

HAROLD GARY  
*Chairman*

CRAIG PAEPER  
*Vice-Chair*

**BOARD MEMBERS**

ANTHONY GIANNICO  
DAVE FURFARO  
CARL STONE  
KIM KUGLER  
RAYMOND COTE

**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*

VINCENT FRANZE  
*Architectural Consultant*

**PLANNING BOARD AGENDA  
NOVEMBER 9, 2016**

**MEETING ROOM #2**

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

**RESOLUTION**

- |   |            |          |                         |
|---|------------|----------|-------------------------|
| 1. Day Road, LLC. – 20 Day Road, Carmel     | 55.6-1-41  | 08/11/16 | Amended Site Plan       |
| 2. Meadowland Extension – 1979 Route 6      | 55.15-1-20 | 09/29/16 | Site Plan               |
| 3. Thimm, Karl & Janis – 232 East Lake Blvd | 65.17-1-15 |          | Amendment to Resolution |

**MISC.**

- |  |                              |  |  |
|--|------------------------------|--|--|
| 4. Hillcrest Commons – Lot E-2.2 – Route 52            | 44.10-2-4.2                  |  | Re-Approval of Final Amended Site Plan |
| 5. Gateway Summit Senior Housing – Lot 6 Gateway Drive | 55.-2-24.6-1<br>55.-2-24.6-2 |  | Re-Approval of Final Amended Site Plan |
| 6. The Fairways Senior Housing – Lot 7 Gateway Drive   | 55.-2-24.8-1<br>55.-2-24.8-2 |  | Re-Approval of Final Amended Site Plan |
| 7. Swan Cove – 628 Route 6                             | 76.5-1-49                    |  | Re-Approval of Final Site Plan         |
| 8. Minutes – 09/28/16                                  |                              |  |  |



October 24, 2016

Mr. Harold Gary, Chairman and Members of the Planning Board  
Carmel Town Hall  
60 Mcalpin Ave  
Mahopac, NY 10541

Re: Karl and Janis Thimm  
232 East Lake Blvd  
Mahopac, NY 10541  
TM # 65.17-1-15

Dear Mr. Gary and Members of the Board,

Mr. & Mrs. Thimm are ready to start this project. Due to the cost of the pervious pavers, which were specified for the parking lot, they would like to substitute gravel. The parking lot only accommodates two cars. I have discussed this substitution with the Town Engineer who has no objection. The new bond amount will be \$33,150.15. The new Engineering Fee will be \$ 1,658.00. See attached Budgetary Sitework Estimate.

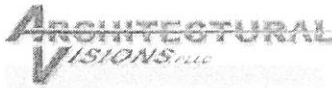
I would appreciate if this could be placed on the Planning Board Agenda of November 9, 2016 for approval.

Very truly yours,

Joel Greenberg  
JLG:tnz

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)  
[www.arch-visions.com](http://www.arch-visions.com)





2 MUSCOOT ROAD NORTH  
MAHOPAC, NY 10541

## Budgetary Sitework Estimate

Project: Karl & Janis Thimm

Date: March 11, 2016

Completed by: Nicholas Fusco

Reviewed by: Joel L. Greenberg, AIA

Task Description	Unit	Quantity	Material and labor		Notes/ Allowances
			Unit Cost	Total	
<b>Site Preparation</b>					
Clearing and grubbing	ACRE	0.051	\$3,000.00	\$500.00	
Construction fence	LF	105	\$2.50	\$262.50	
Construction entrance	EA	1	\$850.00	\$850.00	
Remove existing east chain-link fence	LF	240	\$1.60	\$384.00	
<b>Earthwork</b>					
Fine grading	SF	2000	\$0.20	\$400.00	
Grass seeding	SF	1200	\$0.15	\$180.00	
Strip topsoil	CY	37	\$4.00	\$148.00	
Cuts	CY	21	\$4.75	\$99.75	
Re-spread topsoil	CY	15	\$7.00	\$105.00	
Swale	LF	12	\$3.50	\$42.00	
<b>Trenching and Backfill</b>				\$0.00	
Trenching and backfill	LF	70	\$23.00	\$1,610.00	
				\$0.00	
<b>Stormwater Management</b>					
Catch Basin	EA	1	\$1,000.00	\$1,000.00	
4" HDPE pipe	LF	80	\$28.00	\$2,240.00	
3/4" aggregate trench bedding	CY	3	\$35.00	\$105.00	
Rain Garden	EA	1	\$3,000.00	\$3,000.00	
<b>Pavement</b>				\$0.00	
Grasscrete	SF	1350	\$7.25	\$9,787.50	
Unilock Turfstone® paver patio	SF	180	\$5.90	\$1,062.00	
<b>Retaining Walls</b>					
Parking Lot Unilock Ret. Wall & Stairs	EA			\$3,500.00	
<b>Landscaping</b>					
Rain Garden Vegetation	EA	143	\$12.00	\$2,831.40	
Azalea	EA	10	\$45.00	\$742.50	
Rhododendron	EA	6	\$45.00	\$445.50	
Privet Hedge	LF	80	\$20.00	\$2,640.00	
<b>Fencing /Enclosures</b>					
Chain Link Fence	LF	45	\$27.00	\$1,215.00	
<b>Total</b>				\$33,150.15	
<b>Engineering Fee</b>			5%	\$1,658.00	



**VIA EMAIL & FIRST CLASS MAIL**

October 18, 2016

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

Re: Hillcrest Commons Lot E-2.2 (74 unit multi-family development for seniors)  
Tax Map No. 44.10-2-4.2

Dear Chairman Gary and Members of the Board:

As your files will show, the Resolution of Approval (Amended Final Site Plan) for the above referenced project was granted on January 9, 2013, which approval was thereafter extended by your Board for one year. On March 11, 2015, the project was re-approved by your Board, which approval was further extended for one year on January 13, 2016.

Initial tree clearing has been performed on the site. However, no additional work has been commenced since the Board granted the most recent one year extension of the project's approval. Due to the continued unavailability of financing for this project, construction will not commence within 12 months of the extended approval date.

In this regard, I have attached the Memorandum of Richard J. Franzetti P.E. dated January 4, 2016, which confirmed that the agency permits for this project (NYSDEC, NYCDEP, PCDOH) do not expire until March, 2018 or beyond. Also attached is the Continuation Certificate for the project's Site Improvement Bond confirming that the bond continues in full force and effect until April 5, 2017, at which time it will be extended for an additional year.

Accordingly, we respectfully request that this matter be added to the Board's earliest available agenda for consideration of an action to grant a re-approval of the previously approved site plan for this project. Enclosed please find a check in the sum of \$1,500 made payable to the "Town of Carmel" for the site plan re-approval fee.

If you have any questions or require any additional information to process this request, I can be reached at (914) 610-3638 or [jbainlardi@wilderbalter.com](mailto:jbainlardi@wilderbalter.com).

Thank you for your consideration and attention to this matter.

Sincerely,

John R. Bainlardi  
Vice President

Richard J. Franzetti, P.E.  
Town Engineer




(845) 628-1500  
(845) 628-2087  
Fax (845) 628-7085

Office of the Town Engineer  
60 McAlpin Avenue  
Mahopac, New York 10541

## MEMORANDUM

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**To:** Town of Carmel Planning Board

**From:** Richard J. Franzetti P.E. Town Engineer 

**Date:** January 4, 2016

**Re:** Hillcrest Subdivision - TM 44.10-2-4.2

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The Engineering Department does not have any objection to re-approval of the amended site plan for this project as long as there are no changes being made to the site.

New York State Department of Environmental Conservation (NYSDEC) Requirements

- The project has coverage under the NYSDEC General Stormwater Permit for Stormwater Discharges from Construction Activities (GP-0-10-001), permit number NYR 10T132.

New York City Department of Environmental Protection (NYCDEP) Requirements

- The NYCDEP approved the Stormwater Pollution Prevention Plan (SWPPP) for this project. The expiration date is July 2, 2020.
- The NYCDEP Amended Sewer System Determination for this project is valid until March 6, 2018.

Putnam County

- The project sought and received PCDOH Amended Approval of Plans for Sewer Collection System. The expiration date is March 7, 2018.

Town of Carmel

- The file does not contain documentation regarding the following items identified in the May 8, 2013 Planning Board Resolution (#13-10):
  - Easement information (Items 15 and 16)
- The performance bond is set to expire on April 5, 2016.

I trust that this is adequate for the Board's needs. Should you have any questions, please don't hesitate to contact me.



October 26, 2016

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, approval for the subject project was regranted effective February 8, 2015, with a 1-year extension granted effective February 8, 2016 which will expire on February 8, 2017. Since that time, there has been no substantial change in the condition of the site and/or its environs. The applicant requests a re-grant of the Site Plan approval. Please place this item on the Board's upcoming November 9<sup>th</sup> agenda for consideration of regrant of approval.

A check is enclosed for the \$1,500.00 application 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. Contelmo, PE  
Senior Principal Engineer

JJC/dlm

Enclosure

cc: Fred Koelsch, CRI

Insite File No. 04232.106





October 26, 2016

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

RE: The 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, approval for the subject project was regranted effective February 8, 2015, with a 1-year extension granted effective February 8, 2016 which will expire on February 8, 2017. Since that time, there has been no substantial change in the condition of the site and/or its environs. The applicant requests a re-grant of the Site Plan approval. Please place this item on the Board's upcoming November 9<sup>th</sup> agenda for consideration of regrant of approval.

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Very truly yours,

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

By:

  
Jeffrey J. Contelmo, PE  
Senior Principal Engineer

JJC/dlm

Enclosure

cc: Fred Koelsch, CRI

Insite File No. 05140.100

**Trombetta,Rose**

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**From:** Roy Fredriksen [<mailto:rafredriksenpe@gmail.com>]

**Sent:** Thursday, November 03, 2016 11:11 AM

**To:** Trombetta,Rose

**Subject:** Re: My email

Please put Swan Cove on the Planning Board agenda for renewal.

TM 76.5-1-49