

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 – 340 Bullet Hole Road	53.17-1-38	10/25/17	08/30/17	SEQR NEG DEC Resolution
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RESOLUTION

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

3. Charry Subdivision – 85 Washington Road	54.19-1-1		10/2014	Re-Approval of Final Subdivision Approval
4. Ronin Property Group – Secor Road	74.11-1-20			Bond Return/ Reduction
5. Goncalves, Duarte – 16 Brookdale Road	74.12-2-61		10/11/17	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 - *Charry Subdivision*

Rose:

I am writing to request that you please put me on the Agenda for the next available Town Planning Board meeting, October 25th, 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.

Regards,
Jonathan

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

NewEnergy Global LLC
275 Madison Avenue
14th 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.

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:

1. Eleven copies of the Application Form.
2. Eleven 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

LETTER OF AUTHORIZATION

DATE: October 11, 2017

TO: Town of Carmel
60 McAlpin Avenue
Mahopac, NY 10541

RE: Lands of Duarte Goncalves
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:


x _____
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

Commercial _____ Residential ☒ Other _____

Name of Applicant: DUARTE GONCALVES Applicant's Signature: [Signature]

Applicant's Address: 16 BROODALE ROAD Telephone Number: 914-490-4955

Name of Present Owner if Different from Applicant: _____

Address: _____ Telephone Number: _____

Person who Prepared Map: CRONIN ENGINEERING P.E.-P.C.

Address: 39 ARLO LANE, CORTLANDT MANOR Telephone Number: 914-736-3664

NY 10567

Size of Lot: ± 0.63 Description of Proposed Work & Purpose: REGRADE FILL

TO ELIMINATE DEPRESSION IN YARD, NO EXCAVATION.

.....
Refer to Attached Town of Carmel Code for Further Regulations and Requirements.

Amount of Fee Paid: (Up to 5 acres \$300.00) ☒ \$ 300 -

Over 5 Acres \$300.00 Plus \$40.00 an Acre \$ _____

617.20
Appendix B
Short Environmental Assessment Form

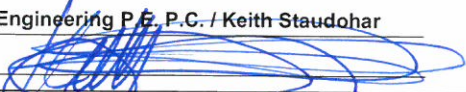
Instructions for Completing

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 depression area. Total of approximately 100-150 cubic yards and 0.1 acres of land disturbance.							
Name of Applicant or Sponsor: Cronin Engineering P.E. P.C.		Telephone: 914-736-3664 (Cronin Engineering) E-Mail: keith@croninengineering.net					
Address: 39 Arlo Lane							
City/PO: Cortlandt Manor		State: NY	Zip Code: 10567				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Carmel - Regrading Permit			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		+0.63 acres					
b. Total acreage to be physically disturbed?		+0.09 acres					
c. Total acreage (project site and any contiguous properties) owned 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. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Potable water via existing drilled well.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Wastewater treatment via existing sewage treatment system.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES stormwater will drain as it currently does			

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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Cronin Engineering P.E. P.C. / Keith Staudohar</u> Date: <u>10-11-17</u>		
Signature: 		

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

	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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

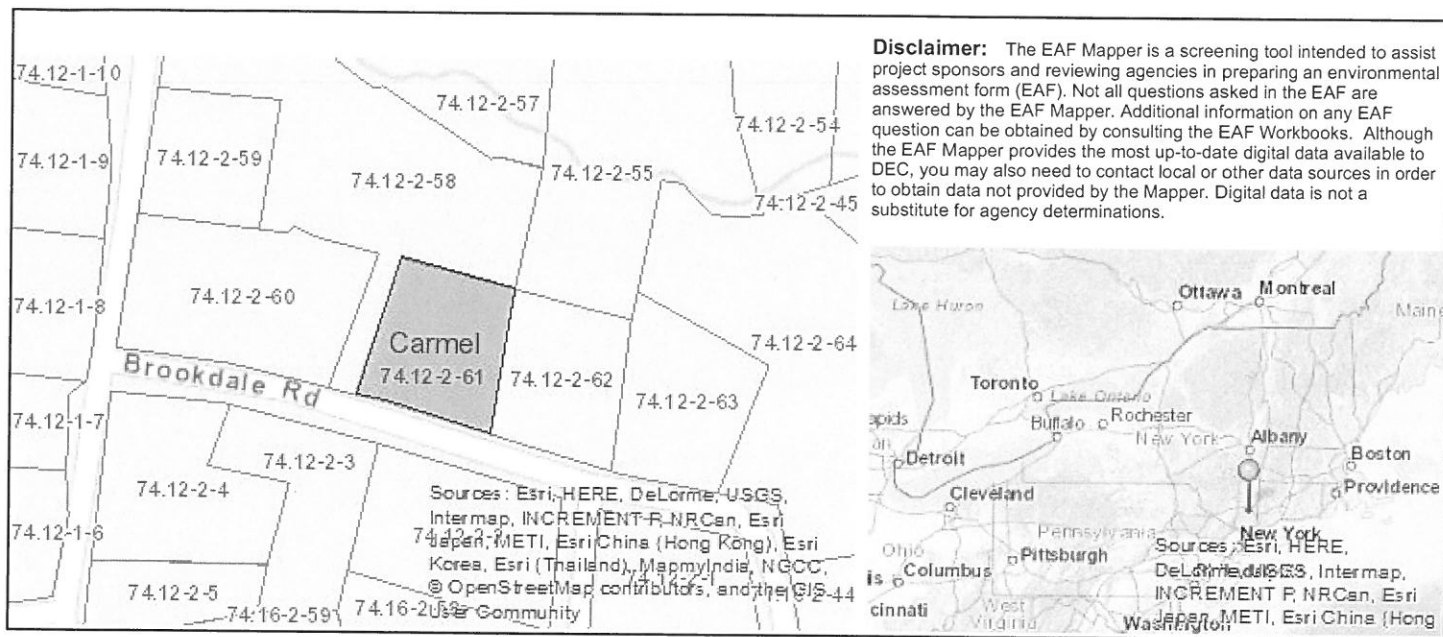
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant 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.						
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;"> Town of Carmel Planning Board <hr/> Name of Lead Agency </td> <td style="width: 50%; text-align: center;"> 10-11-17 <hr/> Date </td> </tr> <tr> <td style="text-align: center;"> <hr/> Print or Type Name of Responsible Officer in Lead Agency </td> <td style="text-align: center;"> <hr/> Title of Responsible Officer </td> </tr> <tr> <td style="text-align: center;"> <hr/> Signature of Responsible Officer in Lead Agency </td> <td style="text-align: center;"> <hr/> Signature of Preparer (if different from Responsible Officer) </td> </tr> </table>		Town of Carmel Planning Board <hr/> Name of Lead Agency	10-11-17 <hr/> Date	<hr/> Print or Type Name of Responsible Officer in Lead Agency	<hr/> Title of Responsible Officer	<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)
Town of Carmel Planning Board <hr/> Name of Lead Agency	10-11-17 <hr/> Date						
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<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)						

PRINT

EAF Mapper Summary Report

Monday, October 09, 2017 11:01 AM



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

