

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*

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

**PLANNING BOARD AGENDA  
DECEMBER 4, 2013 - 7:00 P.M.**

**MEETING ROOM #2**

**REVISED**

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

**RESOLUTION**

- |  |            |                           |
|--|------------|---------------------------|
| 1. Zephyr Farm – 219 Watermelon Hill Road  | 76.10-1-5  | 9/24/13 Amended Site Plan |
| 2. Ronin Property Group, LLC. – Secor Road | 74.11-1-20 | 9/23/13 Amended Site Plan |

**SUBDIVISION**

- |  |            |                      |
|--|------------|----------------------|
| 3. Teakettle Heights Realty – 103 Teakettle Spout Rd | 76.17-1-19 | 11/7/13 Sketch Plan  |
| 4. Timber Trail Homes – 135 Myrtle Avenue            | 75.10-1-10 | 11/14/13 Sketch Plan |

**MISC.**

- |  |                  |   |
|--|------------------|---|
| 5. Swan Cove – 628 Route 6                     | 76.5-1-49        | 1 <sup>st</sup> Extension of Final Site Plan Approval         |
| 6. Wixon Pond Estates – Wixon Pond Rd          | 53.20-1-19       | Extension of Preliminary Subdivision Approval                 |
| 7. Old Forge Estates – Baldwin Place Road      | 75.15-1-19 to 40 | 2 <sup>nd</sup> Extension of Final Subdivision Approval       |
| 8. Dominger & Lockwood Subdivision – Glenna Dr | 44.10-1-1        | 2 <sup>nd</sup> Extension of Final Subdivision Approval       |
| 9. Hillcrest Commons – Lot E-2.2 – Route 52    | 44.10-2-4.2      | 1 <sup>st</sup> Extension of Amended Final Site Plan Approval |
| 10. Minutes – 10/23/2013                       |                  |   |



TWO MUSCOOT ROAD NORTH  
MAHOPAC, NY 10541  
p 845-628-6613  
F 845-628-2807 e-mail: joel.greenberg@arch-visions.com

October 17, 2013

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

Re; Wixon Pond Estates  
Wixon Pond Road  
T.M. # 53.20-1-19

Dear Mr. Gary and Members of the Board,

On behalf of my client, I respectfully request a six month extension of our preliminary approval. Unfortunately, this project is still being reviewed by the New York City DEP and the Putnam Co. Health Dept.

Thanking you in advance for your interest and cooperation in this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

  
Joel Greenberg, AIA



November 6, 2013

Mr. Harold Gary, Chairman  
Town of Carmel Planning Board  
60 McAlpin Avenue  
Mahopac, NY 10541

Re: Old Forge Estates  
Extension of Final Subdivision Approval  
Baldwin Place Road  
TM #75.15-1-19 thru 40

Dear Chairman Gary and Members of the Board:

We request the above referenced project be placed on the next available Planning Board agenda for our second extension of final subdivision approval. The project received Final Approval in November 2012 and the first extension was submitted 180 days later in May 2013 and approved by the Planning Board.

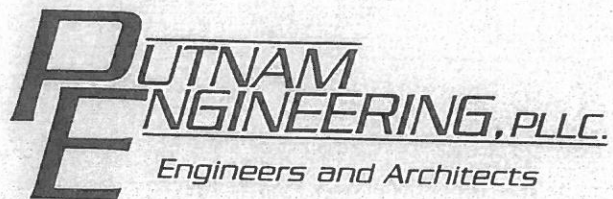
Sincerely,

PUTNAM ENGINEERING, PLLC

A handwritten signature in dark ink, appearing to read 'Paul M. Lynch', written over a horizontal line.

Paul M. Lynch, P.E.  
PML/tal

cc: Applicant



October 31, 2013

Mr. Harold Gary, Chairman  
Town of Carmel Planning Board  
60 McAlpin Avenue  
Mahopac, NY 10541

Re: Lockwood Dominger Subdivision  
Glenna Drive  
Extension of Time  
TM #~~49.12-5-11~~ 44.10-1-1  
P/E #7959

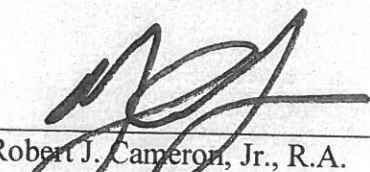
Dear Chairman Gary:

Putnam Engineering is requesting an extension for the above referenced subdivision.  
The owner is forwarding the \$1,000.00 check under separate cover.

We are still in the process of gaining outside agency approvals. As a result, we are requesting an extension.

Sincerely,

PUTNAM ENGINEERING, PLLC



Robert J. Cameron, Jr., R.A.

RJC/tal

cc: Mr. Martin Dominger



**WILDER BALTER PARTNERS, INC.**

570 TAXTER ROAD, SIXTH FLOOR, ELMSFORD, NY 10523 • (914) 347-3333 FAX (914) 909-7328

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**VIA EMAIL & FIRST CLASS MAIL**

November 12, 2013

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

Re: Hillcrest Commons Lot E-2.2  
Tax Map No. 44.10-2-4.2

Dear Chairman Gary and Members of the Board:

As you may recall, the Resolution of Approval (Amended Final Site Plan) for the above referenced project was granted on January 9, 2013. The Resolution and Section 156-61(I) of the Town of Carmel Zoning Ordinance provide that "unless construction is commenced within 12 months of the date of approval of a site plan, such approval shall become null and void." The Resolution and law further provide that "if there is no substantial change in the condition of the site and/or its environs and upon request of the applicant, a site plan approval may be extended by the Planning Board for one additional period of 12 months."

Initial tree clearing has been performed on the site, however, construction will not commence for this project within 12 months of the date of the site plan approval which expires on January 9, 2014.

Accordingly, we respectfully request that this matter be added to the Board's December 4th agenda for consideration of an action to grant the permitted 12 month site plan approval extension to January 9, 2015.

Enclosed please find a check in the sum of \$1,000 made payable to the "Town of Carmel" for the extension fee.

Thank you for your attention to this matter.

Sincerely,

John R. Bainlardi  
Vice President