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Chairman

ANTHONY GIANNICO
Vice Chairman

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CARL STONE
KIM KUGLER
RAYMOND COTE
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**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
FEBRUARY 27, 2019 – 7:00 P.M.**

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

1.	Romash, Rick – 19 Fair Street	44.14-1-47	1/23/19	Public Hearing & Resolution
2.	RPK Precision Homes, Inc. - Seminary Hill Road & Mechanic Street	55.14-1-5		Bond Reduction
3.	Racek, Tom – 65 Secor Road	74.11-1-11		Waiver of Site Plan Application

MISCELLANEOUS

4.	Jordano/Gervasi Subdivision – Bullet Hole Road	63.-1-16		Bond Return
5.	MK Realty – Route 6 & Old Route 6	55.6-1-44 & 45		Re-Approval of Final Site Plan
6.	Honovich, Daniel – 18 Interlochen Road	55.19-1-15	1/10/19	Regrading Application
7.	Minutes – 01/09/19, 01/23/19 & 02/13/19			

FOLCHETTI LAW OFFICES, P.C.

Attorneys and Counselors at Law

50 Main Street

Brewster, New York 10509

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E-Mail: robert@folchettilaw.com*

ROBERT W. FOLCHETTI
Admitted in NY, CT & Federal Courts

* Not for Service of Papers

WESTCHESTER COUNTY OFFICE
219 Westchester Avenue
Port Chester, New York 10573

February 12, 2019

Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, New York 10541

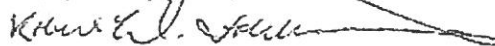
Re: Jordano/Gervasi Subdivision
Tax Map No.: 63.-1-16

To Whom it May Concern:

Please be advised that this office represents the interests of John and Michelle Gervasi in connection with the Jordano/Gervasi Subdivision. We are hereby requesting to be put on the agenda for the upcoming planning board meeting on February 27, 2019. We are currently seeking the release of the remainder of the bond from Tompkins Mahopac Bank, in the amount of \$22,000.00.

Thank you for your attention.

Respectfully yours,



ROBERT W. FOLCHETTI

RWF/ml



February 15, 2019

Town of Carmel Planning Board
Carmel Town Hall
60 McAlpin Avenue
Mahopac, New York 10541
Via Email: Rose Trombetta - rtrombetta@ci.carmel.ny.us

RE: MK Realty Site Plan
U.S. Route 6 and Old Route 6
Tax Map No. 55.06-1-44 & 45

Dear Chairman Paepre and Members of the Board:

The above referenced Site Plan was re-granted Site Plan Approval in March of 2017 and a one year extension of approval at the March 14, 2018 Planning Board meeting. Since the project was originally approved, the Bond amount was reviewed by the Board's consultants at the time of the last re-grant of approval (2015) and increased to reflect the current construction costs associated with the project. It should be noted that the applicant has kept all of the regulatory permits associated with the subject project current. Enclosed herewith please find an updated copy of the approval list for the project and showing that all permits are current and the updated expiration date for each outside agency approval.

It is respectfully requested that this project be placed on the Planning Board's next available agenda for consideration of a Re-Grant of Site Plan Approval. The ~~\$1,500.00~~ fee for the re-grant of approval will be delivered to your office under separate cover. ^{3,000.00}

Should you have any questions or comments regarding this information, please do not hesitate to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:


Jeffrey J. Contorno, P.E.
President, Principal Engineer

JJC/zmp

Enclosure(s)

cc: Kevin Dwyer, Via Email: kevinbdwyer@msn.com

Insite File No. 04235.100



**MK REALTY
APPROVAL LIST
January 31, 2019**

AGENCY	APPROVAL	EXPIRATION DATE
Carmel Planning Board	Site Plan	March 11, 2019
Carmel Environmental Conservation Board	Wetland Permit	March 14, 2019
Putnam County Department of Health	Sewer	February 20, 2023
New York City Department of Environmental Protection	Sewer	March 29, 2021
New York City Department of Environmental Protection	Stormwater Pollution Prevention Plan	August 16, 2021
New York State Department of Transportation	Highway Work Permit	Transferred to the new NYSDOT Permit in May of 2015. (No Expiration Date)
New York State Department of Environmental Conservation	Stormwater Pollution Prevention Plan Coverage	General Permit Coverage obtained March 19, 2011. (No Expiration Date)



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

REGRADE APPLICATION

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

Date Submitted: 01/10/19

Tax Map # 55.19-1-15

Commercial _____ Residential X Other _____

Name of Applicant: Daniel W Hanovich Applicant's Signature: [Signature]

Applicant's Address: 18 Interlachen Road, Carmel Telephone Number: _____

Name of Present Owner if Different from Applicant: Same

Address: _____ Telephone Number: _____

Person who Prepared Map: John Cavell, Jr., P.E.

Address: 121 Cushman Road Telephone Number: 845 721 0455
Patterson NY 12563

Size of Lot: 3.24 ac. Description of Proposed Work & Purpose: Placed clean

fill in rear yard. Approx. 500 CYS PLACED WITH
WOOD CHIPS ON TOP

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

Amount of Fee Paid: (Up to ~~3~~ acres \$300.00)

\$ 300.00 - Check # 1503

~~Over~~ ^{Two} 5 Acres \$300.00 Plus \$40.00 an Acre

\$ _____

Short Environmental Assessment Form

Part 1 - Project Information

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: Honovich Regrading Plan			
Project Location (describe, and attach a location map): 18 Interlochen Road, Carmel NY			
Brief Description of Proposed Action: Filling a low and sloped area to the east of the existing house in the 100 foot setback from a stream.			
Name of Applicant or Sponsor: Daniel Honovich		Telephone: 914 447 2600 E-Mail: sales@danhonovich.com	
Address: 18 Interlochen Road			
City/PO: Carmel		State: NY	Zip Code: 10512
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.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			NO <input checked="" type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. <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 type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			YES <input type="checkbox"/>

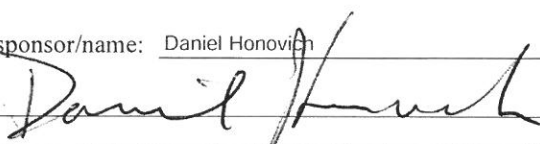
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services 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 the 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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

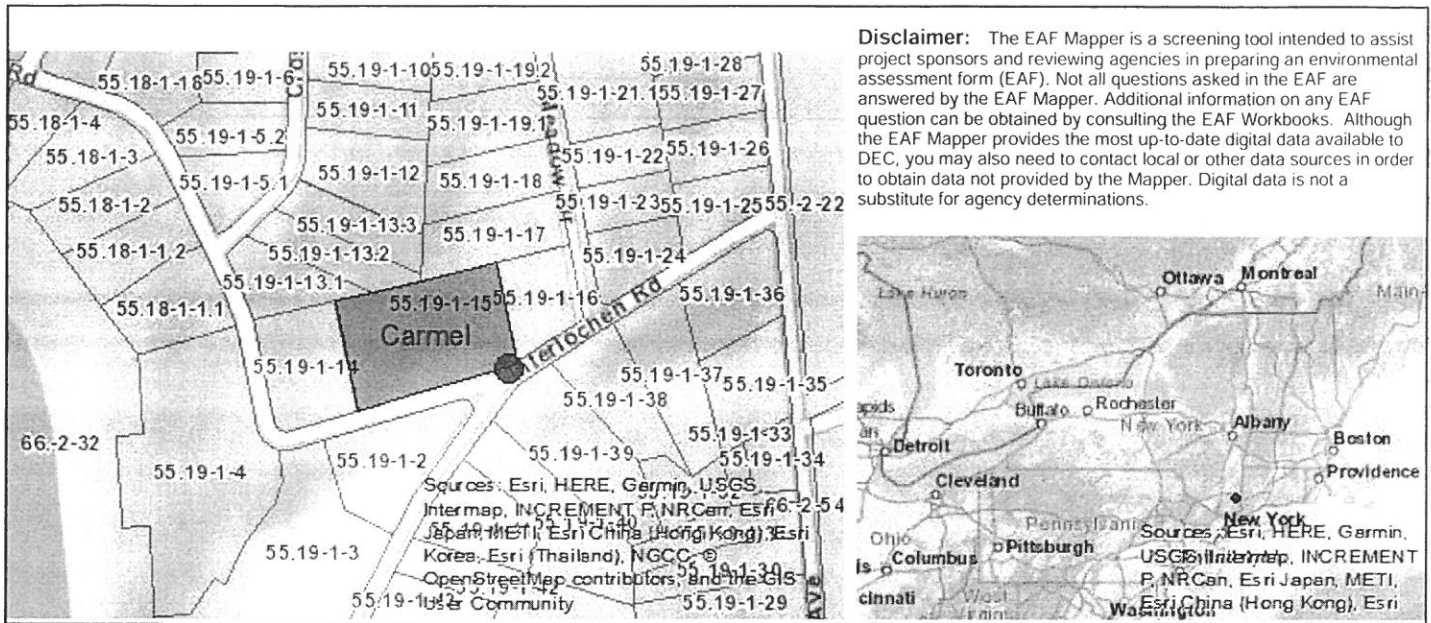
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<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"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

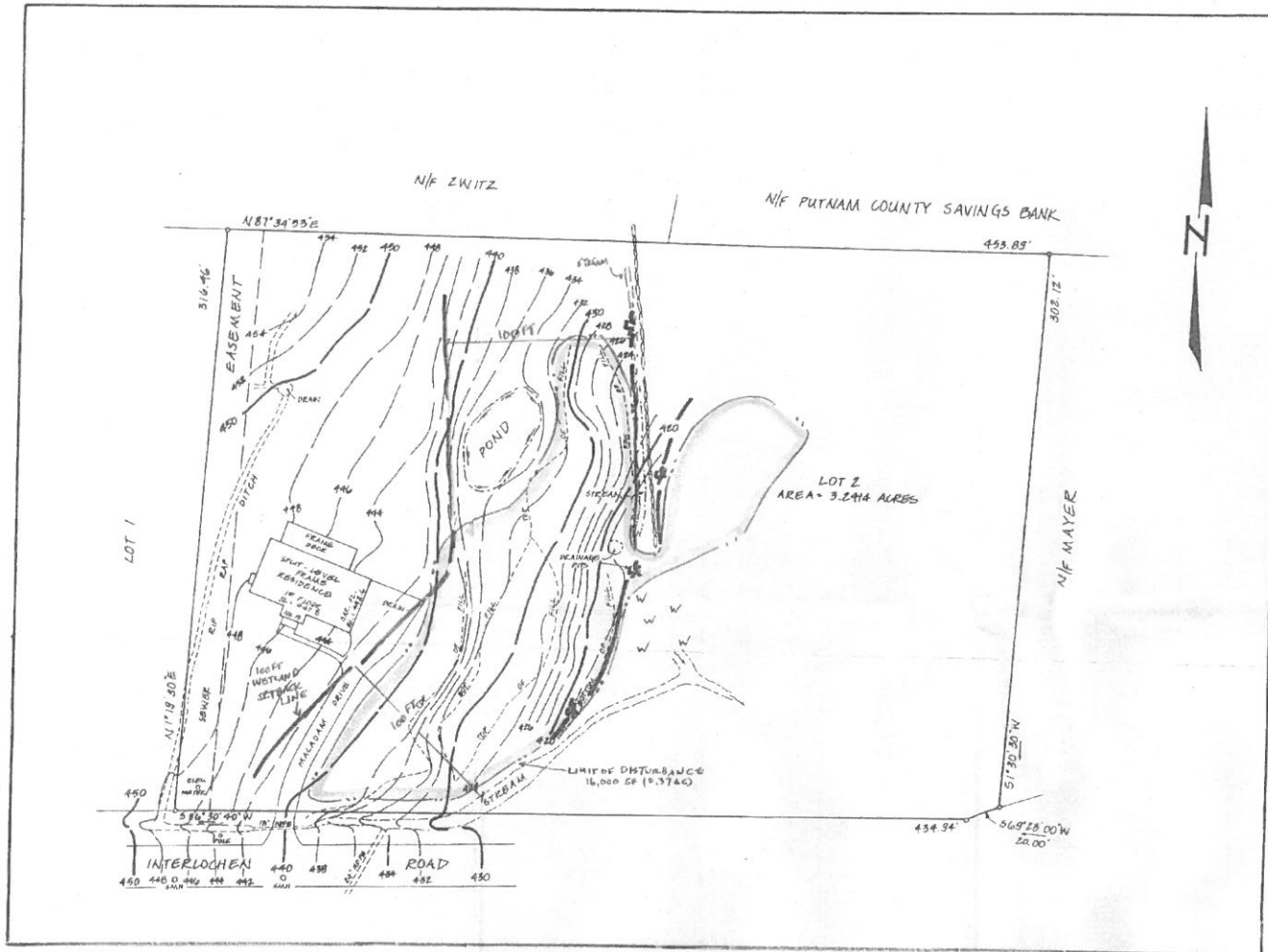
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Daniel Honovich</u> Date: <u>January 10, 2019</u>		
Signature: <u></u> Title: _____		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



PLAN
SCALE
1" = 30 FT



- GENERAL NOTES AND REQUIREMENTS:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
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SURVEY BY DAVID ODELL, L.S., 12/17/18, MAP PREPARED 01/07/2019

BEING LOT 2 AS SHOWN ON A CERTAIN MAP ENTITLED "FINAL SUBDIVISION
PLAN FOR PLOTS OF LAND OF D. O'DELL, ETC." MAP FILED IN THE PUTNAM
COUNTY CLERK'S OFFICE SEPTEMBER 11, 1918 AS MAP NUMBER 1715.

ALTERATION OF THIS ENGINEERING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL.
ANY ALTERATION BY A P.E. OR ARCHITECT OR SURVEYOR MUST BE INDICATED AND BEAR HIS/HER SIGNATURE AND
DATE OF ALTERATION.

JOHN KARELL, JR. P.E. 121 CUSHMAN ROAD PATTERSON, NEW YORK 12563		SHEET NO. 5-1
OWNER: DANIEL HONOVICH, OWNER 18 INTERLOCHEN ROAD CARMEL, NY	SCALE: 1" = 30 FT	LATEST REVISION
DATED: 01/10/2019	TAC MAP 11-15	SHEET NO. 5-1
REGRADING PLAN		

- NOTES:
- Reference is made to the various control notes on this page.
 - All disturbed areas susceptible of tree growth shall be planted with a minimum of 4 inches of mulch compacted to maintain the paths in place and not be subject to erosion and transport of sediment.
 - Soils on the site consist of Hagerstown Clay (H) and Woodbridge Loam (W) both Hydric Soil Group C.

