HAROLD GARY Chairman

CRAIG PAEPRER Vice Chairman

BOARD MEMBERS
ANTHONY GIANNICO
DAVE FURFARO
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 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 OCTOBER 25, 2017 – 7:00 P.M.

# **MEETING ROOM #2**

## TAX MAP # PUB. HEARING MAP DATE COMMENTS

# **PUBLIC HEARING**

1. Central Hudson Gas & Electric Corp – 53.17-1-38 10/25/17 08/30/17 SEQR NEG DEC 340 Bullet Hole Road Resolution

# RESOLUTION

2. NY Fuel Distributors(Coco Farms) -1923 Route 6 55.11-1-40 09/20/17 Amended Site Plan

# MISC.

Charry Subdivision – 85 Washington Road
 Re-Approval of Final Subdivision Approval
 Ronin Property Group – Secor Road
 Goncalves, Duarte – 16 Brookdale Road
 Re-Approval of Final Subdivision Approval
 Bond Return/ Reduction
 Regrading Application

6. Minutes - 09/27/17

# Trombetta, Rose

From:

Jonathan Charry < jcharry@newenergygl.com>

Sent:

Monday, October 16, 2017 2:39 PM

To:

Trombetta, Rose

Subject:

Sub-division re-approval -

Rose:

I am writing to request that you please put me on the Agenda for the next available Town Planning Board meeting, October 25<sup>th</sup>, for a re-approval of the subdivision at 85 Washington Road in Carmel for sale to the NYC DEP. Thank you for your assistance in this matter.

Charry Subdevision

Regards, Jonathan

Jonathan M. Charry, Ph.D. Senior Managing Director

NewEnergy Global LLC 275 Madison Avenue 14<sup>th</sup> Floor New York, NY 10016

O: 212-878-8890 | M: 917-359-5066 | E: jcharry@newenergygl.com

"Clean Energy and Sustainable Growth for the 21st Century"

# JOHN KARELL, JR., P.E. 121 CUSHMAN ROAD PATTERSON, NEW YORK, 12563

845-878-7894 FAX 845 878 4939

jack4911@yahoo.com

October 13, 2017

Harold Gary, Chairman Town of Carmel Planning Board Town Hall Mahopac, New York, 10541

Re: Bond Return

Ronin, Secor Road TM # 74.11-1-20

It is hereby requested that the Board return a portion of the performance bond previously posted for the above captioned project. Attached is a copy of the bond spreadsheet. My inspection on October 10, 2017 indicated that the all the items have been satisfactorily installed except for the following:

1.	Wheel stops	\$350.00
2.	Traffic Control signs	250.00
3.	Handicapped parking signs	300.00
4.	Business sign	1,000.00
5.	Bollards	300.00
6.	Refuse enclosure	500.00
7.	Landscaping	3,000.00

Total amount of items to be installed. \$5,700.00

Therefore, it is requested that the bond be reduced from \$189,000.00 to \$183,300.00

John Karell, Jr., P.E.





T: (914) 736-3664 F: (914) 736-3693

October 11, 2017

Harold Gary, Chairman Town of Carmel Planning Board 60 McAlpin Avenue Mahopac, NY 10541

Re: Regrading Application

Goncalves

16 Brookdale Road

Dear Chairman Gary and Members of the Planning Board:

Find enclosed the following information for the above referenced application for an Amended Site Development Plan:

- <u>Eleven</u> copies of the Application Form.
- 2. <u>Eleven</u> copies of the Short Environmental Assessment Form.
- 3. Two copies of the Disclosure Addendum Statements.
- 4. Five copies of the Fill Site Plan.
- 5. Application fee of \$300.
- 6. One copy of the Letter of Authorization.

The Site Plan was prepared pursuant to a Stop Work Order issued to the Applicant for bringing fill onto the property. Soils testing is currently being performed and the results are pending.

The fill is located in the rear yard and was brought on site to fill a depression. No excavation is being performed as part of this application. It is estimated that approximately 100-150 yards of material was brought on site with a total disturbed area of approximately 4,000 square feet or approximately 0.1 acres. The site is protected with a perimeter silt fence and much of the filled area has a vegetative cover at this point.

The proposal is to only level and smooth out the material on site to eliminate the depression, provide seed and mulch.

We look forward to discussing the project at the October 25, 2017 Planning Board meeting. Should you have any questions or require additional information, please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted

Keith C. Staudohar Project Engineer

cc: Duarte Goncalves, w/ encl.

pb-carmel-goncalves-16 brookdale road-fill plan-initial submission-ks-20171011.doc



T:(914) 736-3664 F:(914) 736-3693

# LETTER OF AUTHORIZATION

DATE:October 11, 2017

TO: Town of Carmel

60 McAlpin Avenue Mahopac, NY 10541

RE: Lands of Duarte Gonclaves

TMD Section 74.12, Block 02; Lot 61

16 Brookdale Road Town of Carmel, NY

This letter is to authorize Cronin Engineering, P.E., P.C., a duly licensed professional engineering firm in the State of New York to represent me, produce all necessary Site Development Plans, reports and other pertinent documents and to sign all necessary papers on my behalf in connection with the above noted property.

Signed:

Duarte Goncalves

Owner:

Duarte Goncalves. 16 Brookdale Road Mahopac, NY 10541



# PLANNING BOARD Town of Carmel - Town Hall Mahopac, NY 10541 (845) 628-1500

# REGRADING APPLICATION

SUBMIT 11 APPLICATIONS, 11 SHORT EAF FORMS, 2 DISCLOSURE ADDENDUM STATEMENTS, 5 SITE PLANS & APPROPRIATE FEE.

Date Submitted: 10.11.17	Tax Map # 74.12-02-61
CommercialResidentialOther	
Name of Applicant: DUARGE GONCAWES	_Applicant's Signature: *
Applicant's Address: 16 BROSDALE ROAD	Telephone Number: 914-490-4955
Name of Present Owner if Different from Applicant:_	
Address:	Telephone Number:
Person who Prepared Map: CRONIN ENGINEER	NG DE.PC.
Address: 39 APLOLANE, COLTLANST MA  NY 10567  Size of Lot: £0.63 Description of Propo	NOR Telephone Number: 914-736-3664
TO ELIMINATE DEPILESSION IN YA	
Refer to Attached Town of Carmel Code for Further R	egulations and Requirements.
Amount of Fee Paid: (Up to 5 acres \$300.00)	\\$ <u>300</u> -
Over 5 Acres \$300.00 Plus \$40.00 an Acre	\$

# 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				
Duarte Goncalves				
Name of Action or Project:				
Site Plan for a regrading application				
Project Location (describe, and attach a location map):				
16 Brookdale Road, Town of Carmel				
Brief Description of Proposed Action:				
Project involves the minor regrading of a portion of a rear yard to fill in a depress yards and 0.1 acres of land disturbance.	ion area	. Total of approximately	100-150 cub	ic
	-			
Name of Applicant or Sponsor:	Telepl	hone: 914-736-3664 (Cr	ronin Engine	eering)
Cronin Engineering P.E. P.C.	E-Mai	il: keith@croninen	ngineering.n	et
Address:				
39 Arlo Lane				
City/PO:		State:	Zip Code:	
Cortlandt Manor		NY	1056	7
1. Does the proposed action only involve the legislative adoption of a plan, le	ocal law	v, ordinance,	NO	YES
administrative rule, or regulation?  If Yes, attach a narrative description of the intent of the proposed action and	the env	ironmantal racourace th	at   [7]	
may be affected in the municipality and proceed to Part 2. If no, continue to	questio	on 2.	at 🗸	
2. Does the proposed action require a permit, approval or funding from any	other go	overnmental Agency?	NO	YES
If Yes, list agency(s) name and permit or approval: Town of Carmel - Regrading Permit				<b>✓</b>
b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned	+-0.63 +-0.09	acres acres		
or controlled by the applicant or project sponsor?	+-0.63	acres		
4. Check all land uses that occur on, adjoining and near the proposed action.  ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commo ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (☐ Parkland)	ercial	☑Residential (suburba	an)	

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?	H	<b>✓</b>	
6. Is the proposed action consistent with the predominant character of the existing built or natural		NO	YES
landscape?			<b>✓</b>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Ar	ea?	NO	YES
If Yes, identify:			
		$\checkmark$	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
h Ara muhlia transportation service(s) essilable et essential is Col.		<b>✓</b>	
b. Are public transportation service(s) available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed act	ion?	<b>V</b>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:		NU	IES
and technologies.			<b>V</b>
			<b>V</b>
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
		110	TES
If No, describe method for providing potable water:		$\checkmark$	
Potable water via exisiting drilled well.		V	
11 Will the proposed action connect to avicting west-water diliting		NO	******
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
Wastewater treatment via existing sewage treatment system.		$\checkmark$	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES
		$\checkmark$	
b. Is the proposed action located in an archeological sensitive area?	-		1
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain		NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?			
			$\checkmark$
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:			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check a	l that a	pply:	
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-succession		rr-y-	
☐ Wetland ☐ Urban ☑ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	VEC
by the State or Federal government as threatened or endangered?	-	NO	YES
by the state of rederal government as threatened of endangered?	ĺ	$\checkmark$	
16. Is the project site located in the 100 year flood plain?		NO	YES
	f	1	
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
If Yes,	-		
a. Will storm water discharges flow to adjacent properties?		$\checkmark$	
h Will storms mater Earland a Land Land Land Land Land	-		TGA THE
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains	)?		
If Yes, briefly describe:			
stormwater will drain as it currently does			

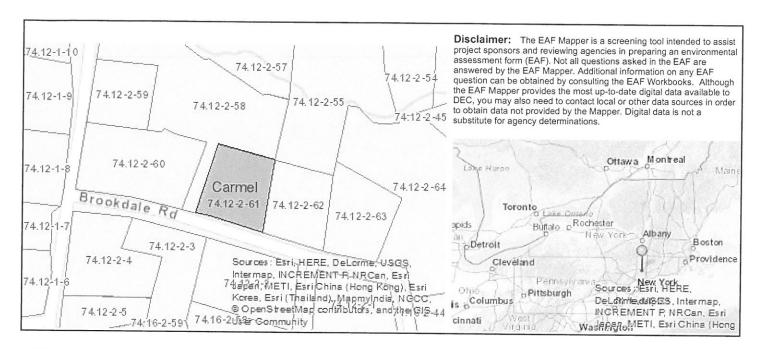
No. c	r Mo	derate
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all questions in Part 2 using the information contained in Part 1 and other materials submitted by the project spotherwise available to the reviewer. When answering the questions the reviewer should be guided by the corresponses been reasonable considering the scale and context of the proposed action?"	nsor or	
Applicant/sponsor name: Cronin Engineering P.F. P.C. / Keith Staudohar Date: 10-7	1-17	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE KNOWLEDGE	E BEST O	F MY
T Tes, describe.	-   🗸	
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
	- <b>V</b>	
solid waste management facility?  If Yes, describe:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed	NO	YES
Tres, explain purpose and size.		
water or other liquids (e.g. retention pond, waste lagoon, dam)?  If Yes, explain purpose and size:		
18. Does the proposed action include construction or other activities that result in the impoundment of	NO	YES

		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?	<b>✓</b>	
2.	Will the proposed action result in a change in the use or intensity of use of land?	<b>✓</b>	
3.	Will the proposed action impair the character or quality of the existing community?	<b>✓</b>	
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<b>✓</b>	
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?	<b>✓</b>	
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?	<b>√</b>	
7.	Will the proposed action impact existing: a. public / private water supplies?	<b>✓</b>	
	b. public / private wastewater treatment utilities?	$\checkmark$	
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<b>✓</b>	
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<b>✓</b>	

	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?	<b>V</b>	
11. Will the proposed action create a hazard to environmental resources or human health?	<b>√</b>	
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain the proposed action may or will not result in a significant adverse anxious may be also significant adverse anxious may be a significant adverse anxious ma	plain why a	particular

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.

that the proposed action may result in one or more pote environmental impact statement is required.	rmation and analysis above, and any supporting documentation.
Town of Carmel Planning Board	10-11-17
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)



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

#### EROSION & SEDIMENT CONTROL NOTES

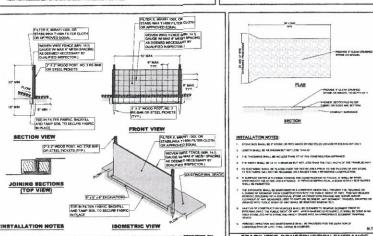
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PARAMA

ENGINEER'S NOTES TO OWNER AND/OR CONTRACTOR

EHOLICH AND INCIDINENT CONTROL WASSURES AS SHOWN IN THIS FLAN SET SHALL BE IN PLACE PRIOR TO THE COMMERCIANT OF ANY SITE WORK, IF UNFORESEEN FIELD CONSTRONG ARE PRODUCTIONS WHEN ANY PRO-



# STABILIZED CONSTRUCTION ENTRANCE





#### REGRADING AND EROSION CONTROL PLAN SCALE: 1" = 30

#### GENERAL NOTES

- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY AND IS BASED ON THE PUTNAM COUNTY GIS BYSTEM (E-PARCEL)
- IT IS THE OWNERS RESPONSABILITY TO ENSURE THAT ALL WORK IS PERFORMED ON THE OWNERS PROPERTY AND THAT THERE IS NO ENCROACHMENT INTO MEIGHBORING PROPERTIES.
- THIS PLAN IS FOR THE RE-GRADING AND STABILIZATION OF THE FILL ONLY. NO EXCAVATION IS PERMITTED OR IMPLIED BY THIS PLAN
- 4 NO TREES ARE TO BE REMOVED AS PART OF THIS PLAN. S IT IS THE OWNER/APPLICANT'S RESPONSIBILITY TO BE IN COMPLIANCE WITH THE PERMIT.

#### REFERENCE NOTE

REFERENCE IS MADE TO THE NOTICE OF VIOLATION BTOP WORK ORDER ISSUED TO THE PROPERTY OF FROM THE TOWN OF CARMEL, DATED JULY 07, 2011

#### SITE NOTE

ALLOCATIONS SHOWN HEREON ARE APPROXIMATE AND ELBECT TO FREID VERHICATION PROFIT TO ANY HISTALLATION OF OAK COMPONENT SHOWN ON THESE PLANE. THE CONTRACTOR IS RESPONDED TO ENSURE THAT ALL COMPONENTS OF OWN HEREON CAN BE REMEMBERED AS SHOWN

### REGRADING SCHEDULE

- NO OPERATION SHALL BE PERMITTED ON BUNDAY OR BEFORE 8:00 AM OR AFTER 5:00 PM ON OTHER DAYS
- OBTAIN REQUIRED PERMIT(S) (I.E. BUILDING PERMIT NYSDEC STORMMATER PERMIT, EXCAVATION PERMIT & ANY CITIER PERMITS NECESS. FOR THE REMEDIATION OF THE BITE. RETAIN THE BERVICES OF A QUALIFIED INSPECTOR. PRIOR TO ANY WORK ON BITE, A SITE MEETING. SHALL BE CONDUCTED WITH THE FORM STORMANDER OFFICER.
- IDENTIFY THE MATERIAL TO BE REMOVED FROM THE SITE, IF NECESSARY
- TREES TO BE PRESERVED, IF ANY, ARE TO SE CLEARLY MARKED & PROTECTED FROM CONSTRUCTION
- I INSTALL THE NECESSARY FROSON AND SEDMENT CONTROL PRACTICES AS INVOME HEREON AND AS DISCURSED AT THE SITE MISETAN R-EGRACE FILL TO FILL IN THE CIP. CORDON OFF AREAS OF THE PROPERTY THAT ARE NOT TO BE DISTURBED WITH ORANGE CONSTRUCTION FENCING.
- ONCE MATERIAL IS GRADED TO FINAL CONTOURS. SEED AND MULCH ALL EXPOSED AREAS.
- PROCEED TO RECLAIMING THE DISTURBED LAWN AREAS, TOP SOIL AS NECESSARY, SEED AND MULCH.
- O ALL EROSION AND SEDMENT CONTROL PRACTICES SHALL REMAIN IN PLACE AND IN GOOD WORKING CONDITION UNTIL ALL DISTURBED AREA ARE STABILIZED WITH A VEOFTATIVE COVER
- I UPON SUCCESSFUL COMPLETION OF THE PERMIT CONDITIONS AND REMEMBIATION OF THE SITE, THE OWNER SHALL HOTTPY THE YOUR OF

SITE LOCATION MAP SCALE: 1" = 250

> Dig Safely. **New York** 800-982-7962



SCALE: 1" = 30 FT.

OWNER/DEVELOPER **DUARTE GONCALVES** 16 BROOKDALE ROAD MAHOPAC, NY 10541 (TOWN OF CARMEL)

REVISIONS

MUNICIPAL TAX IDENTIFICATION:

HECKED: KCS PROJECT: GONCALVES

170704

**CRONIN ENGINEERING** (914) 736-3664

39 Ario Lane Cortlandt Manor, New York 10567

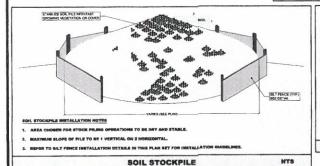
REGRADING AND EROSION CONTROL PLAN

SITE DEVELOPMENT PLAN FOR

16 BROOKDALE ROAD

LOCATION: TOWN OF CARMEL, NEW YORK 10512

SHEET 1 OF 1



UNROLL A RECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (POWNHILL) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF STORM WATER PLOW).

DRIVE THE POST INTO THE GROUND UNITL THE NETTING IS APPROXIMATELY 2 INCHES FROM

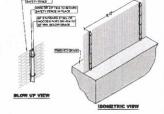
PREFABRICATED UNITS SHALL BE OF TYPE SECTAS, SHVIROPENCE, OR APPROVED EQUIVALENT

SILT FENCE INSTALLATION

LAY THE TOS-IN PLAF OF PASSIC PLAY IN THE BOTTOM OF THE TRENCH AND SACKPEL THE TRENCH AND TAME THE BOIL OVER THE FLAF TO SECURELY HOLD THE FABRIC OF PLACE. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.

JOIN RECTIONS AS SHOWN ABOVE.

INSTALLATION NOTES



CONSTRUCTION SAFFTY FENCE INSTALLATION NO