
Town Engineer; Date			
What is the predominant soil type(s) on the site? <u>PAXTON COMPLEX</u>		What is the approximate depth to water table? <u>7 Ft.</u>	
Site slope categories: 15-25% <u>100%</u> 25-35% _____ % >35% _____ %			
Estimated quantity of excavation: Cut (C.Y.) <u>45</u> Fill (C.Y.) <u>45</u>			
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
Is the site located in a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does a curb cut exist on the site? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		Are new curb cuts proposed? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
What is the sight distance? Left <u>200'</u> Right <u>200'</u>			
Is the site located within 500' of:			
<div style="display: flex; justify-content: space-between;"> <div style="width: 70%;"> The boundary of an adjoining city, town or village </div> <div style="width: 30%;"> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 70%;"> The boundary of a state or county park, recreation area or road right-of-way </div> <div style="width: 30%;"> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 70%;"> A county drainage channel line. </div> <div style="width: 30%;"> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 70%;"> The boundary of state or county owned land on which a building is located </div> <div style="width: 30%;"> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div> </div>			

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div>			
Will the project require coverage under the Current NYDEP Stormwater Regulations <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div>			
Does the site disturb more than 5,000 sq ft		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Jurisdiction: LAKE MAHOPAC NYSDEC: <input type="checkbox"/> Town of Carmel: <input checked="" type="checkbox"/> <i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>			
Are encroachments in regulated wetlands or wetland buffers proposed?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site contain waterbodies, streams or watercourses? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Are any encroachments, crossings or alterations proposed? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Is the site located adjacent to New York City watershed lands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input checked="" type="checkbox"/> Private: <input type="checkbox"/>			
Has this application been referred to the Fire Department? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
What is the estimated time of construction for the project? <div style="text-align: center;">9 months</div>			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	3,000 sf	3059 sf	
Lot Coverage			
Lot Width	50	42.27	
Lot Depth	NA 30	87.91	
Front Yard	15 ft.		
Side Yard	15 ft.		
Rear Yard	15 ft.		
Minimum Required Floor Area			
Floor Area Ratio			
Height			
Off-Street Parking	5	0	2
Off-Street Loading	None		

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, identify variances: <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>
PROPOSED BUILDING MATERIALS	
Foundation	Concrete
Structural System	Wood
Roof	Fiberglass shingles
Exterior Walls	Wood
APPLICANTS ACKNOWLEDGEMENT	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<div style="text-align: center;">  <u>KARI Thimm</u> <u>JANIS Thimm</u> Applicants Name </div>	<div style="text-align: center;">  <u>Janis Thimm</u> Applicants Signature </div>
Sworn before me this <u>10</u> day of <u>June</u> 20 <u>15</u>	
<div style="text-align: center;">  Notary Public </div>	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> DIANA M GENOVESE Notary Public - State of New York NO. 01GE4785588 Qualified in Putnam County My Commission Expires <u>12/31/17</u> </div>

TOWN OF CARMEL PLANNING BOARD

60 MCALPIN AVENUE, MAHOPAC, NY 10541 - 845-628-1500 – FAX 845-628-7085

DISCLOSURE ADDENDUM STATEMENT TO APPLICATION, PETITION & REQUEST

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and Penal Provisions thereof as well, the undersigned applicant states that no State officer, Officer, or Employee of the Town of Carmel, or of the County of Putnam, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

☒ NONE

☐ NAMES: ADDRESSES: RELATIONSHIP OR INTEREST
(FINANCIAL OR OTHERWISE)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following board or office or political subdivision of the Town of Carmel.

☐ CARMEL TOWN BOARD
☒ ZONING BOARD OF APPEALS
☐ BUILDING INSPECTOR
☒ CARMEL PLANNING BOARD

☐ ZONING ENFORCEMENT OFFICER
☐ ARCHITECTURAL REVIEW BOARD
☐ ENVIRONMENTAL CONSERVATION BOARD
☐ OTHER

DATED: 5/21/2015



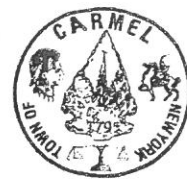
INDIVIDUAL APPLICANT



CORPORATE APPLICANT



TOWN OF CARMEL
**SITE PLAN COMPLETENESS
CERTIFICATION FORM**



All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 156-61 B of the Town of Carmel Zoning Ordinance.

This form shall be included with the site plan submission

Requirement Data	To Be Completed by the Applicant	Waived by the Town
Name and title of person preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location of all existing and proposed easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sidewalks, paths and other means of pedestrian circulation	<input type="checkbox"/> N/A	<input type="checkbox"/>
On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location, height and type of exterior lighting fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed signage	<input type="checkbox"/> N/A	<input type="checkbox"/>
For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input type="checkbox"/> N/A	<input type="checkbox"/>



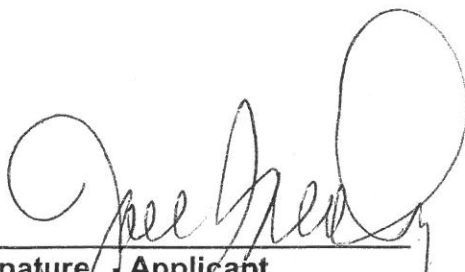
TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



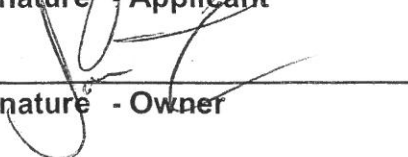
	Requirement Data	To Be Completed by the Applicant	Waived by the Town
6	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input type="checkbox"/> N/A	<input type="checkbox"/>
7	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
0	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Applicants Certification (to be completed by the licensed professional preparing the site plan:

I JOEL GREENBERG hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:



 Signature - Applicant



 Signature - Owner

5/20/15
 Date

6/1/15
 Date



Professionals Seal



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



Town Certification (to be completed by the Town)

I, Rose T. Donatelli hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Rose T. Donatelli
Signature - Planning Board Secretary

7/13/15
Date

[Signature]
Signature - Town Engineer

7/14/15
Date

617.20
Appendix B
Short Environmental Assessment Form

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.

Part 1 - Project and Sponsor Information

Name of Action or Project:

THIMM

Project Location (describe, and attach a location map):

232 EAST LAKE BOULEVARD

Brief Description of Proposed Action:

~~BATH~~ HOUSE AND DOCK

Name of Applicant or Sponsor:

KARL & JANIS THIMM

Telephone: _____

E-Mail: _____

Address:

19 ELEANOR DRIVE

City/PO:

MAHOPAC

State:

NY

Zip Code:

10541

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?

NO

YES

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.

x

2. Does the proposed action require a permit, approval or funding from any other governmental Agency?

NO

YES

If Yes, list agency(s) name and permit or approval:

BUILDING DEPT.

x

3.a. Total acreage of the site of the proposed action?

0.07 acres

b. Total acreage to be physically disturbed?

0.035 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

0.07 acres

4. Check all land uses that occur on, adjoining and near the proposed action.

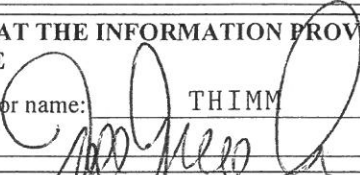
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)

☐ Forest ☐ Agriculture

☐ Aquatic ☐ Other (specify): _____

☐ Parkland

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
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	
			X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
			X
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X
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: _____ N / A	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ NONE	NO	YES	
			X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ NONE	NO	YES	
			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
b. Is the proposed action located in an archeological sensitive area?			X
			X
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?	NO	YES	
			X
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: _____ LAKE MAHOPAC			X
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
			X
16. Is the project site located in the 100 year flood plain?	NO	YES	
			X
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? XX NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ LAKE MAHOPAC	NO	YES	
			X

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>THIMM</u> Date: <u>5/21/2015</u> Signature:  PROJECT ARCHITECT		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)



June 29, 2015

Mr. Harold Garry, Chairman
Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541

Re: Itzla Subdivision
9 Mechanic Street
TM #55.14-1-6'

Dear Chairman Gary and Members of the Board:

We are enclosing the following for your review and information regarding the above noted project, and request that it be placed on the next available agenda for review and sketch plan approval.

1. Sketch subdivision drawings, C-110, C-120, C-130, C-140 and C-210 last revised June 16, 2015, 5 sets.

We are in receipt of the Town Engineer's review memorandum dated March 20, 2015 and offer the following in response to the "Detailed Comments" contained therein:

Drawing C-120 – Erosion and Sediment Control Plan

1. Erosion and sediment controls have been provided on the drawings in order to conform with the SWPPP requirements as detailed in NYSDEC GP-0-15-002 for a project of this size, and the requirements contained in Chapter 156-81.B of the Town Code.
2. General Note three (3) has been revised as requested.
3. General Note four (4) has been revised as requested.
4. The Sequence of Construction Notes have been revised to include when the infiltration system will be installed.
5. Construction fence has been specified and noted in the Sequence of Construction Notes to protect the area of the infiltration system during construction.
6. The infiltration system and design details will be provided prior to requesting preliminary subdivision approval. The system will be designed per NYSDEC regulations.

(L01528)

7. The overflow for the infiltration system has been revised as requested, and shown to be tied into the storm sewer system along Mechanic Street.
8. The proposed curb valve location is shown and noted on Drawing C-120.
9. A road cut detail for Mechanic Street has been added to Drawing C-210, and referenced on Drawing C-120.
10. Warning signs have been added to the plan for traffic safety, as requested.
11. Cable, electric and telephone cable locations have been shown and noted on the plan.

Drawing C-130 – Composite Plan and Sight Distance Profile

1. The line of sight calculations have been clarified.
2. We have discussed with RPK the request of the Planning Board that we ask for a restrictive sight distance easement over a small sliver of their land. RPK, for reason not disclosed, stated that they cannot grant an easement.

From a practical standpoint several issues need to be considered:

1. The applicant has over 300 feet of sight distance (can see the intersection of Seminary Hill Road) to the west with Mechanic Street in its existing location.
2. The reconfiguration of the Mechanic Street intersection with Seminary Hill Road is occurring with the RPK project and is married to it. The relocation is what is now causing a hardship on Mr. Itzla.
3. After Mechanic Street is relocated, the sight distance proposed for the Itzla driveway will be greater than that provided to the two (2) homeowners located on the southern side of Mechanic Street.
4. A car turning onto Mechanic Street from Seminary Hill Road will have 250 feet of sight distance and be able to see clearly a car turning left out of the Itzla driveway and heading east. The car that turns onto Mechanic Street will also be in the process of accelerating and will not be travelling in excess of 30 mph when they have reached the RPK project entrance (which is where the 250 feet of sight distance would be when looking east toward Itzla's driveway).

Drawing C-140 – Composite Landscaping Plan

1. There is no landscaping proposed with this subdivision application.

Drawing C-210 Details

1. The preservation detail has been revised to specify "orange construction fence" as request.

Page 2

(L01528)

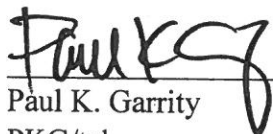
2. The saddle note provided in the water service connection detail has been revised to identify the saddle as "bronze body."

The comments regarding the minimum required information as part of Final Approval are noted.

If there are any comments or questions, or additional information is required, please contact us at your earliest convenience.

Sincerely,

PUTNAM ENGINEERING, PLLC



Paul K. Garrity

PKG/tal

Enclosures

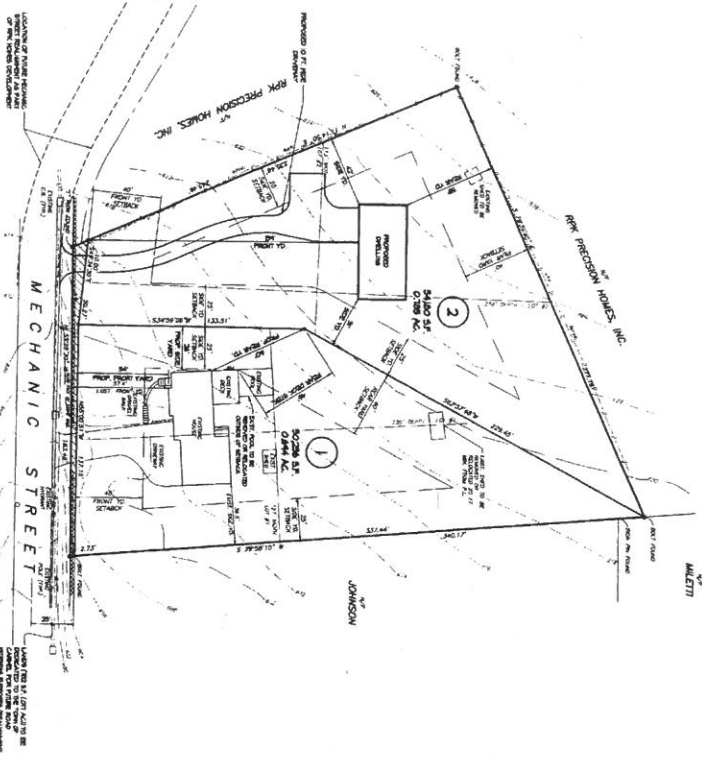
cc: Paul Itzla

Page 3

(L01528)

PUTNAM ENGINEERING, PLLC. Engineers and Architects

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



SUBDIVISION PLAN

1 inch = 50 feet

PERIN & ASSOCIATES, INC.
 ENGINEERS - ARCHITECTS
 4 OLD ROUTE 6, BRIDGEVIEW, NEW YORK 11701
 (516) 338-0100

PERIN & ASSOCIATES, INC. is a duly licensed professional engineering and architectural firm, duly licensed by the State of New York. The undersigned hereby certifies that the above described subdivision plan was prepared by the undersigned or under the direct supervision and control of the undersigned, and that the undersigned is a duly licensed professional engineer and architect by the State of New York.

RECORDING SUBDIVISION REQUIRED FOR:
 ITLA SUBDIVISION
 1/2 MECHANIC STREET
 CITY OF CARLETON
 STATE OF NEW YORK

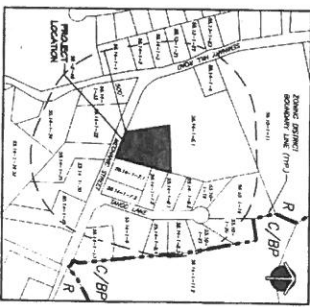


SKETCH
 SUBDIVISION PLAN
 C-110

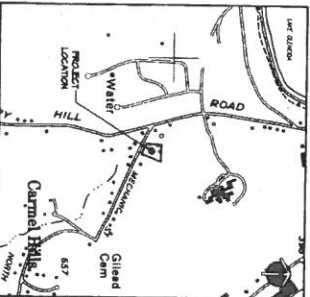
ADJACENTS:

TO THE NORTH: LOT 1, BLOCK 1, CARLETON, NEW YORK
 TO THE SOUTH: LOT 2, BLOCK 1, CARLETON, NEW YORK
 TO THE EAST: LOT 3, BLOCK 1, CARLETON, NEW YORK
 TO THE WEST: LOT 4, BLOCK 1, CARLETON, NEW YORK

LOCATION MAP



AREA MAP



SUBDIVISION PLAN NOTES:

1. THE SUBDIVISION PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2. THE SUBDIVISION PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
3. THE SUBDIVISION PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
4. THE SUBDIVISION PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
5. THE SUBDIVISION PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ZONING SCHEDULE

LOT	AREA (AC)	AREA (SQ FT)	AREA (SQ YD)
LOT 1	0.44	30,256	3368
LOT 2	0.38	26,146	2905
LOT 3	0.38	26,146	2905
LOT 4	0.38	26,146	2905

TABLE OF AREAS:

LOT 1: 0.44 AC
 LOT 2: 0.38 AC
 LOT 3: 0.38 AC
 LOT 4: 0.38 AC

OWNER/APPLICANT APPROVAL

THE SUBDIVISION PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PLANNING BOARD APPROVAL

THE SUBDIVISION PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PRINTED ON REQUEST BY: LAM LING KONG, 95, JALAN KUNING, SINGAPORE 119155
DATE/TIME: AUGUST 2, 2012 11:02:21 AM SGT





















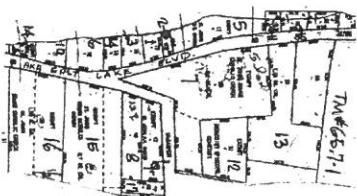
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	STUDIOS	REQUIRED	PROPOSED	VARIOUS
GROSS 1.5 ACRE		1,000 SQFT	3,659 SQFT	NONE
STUD. VARD	15.0 FT	75.66 FT		NONE
STUD. VARD (REAR)	11.5 FT	41.5 FT	6.8 FT	NONE
STUD. VARD (FRONT)	15.0 FT	31.86 FT	5.0 FT	NONE
REAR VARD	15.0 FT	31.86 FT		NONE
LOT WIDTH	30.0 FT	31.15 FT	15.87 FT	NONE
LOT DEPTH	50.0 FT	69.83 FT		NONE
USE:R-50.5 SINGLE*2		28.44	31.86	NONE
FEET (FRONT) (MAX)	10.0 FT	16.0 FT		NONE
FEET (REAR) (MAX)	25.0 FT	25.0 FT		NONE
FEET (SIDE) (MAX)	10.0 SQFT	32.69 SQFT		NONE
MINIMUM SETBACK*	5.05	2.55		3.75

****PACING CALCULATIONS:**
1 SPACE PER 750 SQFT
 $3,059 \text{ SQFT} / 750 \text{ SQFT} = 4.08 \approx 5 \text{ PAVING SPACES}$

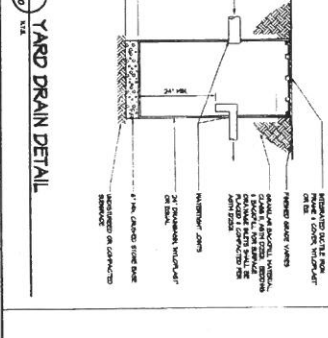
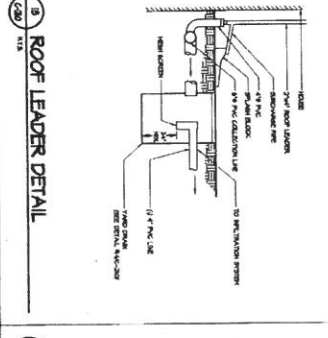
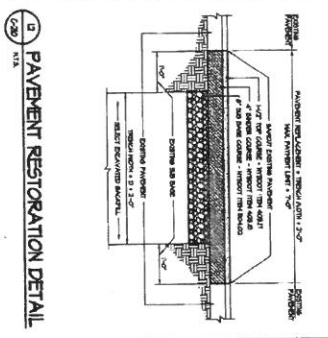
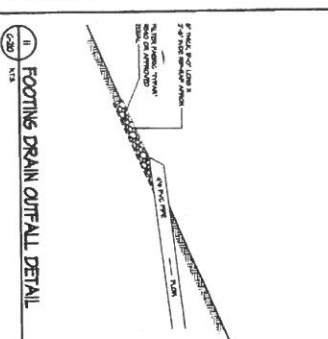
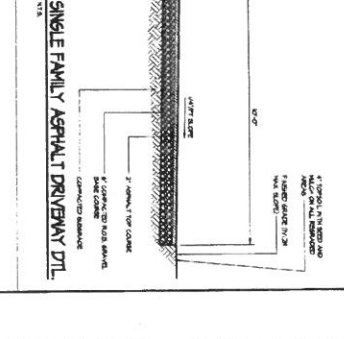
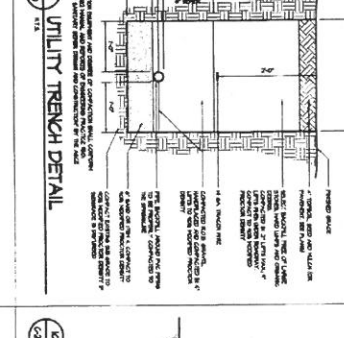
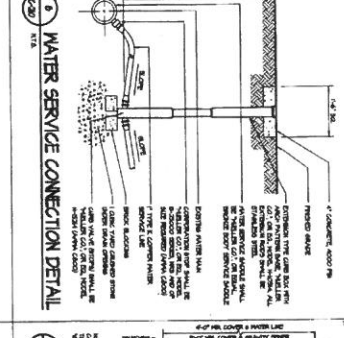
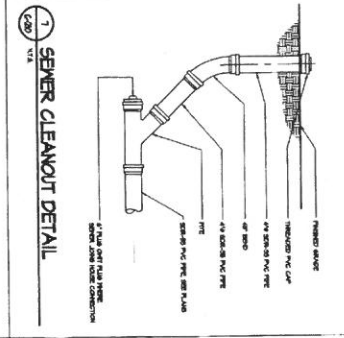
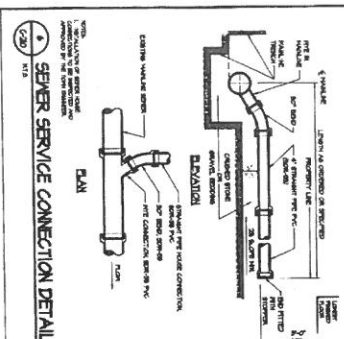
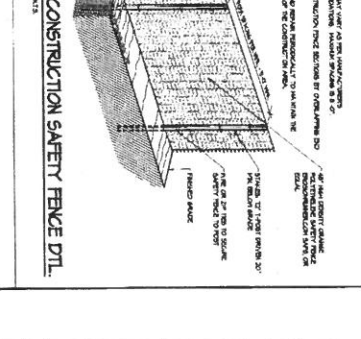
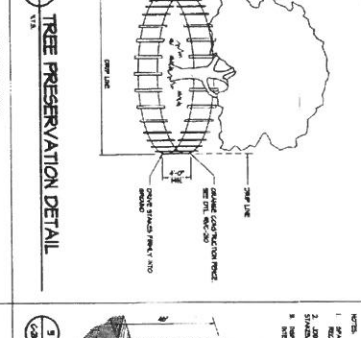
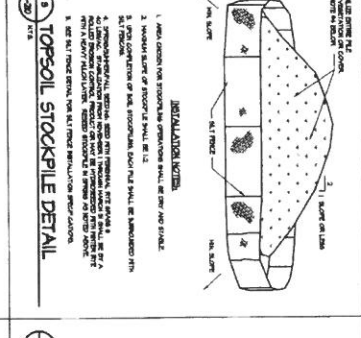
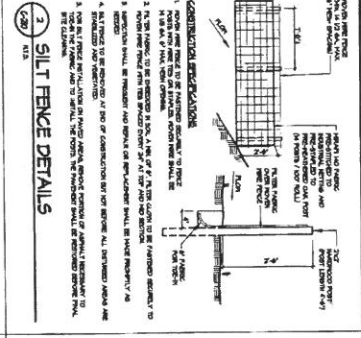
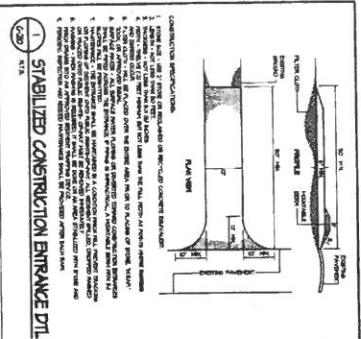


PLANTING SCHEDULE			
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ASBESTOS FURNACE WINDMILL	
PROJECT: KARL & JANIS THIMM	
2. ADDRESS: 2000 NORTH MAZDAWAY RD. 06041 MAZDAWAY, CT 06041 PHONE: (413) 426-2877	
DATE: 08-01-73 BY: J. J. J.	
REVISIONS: 1. 08-01-73 2. 08-01-73 3. 08-01-73 4. 08-01-73 5. 08-01-73 6. 08-01-73 7. 08-01-73 8. 08-01-73 9. 08-01-73 10. 08-01-73	SCALE: 1" = 10'
AS-1011	



PERMANENT ARCHITECTS
440 ROUTE 4, WESTFIELD, NEW YORK 12094
(516) 754-1100 FAX (516) 754-1101

ITZLA SUBDIVISION
440 ROUTE 4, WESTFIELD, NEW YORK 12094
(516) 754-1100 FAX (516) 754-1101

DETAILS
C-210

[illegible]

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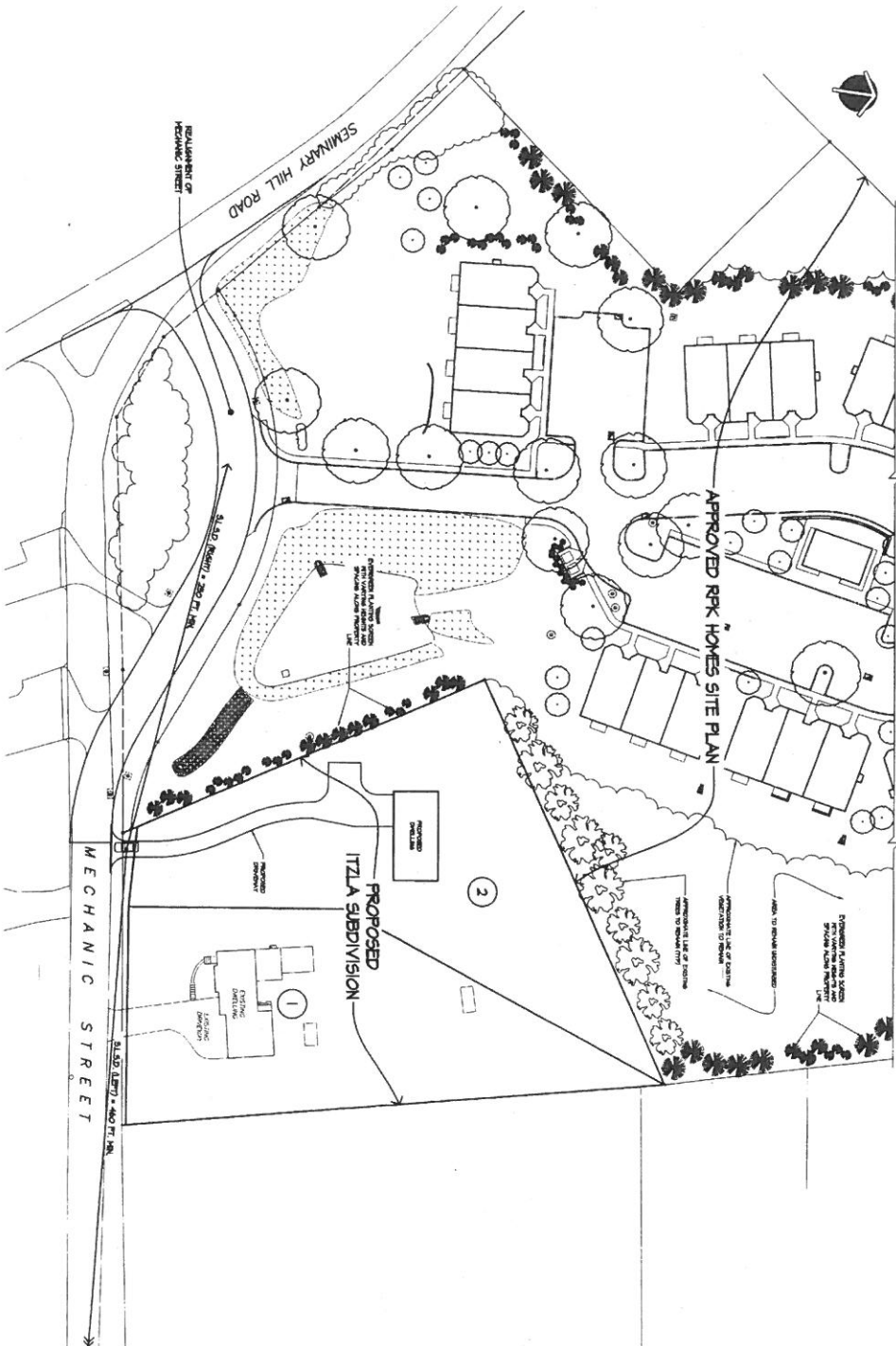
RESIDENTIAL SUBDIVISION PREPARED FOR
ITZLA SUBDIVISION
4 MECHANIC STREET
TOWN OF CANTER
PUTNAM COUNTY, NEW YORK
SUB 1000-10, 30-14 BLOCK 1, LOT 6



DATE	M FEB 3
PROJECT MANAGER	PL
OWNER	PL
DESIGNED BY	PL
SCALE	

COMPOSITE LANDSCAPING
PLAN

C-140



1. MEASURE SHOOT DISTANCE AT INTERSECTION ROADWAY* OF 300 FEET AND NOTED IN TABLE. RECORD EXACT CHAINING OR STATIONING OF POINT OF INTERSECTION.
2. RECORD SHOOT + 50 FEET.
3. FOR ADDED INTERSECTION, RECORD OF MEASURING 300 FEET CHAINING A LOCAL ROAD, RECORD CHAINING A, RECORD CHAINING FOR EXISTING SHOOT DISTANCE. THE RECORD SHOOTING SHOOT DISTANCE FOR 50 FEET IS 300 FEET.

[illegible]

C-130

