

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

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**  
**OCTOBER 9, 2013 - 7:00 P.M.**

**MEETING ROOM #2**

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

**PUBLIC HEARING**

1. Hinckley Holdings, LLC./Paladin Group 39 Seminary Hill Road, Carmel	55.10-1-1,3	10/9/13	6/28/13 Amended Site Plan
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**RESOLUTION**

2. Albano Estates V – 18 Mechanic St, Carmel	55.14-2-26.31	5/6/13	2 Lot Subdivision
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**SITE PLAN**

3. Zephyr Farm – 219 Watermelon Hill Road	76.10-1-5	9/24/13	Amended Site Plan
4. Ronin Property Group – Secor Road	74.11-1-20	9/23/13	Amended Site Plan
5. Hudson Valley Veterinary EMS - 559 Route 6N	75.6-1-67	9/30/13	Site Plan
6. Lakeview Development at Carmel – 1611 Route 6	55.9-1-17	9/30/13	Amended Site Plan

**MISC.**

7. Gateway Summit Senior Housing – Lot 6 Gateway Drive	55.-2-24.6-1 55.-2-24.6-2	Extension of Amended Site Plan
8. The Fairways Senior Housing – Lot 7 Gateway Drive	55.-2-24.8-1 55.-2-24.8-2	Extension of Amended Site Plan
9. Minutes – 9/25/2013		

THOMAS A. NUGENT, ARCHITECT  
79 AUSTIN ROAD  
MAHOPAC, NEW YORK 10541

# LETTER OF TRANSMITTAL

PHONE/FAX (845) 628-7495

TO PLANNING BOARD  
TOWN OF CARMEL  
NEW YORK

DATE <u>9/30/13</u>	JOB NO.
ATTENTION <u>ROSE TROMBETTA</u>	
RE: <u>ZEPHYRA FARM</u>	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via HAND the following items:

- ☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO.	DESCRIPTION
5	9/27/13	SY-1	AMENDED SITE PLAN

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐  
☐ FOR BIDS DUE \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

ROSE,  
WE WERE GRANTED THE VARIANCES THAT WERE  
REQUIRED FOR THIS PROJECT AND WANT TO  
GET BACK ON THE AGENDA FOR THE PLANNING  
BOARD.

THANKS

COPY TO \_\_\_\_\_

SIGNED: \_\_\_\_\_

If enclosures are not as noted, kindly notify us at once.

**JOHN KARELL, JR., P.E.**  
**121 CUSHMAN ROAD**  
**PATTERSON, NEW YORK, 12563**  
845-878-7894 FAX 845 878 4939  
[jack4911@yahoo.com](mailto:jack4911@yahoo.com)

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September 3, 2013

To: Town of Carmel Planning Board

**Re: Ronin Property Group Site Plan**  
**Secor Road, Carmel (T)**  
**TM # 74.11-1-20**

**RESPONSE TO COMMENTS OF TOWN CONSULTANTS**

**Michael Carnazza, Director of Code Enforcement, dated August 28, 2013**

1. Traffic movements are identified and a bollard added at the corner. The width of the drive-in aisle is 14 feet wide, which is two feet wider than a single lane of traffic on a Town road. (12 feet)
2. There is no wetland on or within 100 feet of the site, based upon review of the Town and State wetland maps. A detention pond is not proposed. Infiltration of storm water at the rear of the site is proposed.

**Ronald Gainer, P.E., Town Engineer, dated August 26, 2013**

1. Noted.
2. Spot elevations are provided as requested.
3. Curbing at the rear of the building has been increased to 10 inches in height. The volume calculation attached indicates an additional volume of 8600 gallons with the higher curb.
4. Traffic movements are identified.
5. The landscaping plan has been clarified and revised. Privet hedge plantings have been added at the base of the wall on the west side and on top of the wall on the east side.
6. Relative to construction issues;
  - A concrete curb detail is provided.
  - Piping identified as HDPE
  - A retaining wall detail is provided.
  - A detail of the 5000 gallon tank is provided.
  - A note has been provided relative to steps in the catch basins.
  - SCE is shown and detailed.
  - Sectional views A-A and B-B are shown on the plan.
  - Pavement marking details are provided.
  - Signage is shown and detailed.

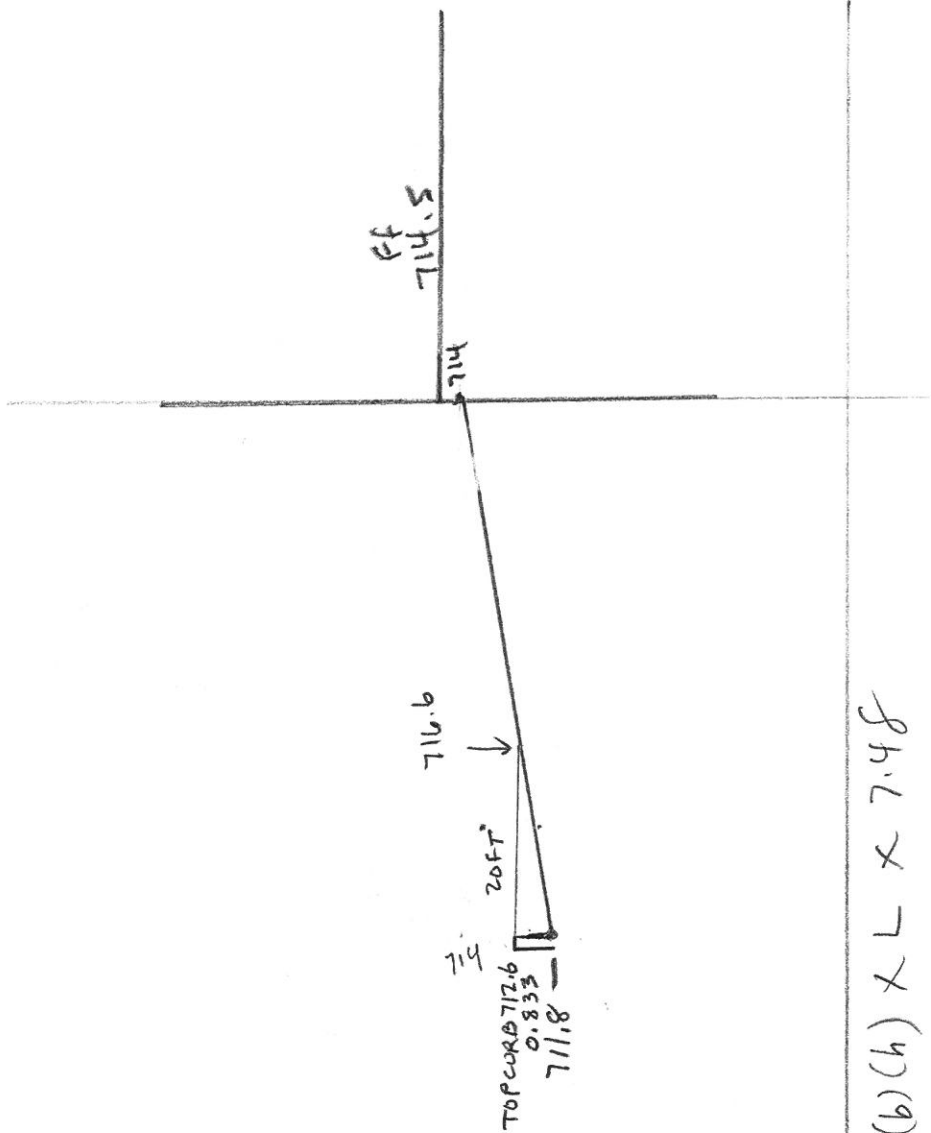
- The overwriting of the detail has been corrected.
  - The PC Highway Department required two minor changes, to add a note regarding sight distance and to add the driveway profiles to the plans. This has been done.
7. The building elevations have been modified as requested . We will discuss this matter with the Board at the next meeting.
  8. Noted. A draft agreement will be provided.
  9. A copy of the 2008 Highway permit is attached. The updated permit will be provided when received.
  10. Staffing, water and wastewater uses are provided on the plans.
  11. A bond estimate will be provided prior to final approval.

**Pat Cleary comments dated August 28,, 2013**

1. The parking calculation was on sheet 1 of 5 of the plans.
2. The landscaping plan has been clarified and revised. See comment response # 5, Ron Gainer above.

$$\begin{array}{r} 711.8 \\ 712.6 \\ \hline .8 \end{array}$$

$$10'' = 0.833$$



$$\begin{aligned} & \frac{1}{2} (b)(h) \times L \times 7.48 \\ & \left( \frac{1}{2} \right) 20 \times 0.833 \times 138 \times 7.48 = \\ & \frac{1}{2} (20 \times 0.833) \times 138 \times 7.48 = \\ & 8.33 \times 138 \times 7.48 = \underline{\underline{8598.6}} \end{aligned}$$



September 30, 2013

Harold Gary, Chairman & Members of the Planning Board  
Town of Carmel  
60 Mcalpin Avenue  
Mahopac, New York 10541

Re: Hudson Valley EMS  
559 Route 6N  
Mahopac, New York 10541]  
T.M. 75.6-1-67

Dear Mr. Gary & Members of the Board,

**The following is my response to Mike Carnazza's report of September 25, 2013:**

1. An elevator is not required since due to the topography each entrance for levels 1 & 2 are at grade.
2. The elevation page has been revised.
3. The license agreement for parking with the NYSDOT will be completed in the next two to three weeks as per the attached e-mail.
4. On site circulation has been added to the drawings.
5. Trash enclosure and detail have been added to the drawings.

**The following is my response to Pat Cleary's report of September 25, 2013:**

1. The question with regard to the size of the addition and training room were discussed at the Planning Board meeting of September 25, 2013. The size of the addition is no longer in question and the training room is now a separate zoning use.
2. The use was interpreted by the Zoning Board of Appeals as being permitted in the C Zone.
3. The license agreement for parking with the NYSDOT will be completed in the next two to three weeks as per the attached e-mail.
4. The trip generation will average 12 visits per night. Therefore the parking is more than adequate.
5. An emergency drop off area has been added.
6. There is no access from Yorke Road.
7. A stockade fence has been added to the rear of the property.
8. Exterior lighting is now shown on the drawing.

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)



9. A dumpster has been added.
10. Medical waste will be collected by the Stericycle Company.
11. The rear parking will be paved to the requirements of the Town of Carmel.
12. The Stormwater Management Plan is being designed by our civil engineer.
13. No utility infrastructure changes are required.

The following is my response to Ron GARDNER's memo of September 25, 2013:

1. The tax map number and the lot area are correct. See attached survey.
2. A stockade fence has been added to the rear of the property.
3. The existing and proposed topography were on the drawing that you reviewed.
4. The Stormwater Management Plan is being designed by our civil engineer.
5. No utility infrastructure changes are required.
6. There will be a total of 30 employees.
7. Landscaping has been added to the drawings.
8. Exterior lighting has been located on the drawing.
9. No free standing signs are proposed at this time.
10. The dumpster location and detail have been added to the drawings.
11. Construction details will be added to the drawing.
12. The license agreement with the NYSDOT will be completed in the next two to three weeks as per the attached e-mail.
13. The site plan scale has been changed to 1" = 20'.
14. All traffic lanes are 24' and the grade now does not exceed 10%.
15. Limits of disturbance have been added to the drawing.
16. All the parking spaces comply with the Town of Carmel requirements.

Very truly yours,

  
Joel Greenberg, AIA, NCARB

JLG:stp  
Enc.



Date: September 3, 2013  
September 30, 2013 – Revised

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 together. In addition, the existing barns and storage containers will be removed. The access will remain from Route 6N, not Yorke Road, a Town Road.

The proposed two-story addition will provide emergency veterinary services for pets. See *attached D&O from the ZBA*, The facility will operate from *approximately 5:00pm to 9:00am*, Monday through Thursday. The facility will remain open from *approximately 5:00pm Friday night until 9:00am* 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. 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 together with a staff member. 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.

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P: (845) 628-6613 F: (845) 628-2807  
Email: [joel.greenberg@arch-visions.com](mailto:joel.greenberg@arch-visions.com)





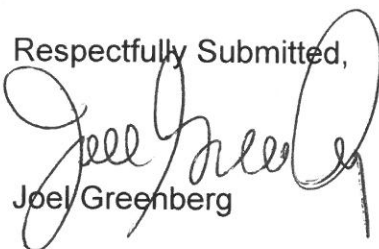
The following examples illustrate the type of services that Dr. Stanzione intends to provide:

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 dark ink, appearing to read "Joel Greenberg", written over the typed name.

Joel Greenberg

PS - Attached are letters from the Town & State Highway Dept. re: their respective ROW'S

**DECISION** of ZBA

Mr. Paepre moved to interpret that a Veterinary Emergency Facility, which operates during the hours that Veterinary Offices are closed, would be allowed in the zone, and to append the definition striking out what they don't like. Mr. Maxwell seconded the motion.

A roll call vote was taken as follows:

Mr. Garcia	Against the Interpretation
Mr. Maxwell	For the Interpretation
Mr. Aglietti	For the Interpretation
Mr. Paepre	For the Interpretation
Mr. Balzano	Against the Interpretation
Mr. Fraser	For the Interpretation

Motion carries 4-2 as follows:

Veterinary Emergency Facility – A Veterinary emergency facility is one with the primary function of receiving, treating, and monitoring of emergency patients during its specified hours of operation; ***generally during the hours when typical veterinary offices are not open for operation.*** A veterinary is in attendance at all hours of operation and sufficient staff, instrumentation, medications and supplies must be sufficient to provide an appropriate level of emergency care.

Dated, Mahopac, NY  
On May 3, 2013

Filed in the Office of the Town Clerk  
Mahopac, NY on \_\_\_\_\_ 2013

Submitted to the Putnam County Office  
of Planning in:

\_\_\_\_\_  
Mark Fraser, Chairman



STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
REGION EIGHT  
4 BURNETT BOULEVARD  
POUGHKEEPSIE, NEW YORK 12603  
[www.dot.ny.gov](http://www.dot.ny.gov)

WILLIAM J. GORTON, P.E.  
ACTING REGIONAL DIRECTOR

JOAN McDONALD  
COMMISSIONER

September 4, 2013

Re: Request #1347  
Use and Occupancy Permit Request  
Jolie Holding Corp.  
599 Route 6N, Hamlet of Mahopac  
Town of Carmel, Putnam County

To Whom It May Concern:

Joel Greenberg, of Architectural Visions, PLLC, on behalf of Jolie Holding Corp., has submitted a request to the Department for a Use and Occupancy Permit for parking in the Route 6N right-of-way at the subject location.

Requests for Use and Occupancy Permits require research of the request area, review by our engineering groups and approval by the Regional Director. The Department will be reviewing this request as soon as possible. We anticipate a decision regarding this request within the next several months. If the request is approved, a Use and Occupancy Permit will be issued to Jolie Holding Corp.

If you have any questions, I can be reached at 845-437-3381.

Very truly yours,

*Kathy Busa*  
Kathy Busa  
Real Estate Specialist 1

KB

# TOWN OF CARMEL HIGHWAY DEPARTMENT

---

Carmel Highway Department  
55 McAlpin Avenue  
Mahopac, NY 10541

**MICHAEL SIMONE**  
*Superintendent of Highways*

845.628.7474  
FAX 845.628.1471  
MSimone@bestweb.net

July 25, 2013

Joel Greenberg

RE: 559 NYS Route 6N

Dear Mr. Greenberg:

This letter is written concerning the above property and the business's unauthorized occupancy of a portion of the Town's R.O.W. along Yorke Road. Be advised that at this time the Town of Carmel Highway Department has no objections to the site improvements currently in place that are beyond the traveled portion of our roadway.

However, be advised that this grants no right of permanent occupancy by either easement or license, nor any right of continued use of the Town's R.O.W. for the property owner's benefit. Further, should it ever become necessary for the Town of Carmel to perform any maintenance or construct any improvements within this portion of the R.O.W., which requires us to remove the improvements that are currently in place, the Town shall have no obligation to replace such facilities or otherwise provide any compensation to the property owner.

I trust that this is adequate for your needs. Should you have any questions, please contact my office.

Regards,



Michael Simone  
Superintendent of Highways

cc Ron Gainer – Town Engineer



October 2, 2013

Fire Chief Scott Weber  
Mahopac Falls Fire Department  
17 Luccaro Lane  
Mahopac Falls, New York 10542

Re: Hudson Valley Veterinary EMS  
At Old Red Mills Center  
559 Route 6N  
Mahopac, New York 10541  
T.M. # 75.06-1-67

Dear Chief Weber,

Enclosed please find site plan for the above mentioned project. As you can see, there is no change in the traffic flow with regard to the ingress and egress from Route 6N or the interior traffic flow.

If you have any comments, please contact me at your earliest convenience.

Very truly yours,

Joel Greenberg, AIA, NCARB  
Enc.

Cc: Carmel Planning Board

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)



# 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: 10/1/2013 FEE PAID \$3,000.00 TAX MAP # 55.09-1-17  
APPLICANT'S NAME, ADDRESS & TEL. #  
GUS BONIELLO, 165 WACCABUC ROAD, GOLDENS BRIDGE, NY 10526 914 232-3421  
OWNER'S NAME, ADDRESS & TEL # SAME

FIRM RESPONSIBLE FOR PREPARATION OF PLAN, ARCHITECTURAL VISIONS, PLLC

FIRM'S ADDRESS & PHONE #

2 MUSCOOT ROAD NORTH, MAHOPAC, NY 10541 845 628-6613

NAME & ADDRESS OF PROJECT:

LAKEVIEW DEVELOPMENT AT CARMEL, 1611 ROUTE 6, CARMEL, NY 10512

ZONING DISTRICT C LOT SIZE 71,324 SF EXISTING USE: VACANT

NUMBER & DIMENSIONS OF EXISTING BLDGS, IF ANY:

NONE

TOTAL FLOOR AREA & HEIGHT OF EXISTING BLDGS. IF ANY: NONE

NUMBER OF EXISTING PARKING SPACES: NONE # PROPOSED 66

PERCENTAGE OF LOT COVERED BY BLDGS & PARKING: 0

DOES EXISTING USE COMPLY WITH ZONING REQUIREMENTS: N/A

IF NOT, DESCRIBE NON-CONFORMITIES: NONE

DEEDS RECORDED IN COUNTY CLERK'S OFFICE - DATE 1/15/13 LIBER 1913 PAGE 234

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

ARE THERE ANY EASEMENTS RELATING TO THE SITE? YES

IF YES, ATTACH COPIES OF SAME.

IS PUBLIC SEWER & WATER AVAILABLE YES

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 YES - LAKE GLENEIDA

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: Gus Bonello

DATE: 9/27/13

OWNER'S SIGNATURE: Gus Bonello

DATE: 9/27/13

BRIEF DESCRIPTION OF PROJECT: AMEND EXISTING APPROVED SITE PLAN FOR  
DAYCARE CENTER ON SECOND FLOOR. NO ADDITIONAL PARKING

REQUIRED. PARKING MEETS THE CODE.

## 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 <b>GUS BONIELLO</b>	2. PROJECT NAME <b>LAKEVIEW DEVELOPMENT AT CARMEL</b>
3. PROJECT LOCATION: Municipality <b>TOWN OF CARMEL</b> County <b>PUTNAM</b>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)  <b>1611 ROUTE 6</b>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:  <b>AMEND EXISTING APPROVED SITE PLAN FOR DAYCARE CENTER ON THE SECOND FLOOR. NO ADDITIONAL PARKING REQUIRED.</b>	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.64</u> acres Ultimately <u>1.64</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? Describe: <input checked="" 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	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:  <b>CARMEL BUILDING DEPARTMENT</b>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:  <b>PERMIT FOR SITE WORK AND BUILDING SHELL</b>	
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>GUS BONIELLO</u> Date: <u>9/11/13</u> Signature: <u>[Signature]</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**





September 26, 2013

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

RE: Gateway Summit Senior Housing Lot 6  
Gateway Drive  
Tax Map No. 55.-2-24.6-1 & 55.-2-24.6-2

Dear Chairman Gary and Members of the Board:

As the Board is aware, the subject project received a regrant of Amended Site Plan approval on October 24, 2012, effective February 9, 2013. Since that time, there has been no substantial change in the condition of the site and/or its environs. The applicant requests an extension of the Amended Site Plan approval for 1 year, extending the approval to February 8, 2015. Please place this item on the Board's upcoming October 9th agenda for consideration of an extension of approval.

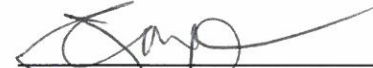
A check is enclosed for the \$1,000.00 fee.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

By:

  
Jeffrey J. Contalmo, P.E.  
President/Principal Engineer

JJC/dlm

Enclosure

cc: Fred Koelsch, CRI

Insite File No. 04232.106





September 26, 2013

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

RE: Fairways Senior Housing Lot 7  
Gateway Drive  
Tax Map No. 55.-2-24.8-1& 55.-2-24.8-2

Dear Chairman Gary and Members of the Board:


As the Board is aware, the subject project received a regrant of Amended Site Plan approval on October 24, 2012, effective February 9, 2013. Since that time, there has been no substantial change in the condition of the site and/or its environs. The applicant requests an extension of the Amended Site Plan approval for 1 year, extending the approval to February 8, 2015. Please place this item on the Board's upcoming October 9th agenda for consideration of an extension of approval.

A check is enclosed for the \$1,000.00 fee.

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Very truly yours,

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

By:   
Jeffrey J. Contelmo, P.E.  
President/Principal Engineer

JJC/dlm

Enclosure

cc: Fred Koelsch, CRI

Insite File No. 05140.100