

CRAIG PAEPRER  
*Chairman*

ANTHONY GIANNICO  
*Vice Chairman*

**BOARD MEMBERS**

DAVE FURFARO  
CARL STONE  
KIM KUGLER  
RAYMOND COTE  
ADAM BASULJEVIC

**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*

**PLANNING BOARD AGENDA  
FEBRUARY 13, 2019 – 7:00 P.M.**

**MEETING ROOM #2**

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

**SITE PLAN**

1. Romash, Rick – 19 Fair Street	44.14-1-47	1/23/19	Residential Site Plan
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**MISCELLANEOUS**

2. RPK Precision Homes, Inc.	55.14-1-15		Bond Reduction
3. Yankee Development – Piggott Road	76.15-1-12		Extension of Preliminary Subdivision Approval
4. Racek, Tom – 65 Secor Road	74.11-1-11		Waiver of Site Plan Application
5. Minutes – 01/23/19			



February 5, 2019

Craig Paepre & Members of the Planning Board  
Town of Carmel  
60 McAlpin Ave  
Mahopac, NY 10541

Re: Romash  
19 Fair Street  
TM# 44.14-1-47

Dear Mr. Paepre & Members of the Board,

At the Zoning Board meeting of January 24, 2019, the use variance and the area variances requested were all approved. Therefore, on behalf of my client, I would appreciate it if you would schedule a public hearing for Wednesday, February 27. At the same time, we would appreciate if the approval resolution can be adopted.

Thank you in advance for your cooperation. If you have any questions, please don't hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Joel Greenberg", is written over the typed name and initials.

Joel Greenberg  
JLG:TMZ





Formerly Hopkins  
Formerly Granier  
Now or formerly Grana  
Line 1230 up 320

Now or formerly Society  
Baptist Burial Ground

Formerly Sloat  
Formerly Piazza & Diggins

Formerly Piazza & Diggins  
Now or formerly United States Postal Service

FAIR C.R. 60 STREET

LOCATION OF EXIST. WATER & SEWER LINES

PROPERTIES - 500'

44.14-1-46 Lento Corp 51 Glenville Dr Carmel, NY 10512	44.14-1-48 Carmel Fire Dept Inc 34 Glenville Ave Carmel, NY 10512	44.14-1-49 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-50 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-51 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512
44.14-1-52 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-53 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-54 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-55 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-56 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512
44.14-1-57 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-58 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-59 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-60 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-61 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512
44.14-1-62 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-63 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-64 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-65 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-66 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512

SITE PLAN - 1"=150'  
BASED ON SURVEY BY BADEY DIVISION  
DATED APRIL 27, 2004

44.14-1-67 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-68 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-69 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-70 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-71 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512
44.14-1-72 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-73 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-74 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-75 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-76 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512
44.14-1-77 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-78 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-79 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-80 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-81 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512
44.14-1-82 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-83 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-84 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-85 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512	44.14-1-86 Hess Woodland Trak Amenity Office 100 Glenville Ave Carmel, NY 10512

PROPERTY OWNER: RICHARD ROMASH  
PROPERTY LOCATION: RANRIC ENTERPRISE CORP  
197 FAIR STREET  
CARMEL, NY 10512

ZONE: C

PROPOSED USE: 2 OFFICES & 1 APARTMENT  
EXISTING OFFICE-CONVERT TO APARTMENT  
3 BEMPOTERS  
44.14-1-7

1. TAX MAP NO:  
2. WATER/SEWER:  
DISTRICTS:

TOWN SEWER & TOWN WATER  
CARMEL SCHOOL DISTRICT

ZONING PROVISION	REQUIRED	EXISTING	VARIANCE
LOT AREA	40,000	18,000 (EXIST)	23,991 SF
LOT WIDTH	200FT	52FT (EXIST)	148 FT
LOT DEPTH	200FT	320FT	NONE
FRONT YARD SIDE YARD SIDE YARD	40FT 25 FT 25 FT	23.5FT (EXIST) 20.3FT (EXIST) 5.6 FT (EXIST)	16.5 FT 4.7 FT 19.4 FT
REAR YARD	30FT	235FT	NONE
HEIGHT DRIVEWAY WIDTH	35FT 24 FT	24FT 20.5 FT	NONE 3.5 FT
LOT COVERAGE	30%	5.9%	NONE
OFF STREET PARKING	2/APARTMENT 4 REQUIRED	1 REQUIRED	NONE
OFFICE 1200SF 5 REQUIRED	900SF	10 PROVIDED	NONE
ADA PARKING	1 REQUIRED	1 SPACE	NONE

**ARCHITECTURAL**  
DRAWINGS

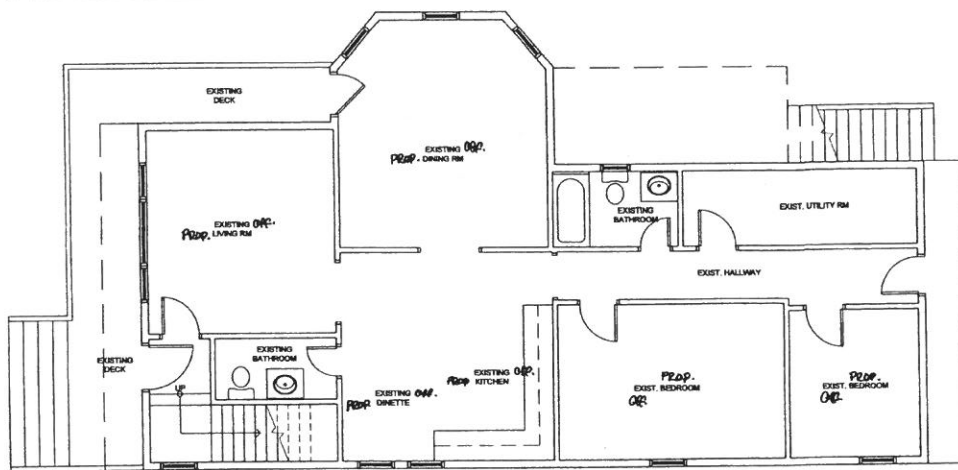
2 MURDOCK ROAD NORTH  
MAHOPEAC, NY 10541  
P: 845-628-0813  
F: 845-628-2807  
info@architectural-drawings.com

**PROJECT:**  
ROMASH  
197 FAIR STREET  
CARMEL, NY 10512  
TAX MAP NO. 44.14-1-7

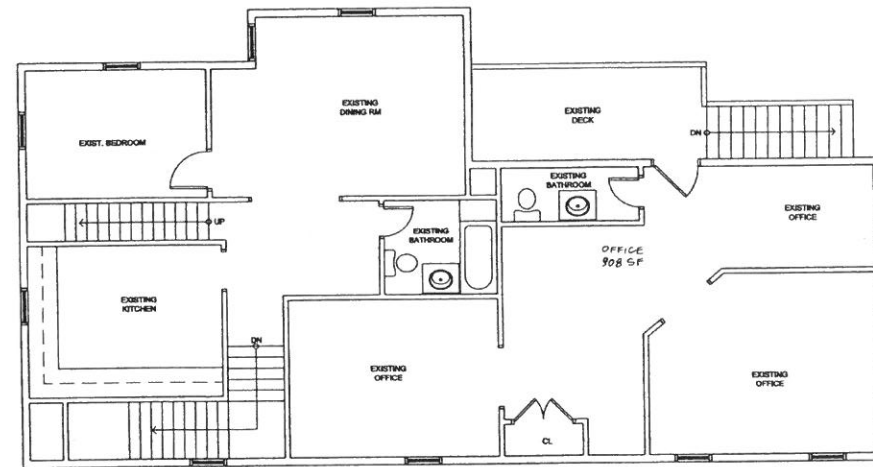
**EXISTING SITE PLAN**

SCALE: AS NOTED  
DRAWN BY: J.M.  
CHECKED BY: J.M.  
DATE: 11/13/04  
PROJECT NO. 20-10-154

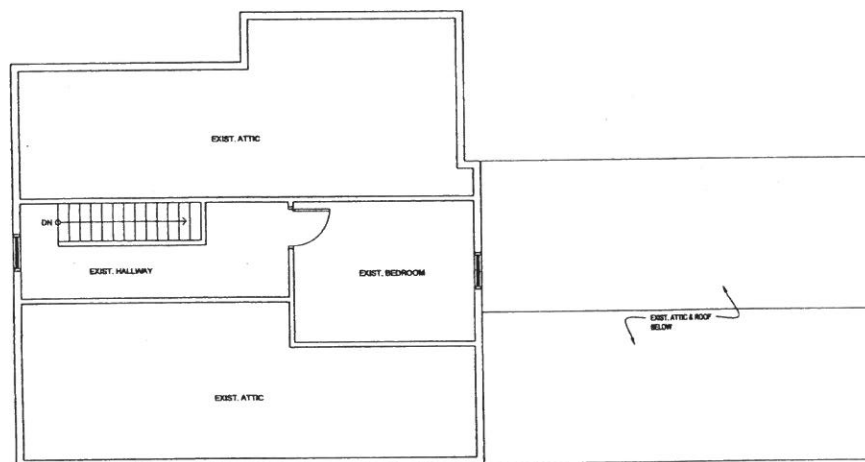
**A-100s**



1 First Floor Plan - 1st Flr  
1/8" = 1'-0"



2 Second Floor Plan  
1/8" = 1'-0"



3 Attic Floor Plan  
1/8" = 1'-0"

#### SITE DATA NOTES

PROPERTY OWNER: RICHARD ROMASH  
PROPERTY LOCATION: RANRIC ENTERPRISE CORP  
197 FAIR STREET  
CARMEL, NY 10512

ZONE: C

PROPOSED USE: 2 OFFICES & 1 APARTMENT  
EXISTING OFFICE - CONVERT TO APARTMENT - *USE VARIANCE REQ'D TO REMAIN COMMERCIAL*  
3 EMPLOYEES

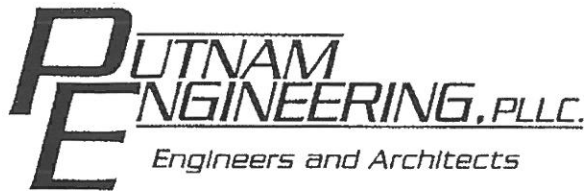
1. TAX MAP NO: 44.14-1.47

2. WATER/SEWER: TOWN SEWER & TOWN WATER

DISTRICTS: CARMEL SCHOOL DISTRICT

<b>ARCHITECTURAL VISIONS</b> A GREENWICH DESIGN GROUP 2 MURDOCK ROAD NORTH MAHOPAC, NY 10541 TEL: 845-828-8513 FAX: 845-828-2807 WWW.AVDESIGN.COM	
<b>PROJECT:</b> ROMASH PROJECT ADDRESS: 197 FAIR ST. CARMEL, NY 10512 TAX MAP NO. 44.14-1.47	
<b>EXISTING FLOOR PLANS</b>	
SCALE: 1/8" = 1'-0" 1/4" = 1'-0" 1/2" = 1'-0" 3/4" = 1'-0" 1" = 1'-0" 1 1/2" = 1'-0" 2" = 1'-0" 3" = 1'-0" 4" = 1'-0" 6" = 1'-0" 8" = 1'-0" 12" = 1'-0" 18" = 1'-0" 24" = 1'-0" 36" = 1'-0" 48" = 1'-0" 60" = 1'-0" 72" = 1'-0" 84" = 1'-0" 96" = 1'-0" 108" = 1'-0" 120" = 1'-0" 144" = 1'-0" 168" = 1'-0" 192" = 1'-0" 216" = 1'-0" 240" = 1'-0" 264" = 1'-0" 288" = 1'-0" 312" = 1'-0" 336" = 1'-0" 360" = 1'-0" 384" = 1'-0" 408" = 1'-0" 432" = 1'-0" 456" = 1'-0" 480" = 1'-0" 504" = 1'-0" 528" = 1'-0" 552" = 1'-0" 576" = 1'-0" 600" = 1'-0" 624" = 1'-0" 648" = 1'-0" 672" = 1'-0" 696" = 1'-0" 720" = 1'-0" 744" = 1'-0" 768" = 1'-0" 792" = 1'-0" 816" = 1'-0" 840" = 1'-0" 864" = 1'-0" 888" = 1'-0" 912" = 1'-0" 936" = 1'-0" 960" = 1'-0" 984" = 1'-0" 1008" = 1'-0" 1032" = 1'-0" 1056" = 1'-0" 1080" = 1'-0" 1104" = 1'-0" 1128" = 1'-0" 1152" = 1'-0" 1176" = 1'-0" 1200" = 1'-0" 1224" = 1'-0" 1248" = 1'-0" 1272" = 1'-0" 1296" = 1'-0" 1320" = 1'-0" 1344" = 1'-0" 1368" = 1'-0" 1392" = 1'-0" 1416" = 1'-0" 1440" 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10000" = 1'-0" 	SCALE: AS NOTED DRAWN BY: [NAME] CHECKED BY: [NAME] PROJECT NO.: [NUMBER] SHEET NO.: 100

A-10C



February 4, 2019

Mr. Craig Paepre, Chairman  
Town of Carmel Planning Board  
Carmel Town Hall  
60 McAlpin Avenue  
Mahopac, NY 10541

Re: Bond Reduction  
RPK Precision Homes, Inc.  
Seminary Hill Road/Mechanic Street  
Carmel, NY

Dear Chairman Paepre and Members of the Board:

Site work is progressing with approximately seventy four (74) percent of the work completed. A line item breakdown has been provided to the Town Engineer for his review and determination.

Construction Estimate: \$773,000.00

Construction Completed: \$573,154.20

Balance to Complete: \$199,845.80

With 74% of the site improvements completed, we ask that the construction bond be reduced from \$773,000.00 to \$200,000.00 at this time.

Thank you for your consideration in this matter.

Sincerely,

PUTNAM ENGINEERING, PLLC

A handwritten signature in black ink, appearing to be 'PML', written over a horizontal line.

Paul M. Lynch, P.E.

PML/rrm

(L1820)

RPK PRECISION HOMES, INC.  
Seminary Hill Road/Mechanic Street  
Carmel, NY  
COST TO COMPLETE - 1/16/2019

1	2	3	4	5	6	7
ITEM	ORIGINAL QUANTITY	INSTALLED QUANTITY	REMAINING QUANTITY	UNIT	UNIT PRICE	BALANCE TO COMPLETE (COL 4 X COL 6)
<b><u>EROSION CONTROLS</u></b>						
SILT FENCE	1,500	300	1,200	LF	\$1.50	\$1,800.00
STABILIZED CONST. ENT.	1	1	0	EA	\$1,500.00	\$0.00
<b><u>CLEANING &amp; GRUBBING</u></b>	5	5	0	AC	\$2,500.00	\$0.00
<b><u>DEMO</u></b>						
HOUSE/BARN	1	1	0	LS	\$6,000.00	\$0.00
<b><u>EARTHWORK</u></b>						
CUT/FILL	2,222	2,000	222	CY	\$2.50	\$555.00
BORROW	5,602	4,500	1,102	CY	\$12.00	\$13,224.00
<b><u>RETAINING WALL</u></b>						
UNIT MASONRY WALL	240	0	240	SF	\$25.00	\$6,000.00
<b><u>DRAINAGE</u></b>						
YARD BASIN	3	2	1	EA	\$1,500.00	\$1,500.00
CATCH BASIN	5	5	0	EA	\$2,000.00	\$0.00
MANHOLE	1	1	0	EA	\$2,500.00	\$0.00
OUTLET STRUCTURE	1	1	0.5	EA	\$3,500.00	\$1,750.00
15" HDPE PIPE	600	600	0	LF	\$25.00	\$0.00
24" HDPE PIPE	170	170	0	LF	\$30.00	\$0.00
15" HDPE END SECTION	3	3	0	EA	\$250.00	\$0.00
6" PVC PIPE	610	610	0	LF	\$18.00	\$0.00
RIP-RAP	60	60	0	CY	\$50.00	\$0.00
FILTER FABRIC	220	220	0	SY	\$2.50	\$0.00
<b><u>SEWER</u></b>						
MANHOLE	8	8	0	EA	\$3,000.00	\$0.00
8" PVC SDR-35	1,040	1,040	0	LF	\$40.00	\$0.00
<b><u>WATER</u></b>						
6" PVC SDR-18	80	80	0	LF	\$32.00	\$0.00
8" PVC SDR-18	1,235	1,235	0	LF	\$35.00	\$0.00
8" GATE VALVE	6	6	0	EA	\$800.00	\$0.00
HYDRANT	3	3	0	EA	\$2,500.00	\$0.00
<b><u>CONC. CURB</u></b>	200	200	0	LF	\$18.00	\$0.00

<b><u>CONC. SIDEWALKS/SLABS</u></b>	6,750	1,250	5,500	SF	\$8.50	\$46,750.00
<b><u>POROUS PAVEMENT</u></b>						
FILTER FABRIC	3,940	3,940	0	SY	\$3.00	\$0.00
CRUSHED STONE (FILTER LAYER)	2,200	2,220	0	CY	\$50.00	\$0.00
CRUSHED STONE (CHOKER LAYER)	450	450	0	CY	\$40.00	\$0.00
POROUS PAVERS	4,000	2,940	1,060	SY	\$28.13	\$29,817.80
<b><u>ASPHALT PAVEMENT</u></b>						
ITEM #4 BASE	20	20	0	CY	\$35.00	\$0.00
ASPHALT BINDER COURSE	15	15	0	TON	\$100.00	\$0.00
ASPHALT TOP COURSE	10	0	10	TON	\$110.00	\$1,100.00
<b><u>GUIDERAIL/FENCING</u></b>						
WOOD GUIDE RAIL	80	80	0	LF	\$40.00	\$0.00
WASTE ENCLOSURE	LS	1	0%	LS	\$6,000.00	\$0.00
<b><u>SIGNAGE</u></b>						
TRAFFIC SIGNS	3	3	0	EA	\$150.00	\$0.00
PARKING SIGNS	14	1	13	EA	\$75.00	\$975.00
<b><u>SITE LIGHTING</u></b>						
POLE MOUNTED LIGHTS	13	13	0	EA	\$2,800.00	\$0.00
<b><u>WALKING PATH</u></b>						
FILTER FABRIC	290	0	290	SY	\$3.00	\$870.00
WOOD CHIPS (3" DEPTH)	120	0	120	CY	\$25.00	\$3,000.00
<b><u>SITE FEATURES/MISC</u></b>						
GAME TABLE	2	0	2	EA	\$1,800.00	\$3,600.00
BENCH	8	0	8	EA	\$900.00	\$7,200.00
LITTER RECEPTICAL	1	0	1	EA	\$850.00	\$850.00
PICNIC TABLE	2	0	2	EA	\$900.00	\$1,800.00
GRILL	1	0	1	EA	\$750.00	\$750.00
PARKING LOT STRIPING	1	1	0	EA	\$2,000.00	\$2,000.00
<b><u>LANDSCAPE PLANTINGS</u></b>	LS	0	100%	LS	\$55,000.00	\$55,000.00
<b><u>LAWNS</u></b>						
FINE LAWN	56,300	0	56,300	SF	\$0.20	\$11,260.00
WILDFLOWER MIX	74,100	0	74,100	SF	\$0.12	\$8,892.00
WETLAND MIX	14,400	0	14,400	SF	\$0.08	\$1,152.00
					<b>TOTAL</b>	<b>\$199,845.80</b>
					<b>SAY</b>	<b>\$200,000.00</b>

(FM1801)7258BondEstimate



February 5, 2019

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

Attn: Mr. Craig Paepre, Chairman

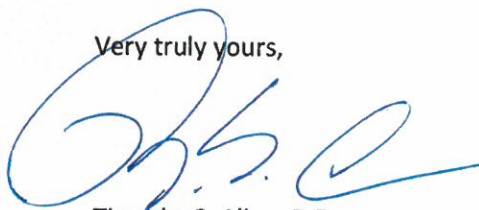
Re: Proposed 14-Lot Subdivision  
Yankee Development, Piggott Road  
TM # 76.15-1-12

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 February 15, 2019. 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 \$ 1,000 for the renewal fee is enclosed.

We respectfully request to be placed on your earliest available 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*



*William A. Shilling, Jr., P.C.*

*Attorney at Law*

*122 Old Route 6*

*Carmel, New York 10512*

*E-Mail: waslaw@shillinglegal.com*

*Phone (845) 225-7500*

*Fax (845) 225-5692*

February 4, 2019

Town of Carmel Planning Board  
Attn: Chairman Craig Paepre  
60 McAlpin Ave.  
Mahopac, NY 10541

RE: 65 Secor Rd. – Waiver of Site Plan Application

Dear Chairman Paepre and Members of the Planning Board,

This letter is in reference to the pending application for waiver of site plan related to the project at 65 Secord Road, Mahopac, NY 10541. This application first appeared before the Town of Carmel Planning Board on October 10, 2018 and was adjourned until the February 13, 2019 meeting.

At the October 10<sup>th</sup> meeting, two potential parking plans were presented to the Board. One parking plan included site work related to a railroad tie wall being removed and/or relocated, and the other plan did not include site work. Following the meeting, it was decided that the parking plan that required no site work would be utilized.

In order to support this parking plan, at the suggestion of the Town's Planning Consultant, my office met with Mark Rosa of the Putnam County Highway Department. Mr. Rosa approved the plan, seeing no issues related to the plan's safety. His letter of support is also included herein.

During this time, the applicant has also had artist's renderings of the completed property designed by his engineer. These images reflect what the final renovations will be at 65 Secord Road. I also discussed with my client bringing sample materials, such as siding, to the February

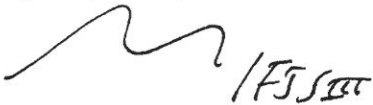
13<sup>th</sup> meeting in order to address the Board's concerns with the aesthetic issues related to the property.

Lastly, it is my understanding that the sign that was referenced in the meeting minutes has been removed from the premises.

To emphasize, we are seeking waiver of site plan for three reasons. First, there is no site work to be completed as the retaining wall will remain intact with the current dimensions. Second, the property has been utilized as a three-family use for at least six years without incident, and lastly, the plan is supported by the County Highway Department. Support for this plan is due to the fact that a three-family use is a significantly better use in terms of traffic safety as compared to the previous mixed-use.

Upon receipt of this letter, please do not hesitate to contact me at (845) 225-7500 to discuss prior to the February 13<sup>th</sup> hearing.

Very truly yours,

A handwritten signature in black ink, appearing to read 'WAS' followed by a stylized flourish.

William A. Shilling, Jr., Esq.

CC: Thomas Racek

WAS:fjsIII

### **REQUEST FOR WAIVER OF SITE PLAN**

1. The subject property is located at 65 Secor Road, Mahopac, NY, Tax Map #74.11-1-11.
2. The ZBA found that the mixed use (restaurant and residence in existence in 1984) was legally permitted pursuant to the 1982 Zoning Code. The ZBA further opined that pursuant to 156-47(2) a 3-family residential use, which was established in 2013, was more restrictive than the legally established mixed-use.
3. Since the ZBA interpretation, applicant submitted to the Building Department a plot plan establishing conformance with the parking zoning regulations.
4. The applicant requests waiver of site plan since the 3-family use has been in existence since 2013. There is no reason for site plan approval given the established legal use of a 3-family residence since 2013.
5. Finally, since the use has been legally recognized, the property is, as a matter of law, “in conformance with all requirements of the Code”.



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

### WAIVER OF SITE PLAN APPLICATION

To: Town of Carmel Planning Board

I would like to request a waiver of the site plan requirements in connection with a change of use on the property located at:

65 SECOR ROAD, MAHOPAC, NY

Tax Map # 74.11-1-11 in the MIXED USE Zone.

For the following reasons: PLEASE SEE ADDENDUM

I do not plan to make any exterior changes to the building.

My proposed use of the site is THREE FAMILY USE

The present use of the site is THREE FAMILY USE

I will employ 0 people (number).

There is (is not) a loading dock to receive my supplies.

Signs will conform to the code.

Special Comments PLEASE SEE ADDENDUM

In support of my request, I have attached the following:

- Requirements:
- 5 copies of this waiver request.
  - 5 copies of a floor layout drawn to scale.
  - 5 copies of a parking layout drawn to scale on your survey.
  - 5 copies of a location map.

TOM RACEK 56 PAPANIA DR., MAHOPAC, NY 10541

Print Applicant's Name, Address & Telephone Number (914) 497-3230

X [Signature] 1/21/2019

Applicant's Signature & Date

Fred Pena  
Commissioner



John Tully  
Deputy Commissioner

DEPARTMENT OF  
HIGHWAYS & FACILITIES  
842 Fair Street  
Carmel, New York 10512  
Phone: 845-878-6331 Fax: 845-808-1908

January 4, 2019

Craig Paeprer, Chairman  
Town of Carmel Planning Board  
60 McAlpin Avenue  
Mahopac, NY 10541

Re: TM 74.11-1-11  
65 Secor Road

Dear Mr. Paeprer:

This letter refers to the application for waiver of site plan submitted to the Planning Board by Thomas Racek related to referenced property. We have reviewed the site and its proposed use as a three-family residence, relative to its impact on Secor Road.

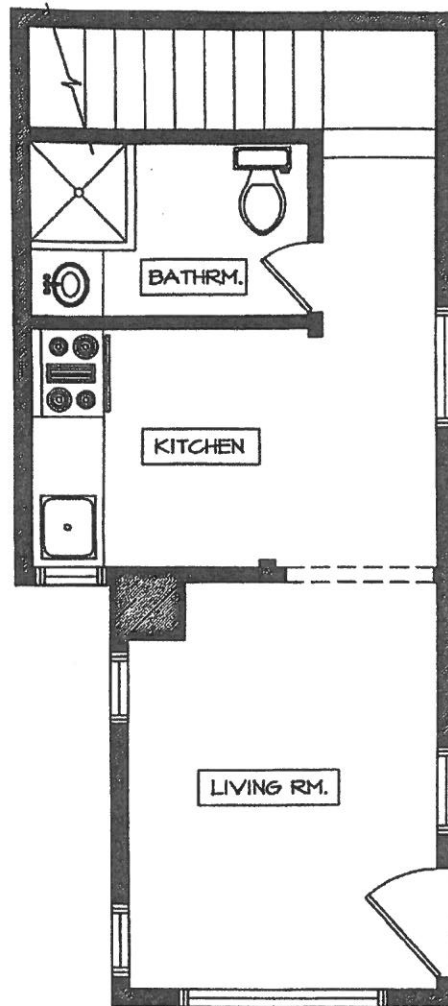
The parking area and access to Secor Road is pre-existing and will not be substantially changed with the new plan, and anticipated use of this parking area will be much less than that seen under the previous commercial use of the property. Sight distance is adequate for the posted speed limit of 30 MPH. Therefore, we take no exception to Mr. Racek's proposed plan. A work permit from this Department will be required for any work within the right-of way of Secor Road; however, if no work will be performed within the right-of-way, a permit will not be required.

If you have any questions or comments please contact me at (845) 878-6331 or [mark.rosa@putnamcountyny.gov](mailto:mark.rosa@putnamcountyny.gov).

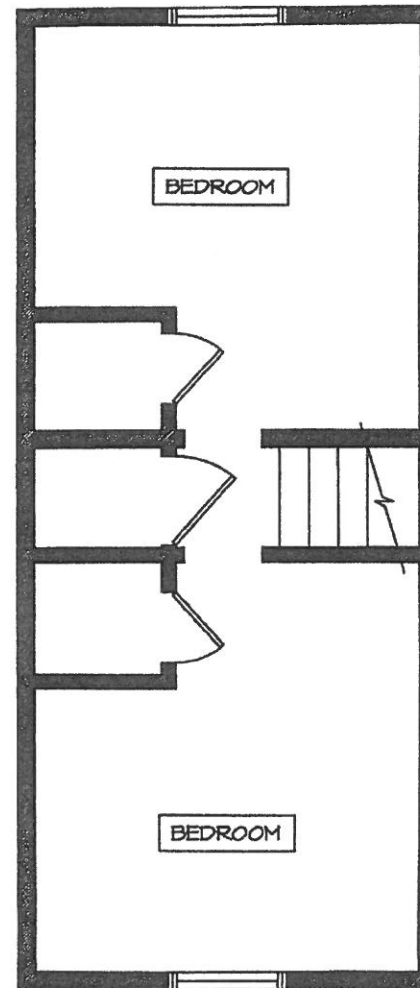
Sincerely,

Mark B. Rosa, P.E.  
Supervisor, Planning & Design

cc: William Shilling, Esq.



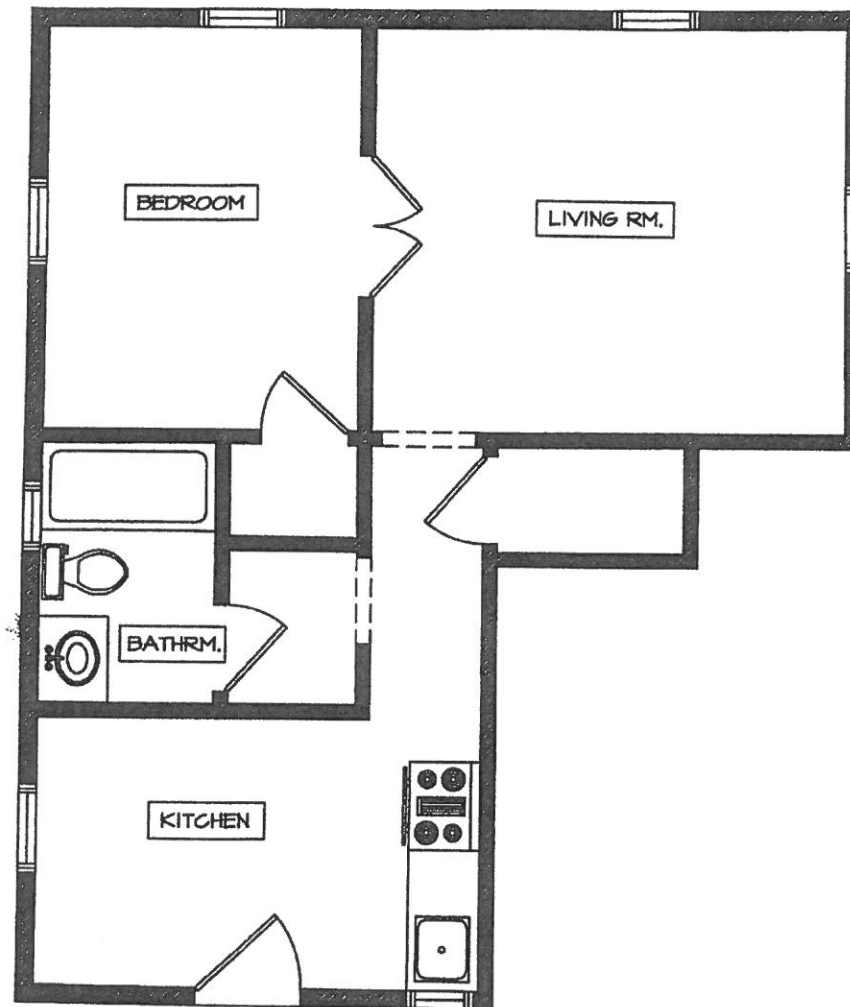
FIRST FLOOR 280 SQ. FT.



SECOND FLOOR 290 SQ. FT.

APRTMENT #1

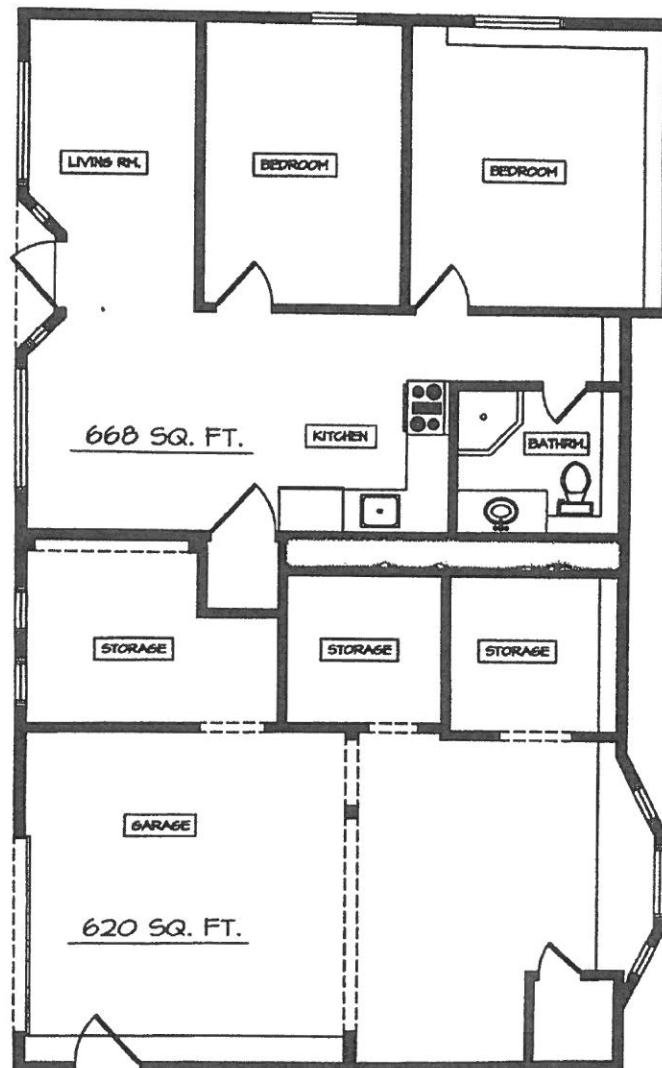




487 SQ. FT.

APRTMENT #2

1110 45 CEDAR ROAD MAHONING



APTMENT #3 / GARAGE

N.T.S.

65 SECOR ROAD MAHOPAC NY

