

HAROLD GARY  
*Chairman*

CRAIG PAEPRER  
*Vice-Chair*

**BOARD MEMBERS**  
CARL GREENWOOD  
ANTHONY GIANNICO  
DAVE FURFARO  
CARL STONE  
KIM KUGLER

**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**  
**MARCH 25, 2015 – 7:00 P.M.**

**MEETING ROOM #2**

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

**RESOLUTION**

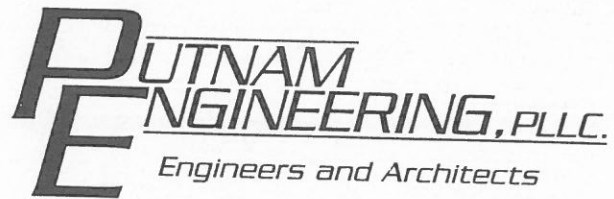
- |    |   |          |          |                   |
|----|---|----------|----------|-------------------|
| 1. | Putnam Hospital Center/New York SMSA Limited Partnership – 670 Stoneleigh Ave, Carmel | 66.-2-57 | 11/26/14 | Amended Site Plan |
|----|---|----------|----------|-------------------|

**SUBDIVISION**

- |    |   |           |        |             |
|----|---|-----------|--------|-------------|
| 2. | Itzla Subdivision – 9 Mechanic St, Carmel | 55.14-1-6 | 3/2/15 | Sketch Plan |
|----|---|-----------|--------|-------------|

**MISC.**

- |    |   |             |          |  |
|----|---|-------------|----------|--|
| 3. | LaPorte, Andrew & James – Peekskill Hollow Rd | 53.-1-14&15 | 12/31/13 | 2 <sup>nd</sup> Extension of Subdivision Approval (Lot Line) |
| 4. | Minutes – 2/18/15                             |             |          |  |



March 16, 2015

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

Re: Itzla Subdivision  
9 Mechanic Street  
T.M. #55.14-1-6  
P/E #7532

Dear Chairman Gary and Members of the Board:

We request that the above referenced project be placed on the next available Planning Board agenda for sketch subdivision review and approval. Therefore, we are enclosing the following:

1. Sketch Subdivision plans, last revised March 2, 2015, 5 sets.

We are in receipt of the Town Engineer's memorandum dated December 18, 2014 and offer the following in response:

**Sketch plan comments:**

- 1a. The proposed driveway for Lot #2 has been realigned to the northwest as suggested, within the subject property, therefore avoiding the requirement of an easement.
  - 1b. The applicant will approach the adjacent RPK owner for a restrictive easement.
2. Sight distance profiles and calculations have been provided in the submission.
3. The eastward facing sight distance has been provided on Drawing C-130, as requested
4. Comment noted regarding the recreational /open space note.

**Preliminary Plat comments:**

1. Proposed grading is shown on Drawing C-120.
2. At this time there are no PCDOH approvals for the proposed lot and none are required.
3. A driveway profile has been prepared for proposed Lot #2, shown on Drawing C-120. There are no changes proposed to the existing Lot #1 driveway.

4. All proposed utilities for Lot #2 and the existing utilities for Lot #1 are shown on Drawing C-120.
5. Metes and bounds of the proposed internal lot boundary line have been shown on Drawing C-110.
6. The total area proposed to be disturbed, 0.42 acres, is noted on Drawing C-120. The extent of impervious surfaces is also shown. A Sequence of Construction is noted on Drawing C-120. Erosion control measures are also noted on Drawing C-120 and erosion control details are shown on Drawing C-210.
7. The information required in Chapter 131-13 is shown on the drawings.
8. Comment is noted that a quantity take-off will be required as part of final approval.
9. Comment is noted that a stormwater bond and maintenance guarantee may be required.

In response to the Town Planner's review memorandum dated February 18, 2015, we offer the following:

1. Comment is noted that the 5 variances address the dimensional non-compliance issues.
2. Comment is noted that the proposed driveway is located adjacent to the RPK development and the reconfiguration of Mechanic Street.
3. The site distance profile was based on the posted speed limit of 30 mph. The 200 foot minimum sight distance was based on the requirements listed in the Town of Carmel Code, Chapter 128, Attachment 1, Table I, "Street Design Standards". The profile has been revised to indicate the height of eye and the height of object requirements as noted in the AASHTO "Green Book".  
Please be aware that the sight distance to the west will be 250 feet and the sight distance to the east is in excess of 400 feet.
4. A composite plan has been provided showing the applicant's parcel next to the RPK landscaping plan. The proposed landscaping does not interfere with the proposed sight distance. The applicant will discuss a restrictive easement with RPK .
5. The proposed Lot #2 driveway has been relocated to the west of the site, but still within the applicant's lot.
6. Drawing C-130 and C-140 show the proposed subdivision as it relates to the proposed RPK site.

In response to the Director of Code Enforcement review memorandum dated February 18, 2015, we offer the following:

1. Comment noted that this is a two lot subdivision.

2. Location map has been revised to indicate the adjacent RPK site as one parcel.
3. The variances granted by the ZBA are noted.

If you have any questions or comments, or require additional information, please let us know at your earliest convenience.

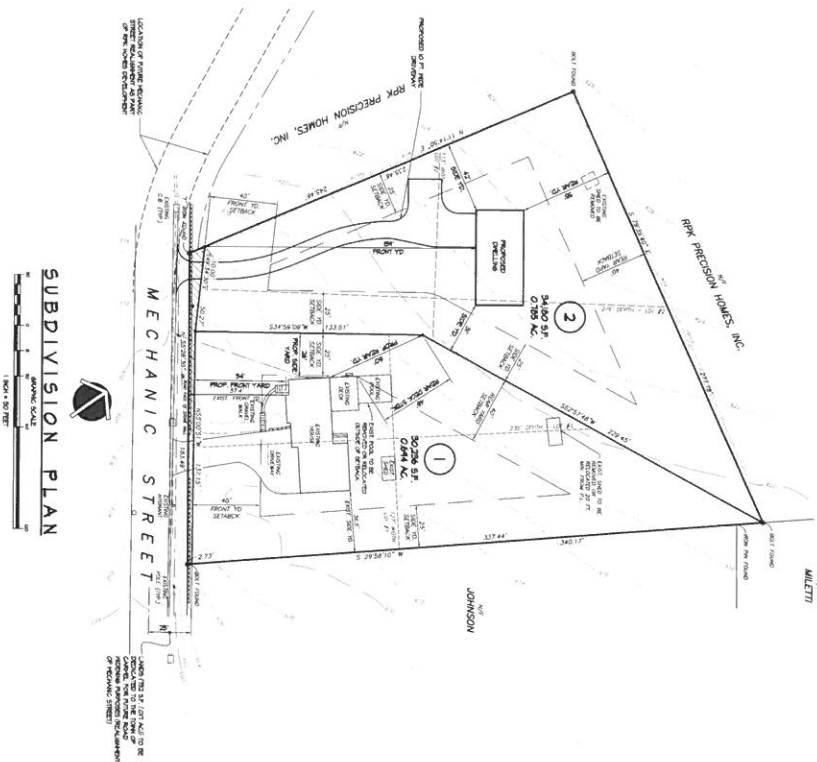
Sincerely,

PUTNAM ENGINEERING, PLLC

  
Paul K. Garrity

PKG/tal  
Enclosures

cc: Mr. Paul Itzla



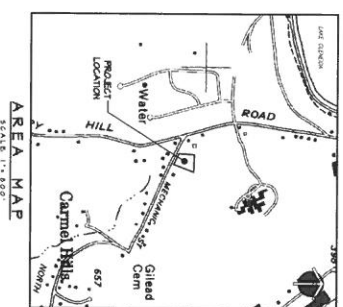
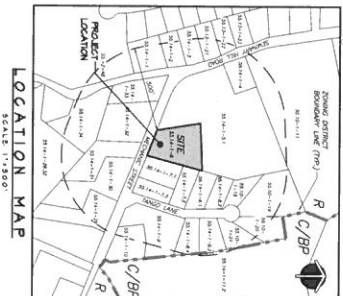
**SUBDIVISION PLAN**  
 SCALE: 1" = 40 FEET

APPLICANT'S TITLE: SUBDIVISION PLAN  
 PROJECT: 4 MECHANIC STREET  
 CITY/TOWN: WESTPORT, NEW YORK  
 COUNTY: PUTNAM COUNTY, NEW YORK  
 STATE: NEW YORK

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 STATE: NEW YORK



**ADJOINERS:**  
 TO THE NORTH: [List of adjacent properties and owners]  
 TO THE SOUTH: [List of adjacent properties and owners]  
 TO THE EAST: [List of adjacent properties and owners]  
 TO THE WEST: [List of adjacent properties and owners]

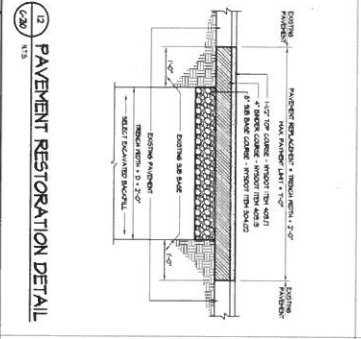
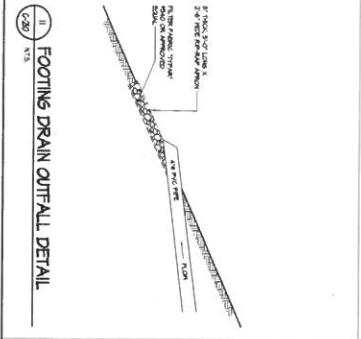
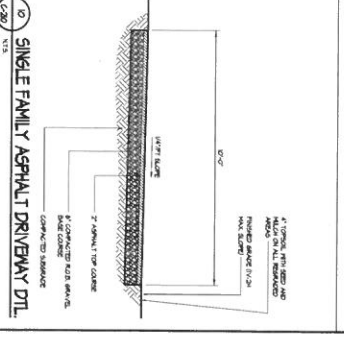
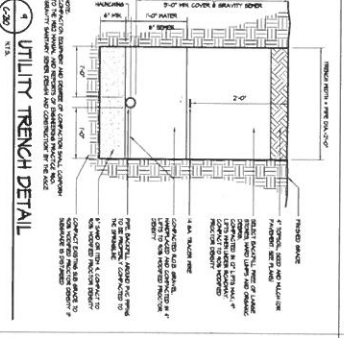
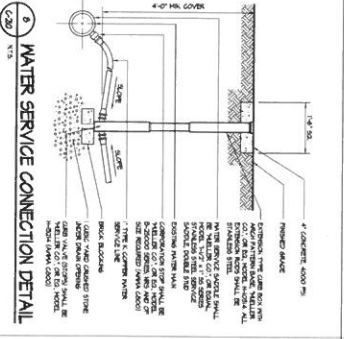
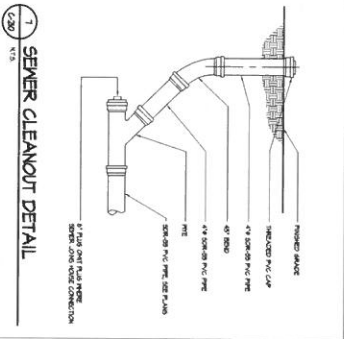
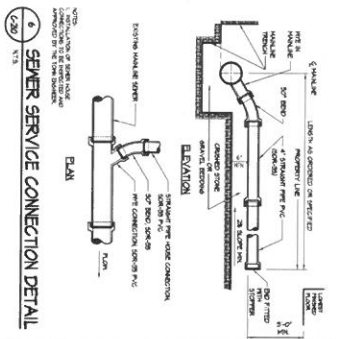
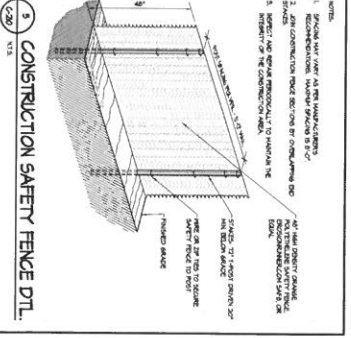
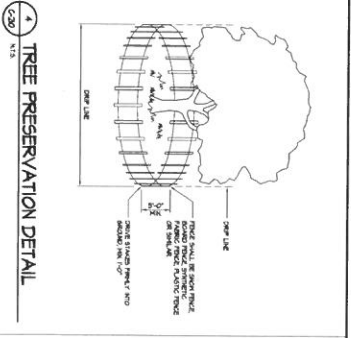
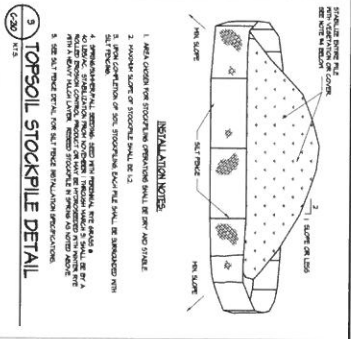
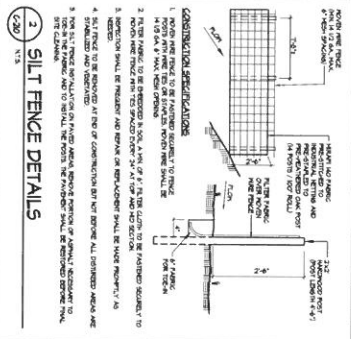
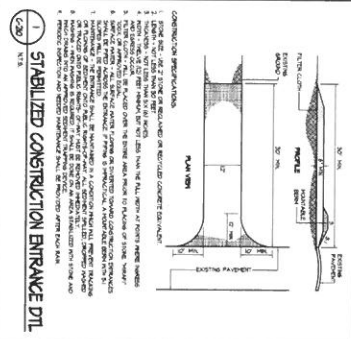
**SUBDIVISION PLAN NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 2. THE APPLICANT WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.  
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**ZONING SCHEDULE**

LOT #	REQUIREMENTS	LOT 1	LOT 2
1	MIN. LOT AREA (SQ. FT.)	50,000	54,000
2	MIN. LOT WIDTH (FEET)	200	200
3	MIN. FRONT SETBACK (FEET)	25	25
4	MIN. SIDE SETBACK (FEET)	20	20
5	MIN. REAR SETBACK (FEET)	20	20
6	MIN. FRONT YARD SETBACK (FEET)	20	20
7	MIN. SIDE YARD SETBACK (FEET)	20	20
8	MIN. REAR YARD SETBACK (FEET)	20	20
9	MIN. FRONT SETBACK (FEET)	20	20
10	MIN. SIDE SETBACK (FEET)	20	20
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13	MIN. SIDE SETBACK (FEET)	20	20
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47	MIN. REAR SETBACK (FEET)	20	20
48	MIN. FRONT SETBACK (FEET)	20	20
49	MIN. SIDE SETBACK (FEET)	20	20
50	MIN. REAR SETBACK (FEET)	20	20

**OWNER/APPLICANT APPROVAL**  
 I, \_\_\_\_\_, owner of the above described property, hereby approve the subdivision plan and the information contained herein is true and correct.  
 SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_ BY: \_\_\_\_\_

**PLANNING BOARD APPROVAL**  
 I, \_\_\_\_\_, member of the Planning Board, hereby approve the subdivision plan and the information contained herein is true and correct.  
 SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_ BY: \_\_\_\_\_



**DOMAN ENGINEERING, LLC**  
 ENGINEERS - ARCHITECTS  
 1430 ROUTE 6, BRIGHTON, NEW YORK 11504  
 (516) 221-1100 FAX (516) 271-8100

**PROJECT:** IZLA SUBDIVISION PHASED FOR  
**CLIENT:** IZLA SUBDIVISION  
**PROJECT NUMBER:** C-210

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/15/10
2	ISSUED FOR PERMITS	10/15/10
3	ISSUED FOR PERMITS	10/15/10
4	ISSUED FOR PERMITS	10/15/10
5	ISSUED FOR PERMITS	10/15/10
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99	ISSUED FOR PERMITS	10/15/10
100	ISSUED FOR PERMITS	10/15/10

**PROJECT:** IZLA SUBDIVISION PHASED FOR  
**CLIENT:** IZLA SUBDIVISION  
**PROJECT NUMBER:** C-210

**PROJECT NUMBER:** C-210  
**SHEET NO. OF 3**



**SIGHT DISTANCE NOTES:**

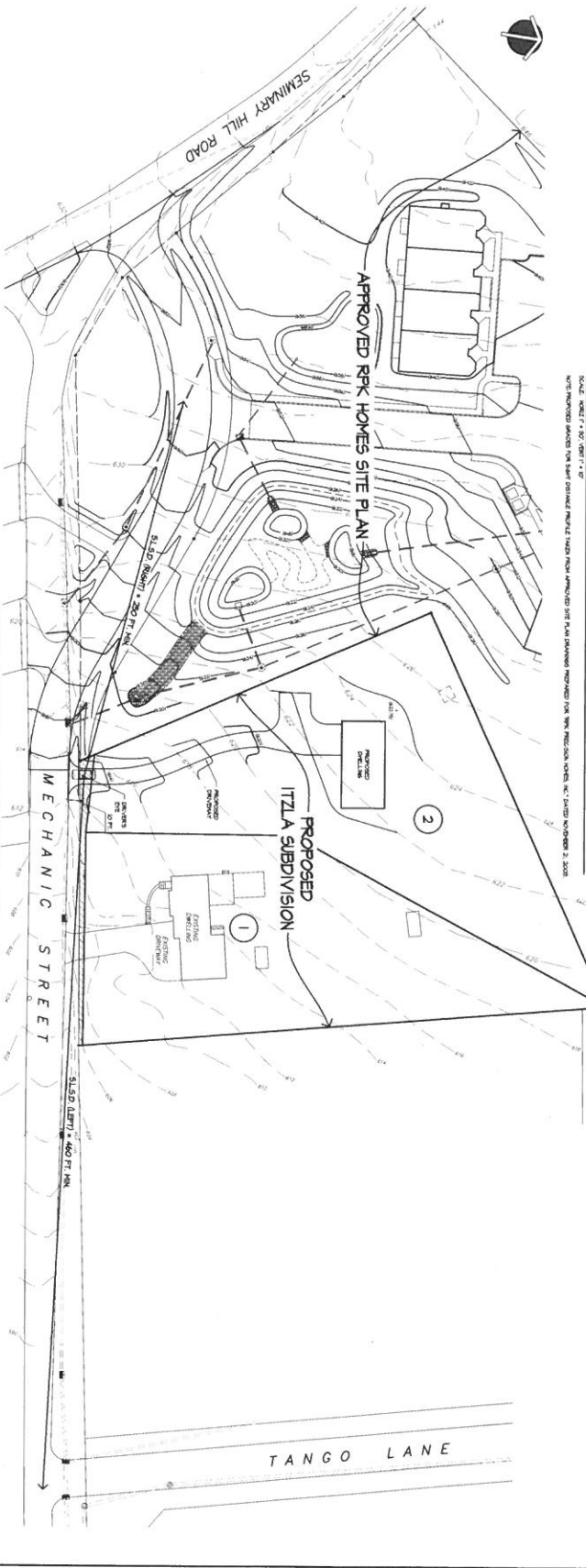
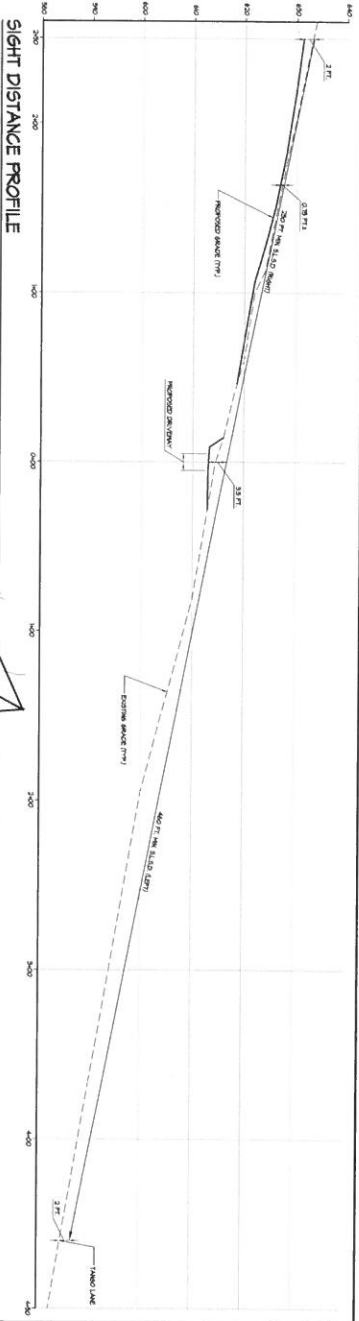
1. VISUAL SIGHT DISTANCE (VSD) IS THE MINIMUM DISTANCE BETWEEN THE POINT OF VIEW AND THE POINT OF IMPACT OF A COLLISION UNDER IDEAL CONDITIONS.
2. DESIGN SPEED = 30 MPH
3. THIS PLAN ASSUMES A DRIVER'S LINE OF SIGHT IS 5.0 FEET ABOVE THE ROAD SURFACE AND A DRIVER'S STOPPING SIGHT DISTANCE (SSD) IS 250 FEET.

**LINE OF SIGHT COMPUTATIONS:**

CALCULATED BASED ON THE 40' HIGH ADJACENT VERTICENCY

$SSD = \frac{V^2}{2g} + 1.47V$   
 $SSD = \frac{30^2}{2 \times 32.2} + 1.47 \times 30 = 250 \text{ FEET}$

DESIGN SPEED = 30 MPH  
DESIGN GRADE = 2.5%  
DESIGN CURVE = 200 FT  
DESIGN SLOPE = 2.5%  
DESIGN CLEARANCE = 4.5 FT  
DESIGN SLOPE = 2.5%  
DESIGN CLEARANCE = 4.5 FT



**PENNEY ARCHITECTS, PLLC**  
DESIGNERS - ARCHITECTS  
4 OLD SCOTE & BURGESS, NEW YORK, 10004  
(914) 271-4104 FAX: (914) 271-4104

PROPOSED TO BE IN CONFORMANCE WITH THE ZONING AND SUBDIVISION LAWS OF THE STATE OF NEW YORK, AND THE REGULATIONS OF THE STATE ENGINEERING BOARD, AS AMENDED NOVEMBER 2, 2008.

NO.	DESCRIPTION	DATE

**RESIDENTIAL SUBDIVISION REFERRED FOR ITZLA SUBDIVISION**  
4 SEAMM HILL STREET  
TANGI COAST, NEW YORK  
10004

DATE	PROJECT STAGE	SCALE

**COMPOSITE GRADING PLAN and SIGHT DISTANCE PROFILE**

PROJECT NUMBER: C-130  
SHEET: 1 OF 3



**PENNING**  
ENGINEERS - ARCHITECTS  
4 OLD SCOTE & BREWSTER, NEW YORK, 10004  
(212) 274-4794 FAX (212) 274-4794  
PENNY@PENNING.COM

APPROVED RPK HOMES SITE PLAN  
PROPOSED ITZLA SUBDIVISION  
1700 W 30th STREET  
PUNYA COUNTY, NEW YORK  
100 W 30th STREET LOT 8

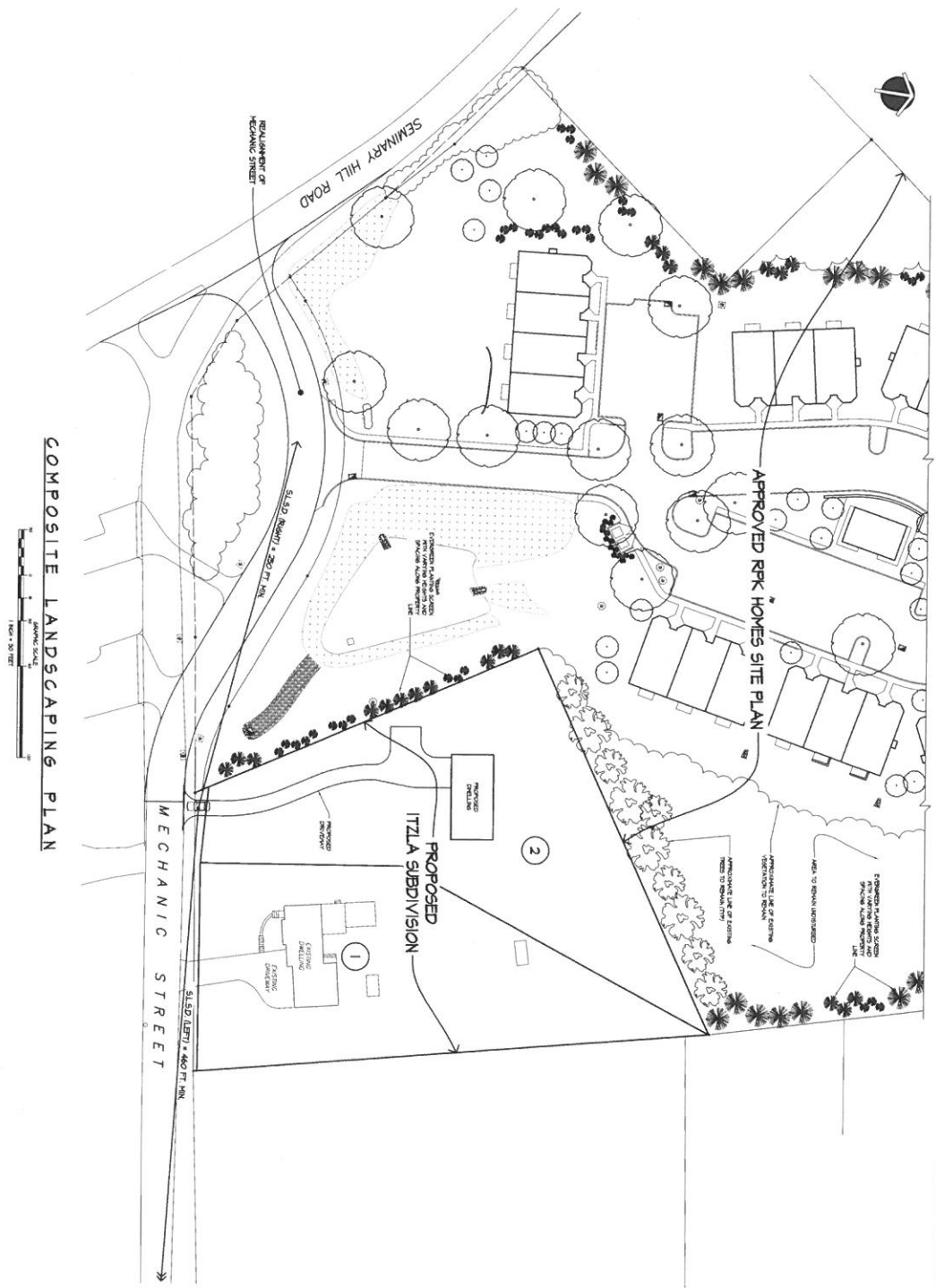
NO.	REVISION	DATE

PROPOSED ITZLA SUBDIVISION  
1700 W 30th STREET  
PUNYA COUNTY, NEW YORK  
100 W 30th STREET LOT 8

PROJECT NO. 1700 W 30th STREET  
SCALE: AS SHOWN

COMPOSITE LANDSCAPING PLAN

PROJECT NUMBER: C-140  
DATE: 11.17.11



## **Trombetta,Rose**

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**From:** LaPorte, James <James.LaPorte@  
**Sent:** Wednesday, March 04, 2015 8:24 AM  
**To:** Trombetta,Rose  
**Cc:** < >@online.net  
**Subject:** LaPorte Lot Line Resolution Extension

Good Morning Rose

After confirming incorrect Mylar Date and Signature on the Mylar. We cannot produce a new Mylar before the Resolution end date. Andy and I feel it would be in the best interest to apply for an extension. Please advise the best course of action for this request.

Jim

**James LaPorte**