

HAROLD GARY  
*Chairman*  
RAYMOND COTE  
*Vice-Chair*

**BOARD MEMBERS**

EMMA KOUNINE  
CARL GREENWOOD  
JOHN MOLLOY  
JAMES MEYER  
ANTHONY GIANNICO

**TOWN OF CARMEL  
PLANNING BOARD**



60 McAlpin Avenue  
Mahopac, New York 10541  
Tel. (845) 628-1500 – Ext.190  
[www.carmelny.org](http://www.carmelny.org)

MICHAEL CARNAZZA  
*Director of Codes  
Enforcement*

RONALD J. GAINER, P.E.  
*Town Engineer*

PATRICK CLEARY,  
AICP, CEP, PP, LEED AP  
*Town Planner*

**PLANNING BOARD AGENDA**  
**SEPTEMBER 11, 2013 - 7:00 P.M.**

**MEETING ROOM #2**

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

**PUBLIC HEARING**

- |  |               |         |         |                   |
|--|---------------|---------|---------|-------------------|
| 1. Albano Estates V – 18 Mechanic St, Carmel | 55.14-2-26.31 | 9/11/13 | 5/6/13  | 2 Lot Subdivision |
| 2. Sosa Subdivision – Glenacom Road          | 86.12-1-34    | 9/11/13 | 7/13/13 | Sketch Plan       |

**RESOLUTION**

- |   |                              |  |         |                   |
|---|------------------------------|--|---------|-------------------|
| 3. Carmel Centre Senior Housing (Pulte Homes)<br>Lots 3 & 5 – Terrace Drive, Carmel | 55.14-1-11.1<br>55.14-1-11.3 |  | 8/14/13 | Amended Site Plan |
|---|------------------------------|--|---------|-------------------|

**SITE PLAN**

- |  |            |  |        |           |
|--|------------|--|--------|-----------|
| 4. MacDonald Marine – 681 Union Valley Rd      | 76.20-1-13 |  | 9/3/13 | Site Plan |
| 5. Hudson Valley Veterinary EMS - 559 Route 6N | 75.6-1-67  |  | 9/2/13 | Site Plan |

**MISC.**

6. Minutes – 7/24/2013



**DANIEL J. DONAHUE, P.E.**  
**CONSULTING ENGINEERS**

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120 Breckenridge Road  
Mahopac, N.Y. 10541  
845-628-7576

September 4, 2013

Chairman and Planning Board  
Mc Alpine Ave  
Mahopac, N.Y. 10541

RE: Site Plan  
MacDonald Marine .  
Union Valley Road  
Tax Map # 76.20-1-13

Dear Members of the Board:

Please find five copies of the site plan for the above captioned project. As requested by the board we have included a 6.0 ft. stockade fence located between the property line and the existing building. Please note that we also show vegetative screening in this area which has been part of this project prior to the public hearing.

We hope this meets with your approval.

Regards,

Daniel J. Donahue, P.E.



Date: September 3, 2013

To: Harold Gary, Chairman, and members of the Carmel Planning Board

Re: Hudson Valley Veterinary EMS  
Gil Stanzione, DVM  
559 Route 6N  
Mahopac, New York 10541  
T.M. 75.06-1-67

### PROJECT REPORT

Gil Stanzione, DVM, who lives in Putnam Valley, purchased the Old Red Mills property this past spring. The property is located at the corner of Yorke Road and Route 6N, adjacent to the Shell gas station. At present, there are 2 two-story commercial buildings containing various businesses and a total of three apartments.

Dr. Stanzione is proposing to construct a two-story addition to the rear of the existing buildings. One of the existing apartments will be eliminated, and the two existing buildings will be joined to eliminate the need for fire walls between the buildings. In addition, the existing barns and storage containers will be removed.

The proposed two-story addition will provide emergency veterinary services for pets. It will operate from 5:00pm to 8:00am, Monday through Thursday. The facility will remain open from 5:00pm Friday night until 8:00am Monday morning. This facility will provide emergency care, i.e. surgery, for pets at night when normal veterinary facilities are closed. This is not a kennel, and pets will not remain there for extended periods of time. Except for weekends, the pets will be discharged the next morning to the care of their normal veterinarians. On weekends, the pets will remain at the facility until Monday morning, if not released to their owners before. There will be no outdoor kennels or runs. There will be a small fenced area for pets to relieve themselves, one at a time. There will never be more than one pet in this fenced area at a time. In addition, most of the pets are sedated. Therefore, adjacent neighbors, the closest being the gas station, do not need to be concerned with any barking or pet noise, normally associated with kennels.

Two Muscoot Road North  
Mahopac, New York 10541  
P: (845) 628-6613 F: (845) 628-2807  
Email: [joel.greenberg@arch-visions.com](mailto:joel.greenberg@arch-visions.com)



The following examples illustrate the type of services that Dr. Stanzione intends to provide:

One night my associate, Marty Stejskal, was dog-sitting for his nephew's dog, a Border collie named Angel. Late that night, Angel refused to eat or drink and collapsed while going for a walk. Concerned for the health of the dog, Marty and his wife brought Angel to an emergency facility similar to the one proposed. The vet said that her body was shutting down due to her age, and there was not much he could do. The vet indicated that unfortunately she only had a few minutes left. Marty and his wife remained with Angel for about fifteen minutes, comforting her until she sadly passed away that night. Although Angel passed away, Marty and his wife were relieved that they had an after-hours facility where a vet could advise them on Angel's condition.

A few years ago a friend's dog, a little Chihuahua name Precious, accidentally got out of the house without a leash. It was late at night, and when she wandered into the street, the driver coming down the road never saw her. She was hit by the oncoming car. My friend immediately rushed her to the nearest emergency veterinary center. Although Precious had a broken leg, a few broken ribs, and a punctured lung, the vet and her staff we're able to repair her lung and save her. Fortunately my friend was able to bring Precious to this emergency center. Without a center such as this, Precious would have died, and anyone who has ever experienced that can relate to the pain of losing a pet.

These examples demonstrate the important service this facility will provide to local pet owners. The nearest similar facilities are located in mid-Westchester and in Dutchess County. Dr. Stanzione believes that Hudson Valley Veterinary EMS will provide a much needed service to the Mahopac/Carmel area and the surrounding communities.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Joel Greenberg". The signature is fluid and stylized, with the first and last names being more prominent than the middle name.

Joel Greenberg

# SITE PLAN APPLICATION



PLANNING BOARD  
Town Of Carmel ~ Town Hall  
Mahopac, New York 10541  
(845) 628-1500

THE COMPLETE APPLICATION  
SHALL CONSIST OF 11  
APPLICATION FORMS; 11 SHORT  
EAF FORMS; 2 DISCLOSURE  
STATEMENTS, 5 SITE PLANS &  
THE APPROPRIATE FEE.

DATE SUBMITTED: 8/16/2013 FEE PAID \$ 4,600.00 TAX MAP # 75.06-1-67

APPLICANT'S NAME, ADDRESS & TEL. #

GIL STANZIONE, M.D., 381 DOBBS FERRY ROAD, WHITE PLAINS, NY 10606

OWNER'S NAME, ADDRESS & TEL. #

SAME AS ABOVE

FIRM RESPONSIBLE FOR PREPARATION OF PLAN, ARCHITECTURAL VISIONS, PLLC

FIRM'S ADDRESS & PHONE #

2 MUSCOOT ROAD NORHT, MAHOPAC, NEW YORK 10541 845 628-6613

NAME & ADDRESS OF PROJECT:

JOLIE HOLDING CORP., 559 ROUTE 6N, MAHOPAC, NY 10541

ZONING DISTRICT C LOT SIZE 0.63 ac EXISTING USE: COMMERCIAL & RESIDENTIAL  
NUMBER & DIMENSIONS OF EXISTING BLDGS, IF ANY:

4 EXISTING BLDGS.- 85'x30', 20'x40', 30'x20', 30'x20'

TOTAL FLOOR AREA & HEIGHT OF EXISTING BLDGS. IF ANY: 5100 SF-20' High, 1600 sf,  
20' high, 600 SF, 18' high & 600 sF, 18' high

NUMBER OF EXISTING PARKING SPACES: 16 # PROPOSED: 26 additional parking

PERCENTAGE OF LOT COVERED BY BLDGS & PARKING: 85% spaces

DOES EXISTING USE COMPLY WITH ZONING REQUIREMENTS: NO

IF NOT, DESCRIBE NON-CONFORMITIES: Existing buildings setbacks are non-confor-  
DEEDS RECORDED IN COUNTY CLERK'S OFFICE -DATE 5/21/13 LIBER 1922 PAGE 105 ming

ARE THERE LIENS, MORTGAGES OR OTHER ENCUMBRANCES ON THE SITE? No

ARE THERE ANY EASEMENTS RELATING TO THE SITE? NO

IF YES, ATTACH COPIES OF SAME.

IS PUBLIC SEWER & WATER AVAILABLE NO

DOES THE SITE CONTAIN WETLANDS, STEEP SLOPES OR OTHER ENVIRONMENTAL  
CONSTRAINTS? No WETLANDS SHOULD BE FLAGGED IN THE FIELD & ON THE MAP.

IS THE SITE ADJACENT TO NYC WATERSHED LANDS No, across Route 6N

ARE ANY WAIVERS OF SITE PLAN REGULATIONS REQUESTED? No IF SO, LIST \_\_\_\_\_

HAVE YOU SENT YOUR APPLICATION TO THE FIRE DEPT. YES x NO \_\_\_\_\_

APPLICANT'S SIGNATURE: G Stanzone DATE: 7/26/2013

OWNER'S SIGNATURE: G Stanzone DATE: 7/26/2013

BRIEF DESCRIPTION OF PROJECT: ADDITION OF VETERINARY EMERGENCY PET

FACILITY BEHIND EXISTING BUILDING.

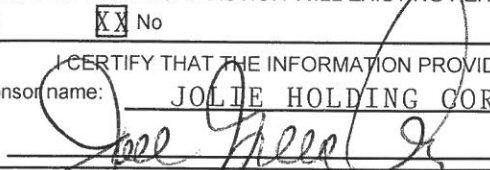
## Appendix C

## State Environmental Quality Review

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

For UNLISTED ACTIONS Only

**PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)**

1. APPLICANT/SPONSOR <div style="text-align: center;">JOLIE HOLDING CORP.</div>	2. PROJECT NAME <div style="text-align: center;">JOLIE HOLDING CORP.</div>
3. PROJECT LOCATION: Municipality <u>TOWN OF CARMEL</u> County <u>PUTNAM</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <div style="text-align: center;">559 ROUTE 6N, MAHOPAC, NEW YORK 10541</div>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <div style="text-align: center;">ADDITION OF A VETERINARY EMERGENCY FACILITY</div>	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.63</u> acres    Ultimately <u>0.63</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If No, describe briefly <div style="text-align: center;">EXISTING BUILDINGS HAVE NON-CONFORMING SETBACKS</div>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals: <div style="text-align: center;">NYC DEP, NYS DOT, PUTNAM COUNTY HEALTH DEPT., &amp; CARMEL BUILDING DEPARTMENT</div>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>JOLIE HOLDING CORP.</u> Date: <u>8/7/2013</u> Signature: <u></u> PROJECT ARCHITECT	

**If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment**