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CRAIG PAEPER  
*Vice Chairman*

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CARL STONE  
KIM KUGLER  
RAYMOND COTE

**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*

VINCENT FRANZE  
*Architectural Consultant*

**PLANNING BOARD AGENDA**

**AUGUST 16, 2017**

**MEETING ROOM #2**

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

**PUBLIC HEARING**

1. Sansevera, John – 47 Gleneida Ridge Road	55.5-1-4	08/16/17	07/07/17	Regrading Application
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**SITE PLAN**

2. NY Fuel Distributors (Coco Farms) 1923 Route 6	55.11-1-40		06/20/17	Amended Site Plan
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**MISC.**

3. Yankee Development – Piggott Road	76.15-1-12			Extension of Preliminary Subdivision Approval
4. Thimm, Karl – 232 East Lake Blvd	65.17-1-15			Amendment to Resolution
5. McDonald's USA, LLC -1931 Route 6, Carmel	55.11-1-41			Bond Return
6. Minutes – 07/12/17				



**STONEFIELD**  
engineering & design

August 4, 2017

New York State Department of Transportation  
4 Burnett Boulevard  
Poughkeepsie, NY 12603  
Attn: Gregory Bentley, PE

**RE: Proposed Shell Gasoline Station and CoCo Farms Convenience Market  
Map 55.11, Block 1, Lot 40  
1923 U.S. Route 6  
Town of Carmel  
Putnam County, New York 10512**

Dear Mr. Bentley:

Stonefield Engineering and Design, LLC ("Stonefield") represents NY Fuel Distributors LLC in its application for a NYSDOT Highway Work Permit to reconstruct two driveways along U.S. Route 6 that will serve a new Shell gasoline station and CoCo Farms convenience store. Stonefield has submitted the site plan and supporting documentation to Mr. Rock DeNigro and is presently in Stage III of the Highway Work Permit process.

To date, the site plan has depicted one right-in-only driveway and one right-out-only driveway on U.S. Route 6, as well as the requisite traffic control signs. This is an improvement upon the existing condition in which both driveways are unregulated and provide full-movement access. The subject site also has frontage on Stoneleigh Avenue, a Putnam County roadway, and proposes to maintain a full-movement driveway on this roadway. During the July 12, 2017, work session of the Town of Carmel Planning Board, Chairman Harold Gary suggested that the applicant appeal to the NYSDOT for left-turn ingress directly from U.S. Route 6 so as to improve safety and reduce the amount of traffic that would be otherwise added to the signalized intersection of U.S. Route 6 and Stoneleigh Avenue. Further to this suggestion, Stonefield scheduled and attended a site meeting on August 1, 2017; the people whose names appear at the end of this letter attended the meeting.

The consensus of the meeting attendees was that left-turn ingress is feasible, subject to the NYSDOT's approval, at the easterly driveway on U.S. Route 6. Such a provision is consistent with the access management plan of the immediately adjacent McDonald's fast-food restaurant with drive-through service and the Mobil gasoline station/Dunkin' Donuts with drive-through service situated at 1863 U.S. Route 6 in Carmel, and it should be noted that unlike the McDonald's or Dunkin' Donuts, the proposed development does not proposed drive-through service. Accordingly, Stonefield revised the site plan to depict a left-in/right-in/right-out configuration at the site's easterly driveway on U.S. Route 6; please note that left-turn egress from this driveway would continue to be prohibited. Additionally, at the request of the Town of Carmel's traffic consultant, Dr. John Collins of Maser Consulting, Stonefield updated the traffic analysis based on the new access configuration. The results of the analysis demonstrate that a peak volume of 26 left-turns is expected from U.S. Route 6 and that this movement would operate at Level of Service A. Consequently, the performance of the westbound left-turn movement at the intersection of U.S. Route 6 and Stoneleigh

[stonefieldeng.com](http://stonefieldeng.com)

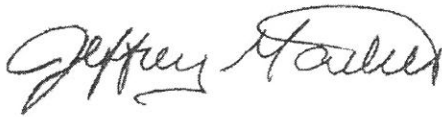
92 Park Avenue, Rutherford, NJ 07070 201.340.4468 t. 201.340.4472 f.

Avenue would experience no change in operating level or delay as there would no longer be a need for the site's customers to make this movement.

The revised site plan and revised traffic analysis are herein enclosed for the NYSDOT's consideration. Stonefield kindly requests that the NYSDOT review the proposal for left-turn ingress at the site's easterly driveway and provide feedback prior to August 16, 2017, which is the date of the next Planning Board meeting.

Thank you for your attention to this matter. Should you have any questions, please do not hesitate to contact our office.

Best regards,



Jeffrey A. Martell, PE  
**Stonefield Engineering and Design, LLC**



Frank A. Filiciotto, PE  
**Stonefield Engineering and Design, LLC**

cc: Danny Porco – NY Fuel Distributors, LLC  
Leo Napior, Esq. – Harfenist Kraut & Perlstein, LLP  
Rock DeNigro – NYSDOT Putnam County Permit Engineer  
Harold Gary – Chairman, Town of Carmel Planning Board  
Craig Paepre – Vice Chairman, Town of Carmel Planning Board  
Richard Franzetti, PE – Town of Carmel Engineering Department  
Dr. John Collins, PE, PhD – Maser Consulting (Traffic Consultant to the Town of Carmel)





# **BIBBO ASSOCIATES, L.L.P.**

*Consulting Engineers*

Joseph J. Buschynski, P.E.

Timothy S. Allen, P.E.

Sabri Barisser, P.E.

July 31, 2017

Town of Carmel Planning Board  
60 McAlpin Avenue  
Mahopac, NY 10541-2340

Attn: Mr. Harold Gary, Chairman

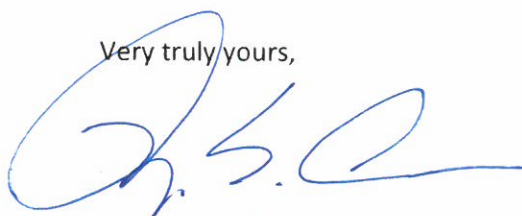
Re: Proposed 14-Lot Subdivision  
Yankee Development, Piggott Road  
TM # 76.15-1-12

Dear Members of the Board:

On behalf of the owners of the above captioned property we are hereby requesting an additional 180-day extension of Preliminary Subdivision Approval. This project was granted a 180 day extension until August 15, 2017. Our client is proceeding with the DEP review process and will ultimately subdivide the property if the residential real estate market continues on its positive trend. A check in the amount of \$500 for the renewal fee will be sent under separate cover.

We respectfully request to be placed on your August 9, 2017 agenda. Should you require any additional information, please feel free to contact me.

Very truly yours,



Timothy S. Allen, P.E.

TSA/mme  
Enclosure

cc: Angelo Luppino  
Michael Sirignano  
File

*Site Design ♦ Environmental*

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Mill Pond Offices · 293 Route 100, Suite 203 · Somers, NY 10589  
Phone: 914-277-5805 · Fax: 914-277-8210 · E-Mail: [bibbo@optonline.net](mailto:bibbo@optonline.net)

Richard J. Franzetti P.E.

06/23/2017

Town Engineer

Re: 232 East Lake Blvd

Mahopac, NY

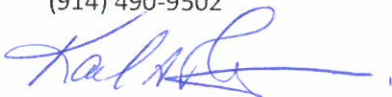
I am looking for your help in a situation that I was told falls under your department. During the past year I addressed the appeals board in Carmel and was granted approval to build a boat house, dock, and pavilion on my property on Lake Mahopac. After reviewing the cost of the project I have decided to just build a boat dock and not building any additional structures. Also there was a bond request to build on the property of \$35,000 for the project and I do not quite understand the exorbitant amount of the bond.

I understand that there no permit needed to build a dock, which again is what I am proposing to do. I am looking to scale down my approval, hopefully without having to go through the process of addressing all of the boards again. I am also looking to have the bond request revoked due to the changes in the project.

Thank you in advance for your help,

Karl Thimm

(914) 490-9502





**McDonald's USA, LLC**  
New York Metro Region  
111 Wood Avenue South, Suite 400  
Iselin, NJ 08830  
Phone: 732-623-8500, Fax: 732-623-8504

August 2, 2017

Town of Carmel  
60 McAlpin Avenue  
Mahopac, New York 10541  
Attention: Harold Gary

**RE: McDonald's Bond Release**  
**Bond# 404008034**  
**US Route 6, Carmel, New York**

Dear Mr. Gary,

Please accept this letter as a formal request for the release of Bond# 404008034 in the amount of \$320,000..

Should you have any questions or require additional information, please do not hesitate to contact me at 908-265-9197 or [gabriela.goncalves@us.mcd.com](mailto:gabriela.goncalves@us.mcd.com).

Sincerely,

Gabriela Goncalves