

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
OCTOBER 14, 2015 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

SITE PLAN

1. Thimm, Karl & Janis – 232 East Lake Blvd 65.17-1-15 7/30/15 Site Plan

MISC.

2. Cozy Cub Day Care Center – 235 East Lake Blvd 65.17-1-30 9/21/15 Waiver of Site Plan Application

3. VFW Greater Mahopac Post 5491 –
154 East Lake Blvd 76.30-1-13 9/8/15 Waiver of Site Plan Application

4. Gateway Summit Senior Housing – Lot 6
Gateway Drive 55.-2-24.6-1
55.-2-24.6-2 Extension of Amended Site Plan Approval

5. The Fairways Senior Housing – Lot 7
Gateway Drive 55.-2-24.8-1
55.-2-24.8-2 Extension of Amended Site Plan Approval

6. The Hamlet at Carmel (Formerly Putnam
Community Foundation) – Stoneleigh Ave 66.-2-58 Re-Approval of Final Site Plan Approval

7. Minutes – 07/08/15



October 8, 2015

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,

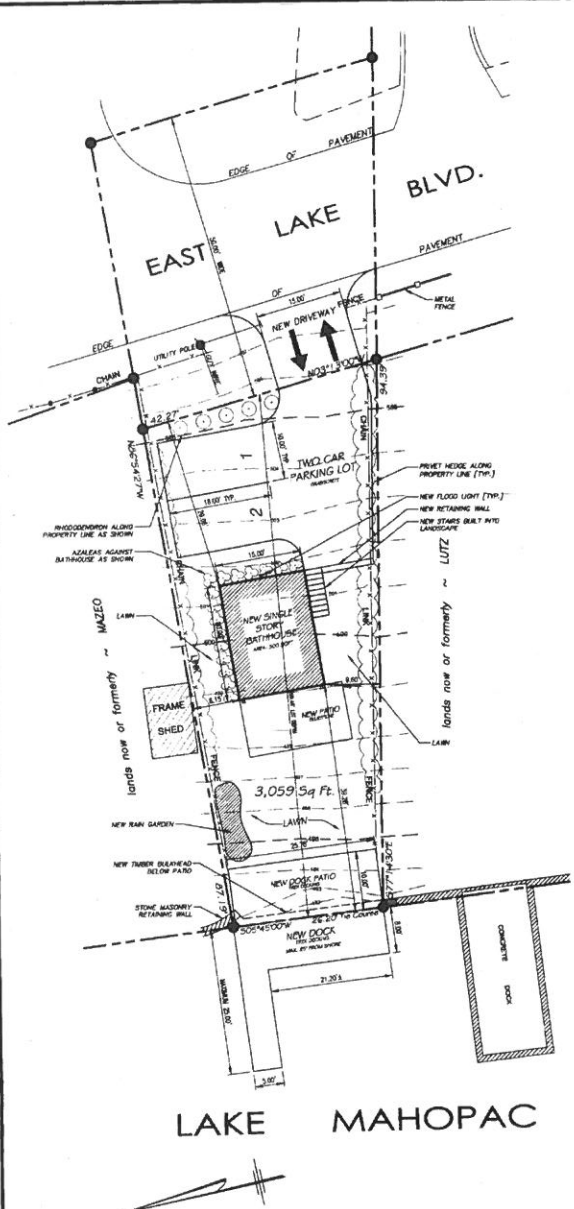
The Zoning Board approved all the variances. The project now requires a wet-land permit from the ECB. I would appreciate if you could refer us to the ECB.

Very truly yours,

A handwritten signature in black ink, appearing to read "Joel Greenberg", is written over the typed name. The signature is stylized with large loops and a long tail.

Joel Greenberg

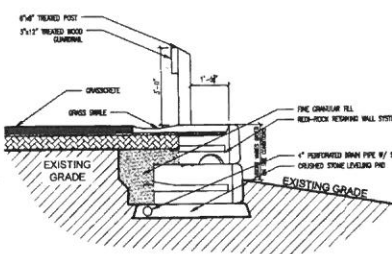




- SITE DATA NOTES:**
- 1.) PROPERTY OWNER:
ST. JOHN THE EVANGELIST CHURCH
232 EAST LAKE BLVD.
MAHOPAC, NY 10541
 - 2.) CONTRACT VENUE:
KARL & JANIS THIMM
19 ELEANOR DRIVE
MAHOPAC, NY 10541
 - 3.) ZONE: R-120
 - 4.) SECTION 156-277 PROPOSED PROJECT USE:
NEW BATHHOUSE AND NEW DOCK. NO COOKING, SLEEPING, SANITARY FACILITIES OR OTHER FUNCTIONS GENERALLY OCCURRING IN A DWELLING FOR PRIVATE USE BY OWNER, LESSEE THEIR FAMILIES OR GUESTS. ONLY ELECTRIC IS TO BE INSTALLED.
 - 5.) TAX MAP NUMBER:
SECTION 65.17
BLOCK 1
LOT 15
 - 6.) WATER / SEWER: NONE
 - 7.) ZONING REQUIREMENTS:

SETBACKS	REQUIRED	PROPOSED	VARIANCE
GROSS SITE AREA	3,000 SQFT	3,059 SQFT	NONE
FRONT YARD	15.0 FT	29.66 FT	NONE
SIDE YARD (NORTH)	15.0 FT	8.15 FT	6.85 FT
SIDE YARD (SOUTH)	15.0 FT	9.60 FT	5.40 FT
REAR YARD	15.0 FT	39.28 FT	NONE
LOT WIDTH @ LAKE	50.0 FT	26.20 FT	23.80 FT
LOT DEPTH	30.0 FT	90.46 FT	NONE
IMPERVIOUS SURFACE*	29% MAX.	16.5%	NONE
HEIGHT (MAX)	10.0 FT	10.0 FT	NONE
DOCK LENGTH (MAX)	25.0 FT	25.0 FT	NONE
AREA OF DISTURBANCE (MAX)	3,000 SQFT	3,059 SQFT	NONE
PARKING SPACES**	5 PS	2 PS	3 PS
DRIVEWAY WIDTH	24 FT	15 FT	9 FT

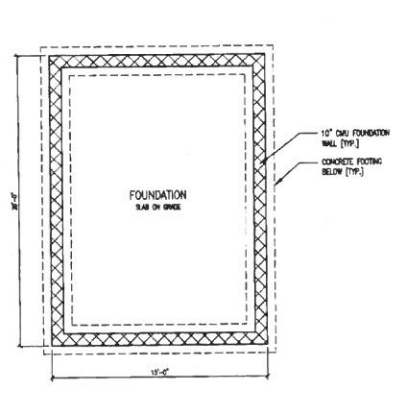
*IMPERVIOUS SURFACE CALCULATIONS: $[504.75 \text{ SQFT} / 3,059 \text{ SQFT}] \times 100 = 16.5\%$
 **PARKING CALCULATIONS: 1 SPACE PER 750 SQFT
 $3,059 \text{ SQFT} / 750 \text{ SQFT} = 4.08 \text{ PS} \approx 5 \text{ PARKING SPACES}$
 *** VARIANCES GRANTED 9/24/15



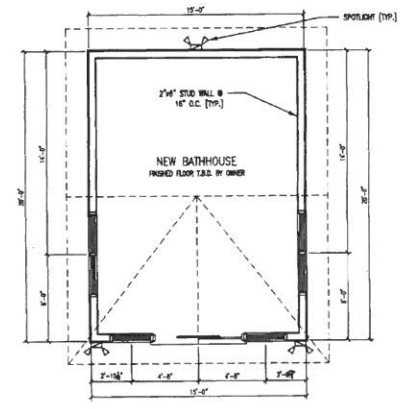
RETAINING WALL
NOT TO SCALE

PLANTING SCHEDULE

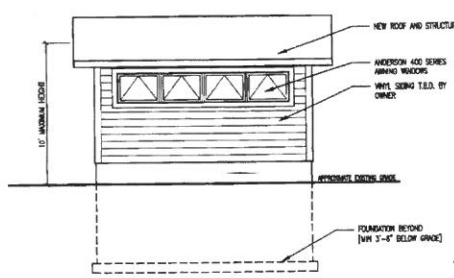
SYMBOL	COMMON NAME	SIZE	ROOT	SPACING
AZ	AZALEA	8-8 TALL	848	50'-58'
RH	RHODOCODENDRON FORTUNOSA	18'-21" SPREAD	848	50'-58'
RH	RHODOCODENDRON ALUTACUM	18'-21" SPREAD	848	50'-58'
FR	FRYRIE REEDS	8'-4" TALL	848	50'-58'



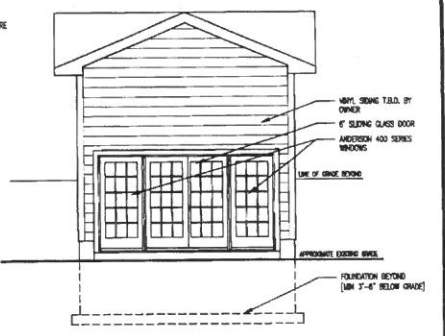
2) BATHHOUSE FOUNDATION PLAN
1/8" = 1'-0"



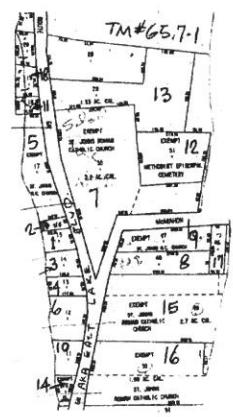
3) BATHHOUSE FLOOR PLAN
1/8" = 1'-0"



5) BATHHOUSE FRONT ELEVATION
1/8" = 1'-0"



4) BATHHOUSE REAR ELEVATION
1/8" = 1'-0"



PROPERTY OWNERS WITHIN 500 FEET

1. ST. JOHN THE EVANGELIST
TAX MAP: 65.17-1-15
232 EAST LAKE BLVD
MAHOPAC, NY 10541
2. NICHOLAS MAZZO
TAX MAP: 65.17-1-1
8 RED WILLOWS ROAD
MAHOPAC, NY 10541
3. BRUNO LUTZ
TAX MAP: 65.17-1-14
77 WINDY HILL
MAHOPAC, NY 10541
4. BARRY KAHN
TAX MAP: 65.17-1-13
28 WILSON DRIVE
MAHOPAC, NY 10541
5. ST. JOHN THE EVANGELIST
TAX MAP: 65.17-1-17
232 EAST LAKE BLVD
MAHOPAC, NY 10541
6. EDWARD SALAF
TAX MAP: 65.17-1-12
1 WIND PLACE
PORT WASHINGTON, NY 11050
7. ST. JOHN THE EVANGELIST
TAX MAP: 65.17-1-20
232 EAST LAKE BLVD
MAHOPAC, NY 10541
8. ST. JOHN THE EVANGELIST
TAX MAP: 65.17-1-40
221 LAKE BLVD
MAHOPAC, NY 10541
9. ST. JOHN THE EVANGELIST
TAX MAP: 65.17-1-47
232 EAST LAKE BLVD
MAHOPAC, NY 10541
10. LINDA LIBERATORE
TAX MAP: 65.17-1-11
50 BEECH HILL ROAD
PLEASANTVILLE, NY 10575
11. JOHN A. TROLER
TAX MAP: 65.17-1-18
8 DALLER DRIVE
MAHOPAC, NY 10541
12. MATHIASZ CENTER
TAX MAP: 65.17-1-21
WINDY HILL
MAHOPAC, NY 10541
13. JOHN A. TROLER
TAX MAP: 65.17-1-29
4 TROLER DRIVE
MAHOPAC, NY 10541
14. ST. JOHN THE EVANGELIST
TAX MAP: 65.17-1-10
222 EAST LAKE BLVD
MAHOPAC, NY 10541
15. ST. JOHN THE EVANGELIST
TAX MAP: 65.17-1-49
232 EAST LAKE BLVD
MAHOPAC, NY 10541
16. ST. JOHN THE EVANGELIST
TAX MAP: 65.17-1-50
222 EAST LAKE BLVD
MAHOPAC, NY 10541
17. GEORGE FEARER
TAX MAP: 65.17-1-46
8 FULTON DRIVE
NEW FAIRFIELD, CT 06812
18. JOHN A. TROLER
TAX MAP: 65.17-1-18
4 TROLER DRIVE
MAHOPAC, NY 10541

ARCHITECTURAL VISIONS
A QUALITY DESIGN GROUP

2 MUSCOOT ROAD NORTH
MAHOPAC, NY 10541
TEL: 845-428-2067 FAX: 845-428-2067

PROJECT:
KARL & JANIS THIMM

PROJECT ADDRESS: 232 EAST LAKE BLVD
MAHOPAC, NY 10541
TAX MAP NO. 65.17-1-15

MAILING ADDRESS: 19 ELEANOR DRIVE
MAHOPAC, NY 10541

SITE PLAN

DATE: 08/21/15
SCALE: AS NOTED
DRAWN BY: CWD
PROJECT NO.: 02-15-10

AS-101

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF ARCHITECTURAL VISIONS. THIS PLAN AND SPECIFICATIONS ARE TO BE USED ONLY FOR THE PROJECT AND SITE SHOWN HEREON. ANY REUSE OF THIS PLAN OR SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL VISIONS IS STRICTLY PROHIBITED. ARCHITECTURAL VISIONS ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN OR SPECIFICATIONS. ARCHITECTURAL VISIONS IS NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN OR SPECIFICATIONS. ARCHITECTURAL VISIONS IS NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN OR SPECIFICATIONS.

ARCHITECTURAL VISIONS PLLC

October 7, 2015

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

RE: Cozy Cub Daycare
235 East Lake Blvd
Mahoapc, NY 10541
TM# 65.17-1-30

Dear Mr. Gary and Members of the Board,

Below is my response to the Consultants' memos;

Michael Carnazza

1. Traffic circulation is one way
2. Play area is over 50 feet from the property lines

Richard Franzetti PE

1. No additional Comments

Patrick Cleary, AICP, CEP, PP, LEED AP

1. The Daycare center meets all NYS requirements
2. No parking spaces are being eliminated
3. Traffic circulation is one way

If you have any questions please don't hesitate to contact me/

Very truly yours,


Joel Greenberg





PLANNING BOARD
 Town of Carmel - Town Hall
 Mahopac, NY 10541
 (845) 628-1500

WAIVER OF SITE PLAN APPLICATION

To: Town of Carmel Planning Board

I would like to request a waiver of the site plan requirements in connection with a change of use on the property located at:

235 EAST LAKE BOULEVARD

Tax Map # 65.17-1-30 in the R-120 Zone.

For the following reasons: NO CHANGES TO THE BUILDING. EXTERIOR WORK IS LIMITED TO REPAIRING THE HANDICAP RAMP AND PLACING A MAT ON EXISTING MACADAM FOR A PLAY AREA.

I do not plan to make any exterior changes to the building.

My proposed use of the site is DAYCARE CENTER

The present use of the site is BUILDING VACANT - FORMER USE WAS A SCHOOL.
 ZBA INTERPRETED THAT THE PROPOSED DAY CARE USE WAS PERMITTED.

I will employ 6 people (number).

There is (is not) a loading dock to receive my supplies. (N/A)

Signs will conform to the code. YES

Special Comments _____

In support of my request, I have attached the following:

- Requirements:
- 5 copies of this waiver request.
 - 5 copies of a floor layout drawn to scale.
 - 5 copies of a parking layout drawn to scale on your survey.
 - 5 copies of a location map.

BRITTANY SAETTA, 61 GRAND MEADOW DRIVE, MAHOPAC, NY 10541 9...

Print Applicant's Name, Address & Telephone Number

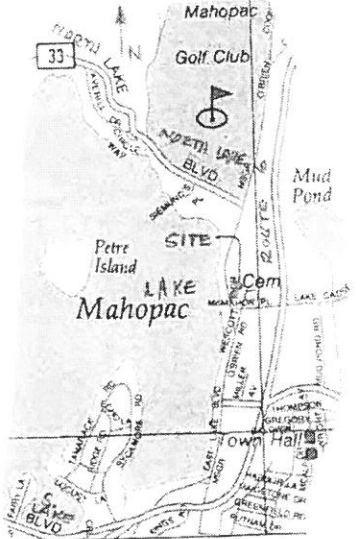
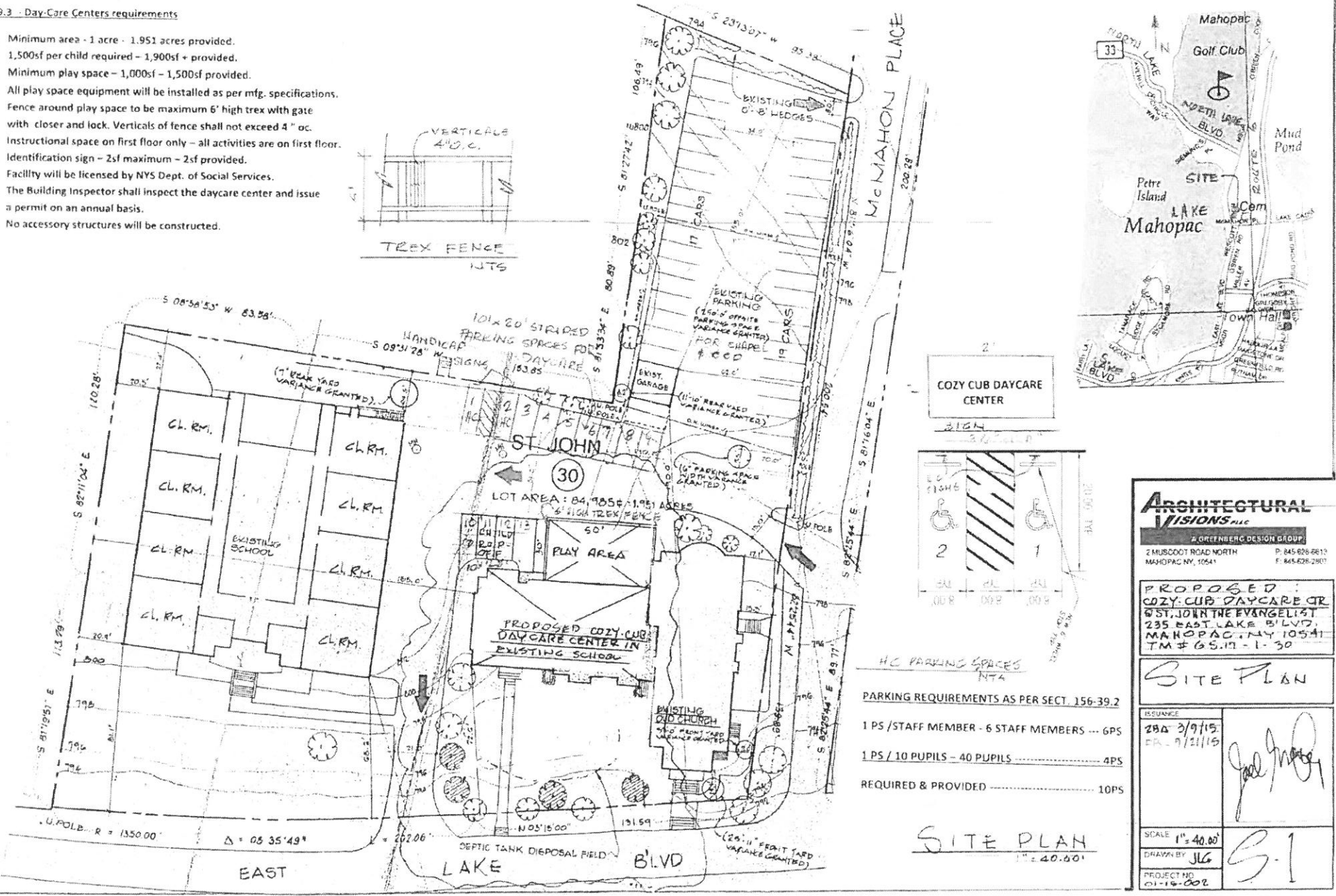
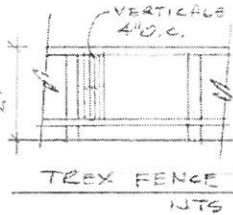
Brittany Saetta

9/1/2015

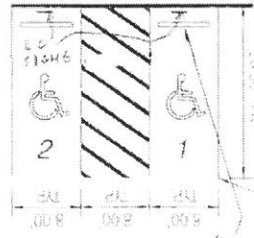
Applicant's Signature & Date

156-39.3 - Day-Care Centers requirements

1. Minimum area - 1 acre - 1.951 acres provided.
2. 1,500sf per child required - 1,900sf + provided.
3. Minimum play space - 1,000sf - 1,500sf provided.
4. All play space equipment will be installed as per mfg. specifications. Fence around play space to be maximum 6' high trex with gate with closer and lock. Verticals of fence shall not exceed 4" oc.
5. Instructional space on first floor only - all activities are on first floor.
6. Identification sign - 2sf maximum - 2sf provided.
7. Facility will be licensed by NYS Dept. of Social Services.
8. The Building Inspector shall inspect the daycare center and issue a permit on an annual basis.
9. No accessory structures will be constructed.



COZY CUB DAYCARE CENTER



HC PARKING SPACES NTA
 PARKING REQUIREMENTS AS PER SECT. 156-39.2
 1 PS / STAFF MEMBER - 6 STAFF MEMBERS ... 6PS
 1 PS / 10 PUPILS - 40 PUPILS ... 4PS
 REQUIRED & PROVIDED ... 10PS

SITE PLAN
 1" = 40.00'

ARCHITECTURAL VISIONS, LLC
 A GREENBERG DESIGN GROUP
 2 MUSCOOT ROAD NORTH
 MAHOPAC, NY, 10541
 P. 845-626-6613
 F. 845-626-2807

PROPOSED:
 COZY CUB DAYCARE OR
 ST. JOHN THE EVANGELIST
 235 EAST LAKE BLVD,
 MAHOPAC, NY 10541
 TM # 65.17-1-30

SITE PLAN

ISSUANCE
 29A 3/9/15
 RA - 7/21/15

SCALE 1" = 40.00'
 DRAWN BY JLG
 PROJECT NO 01-15-002



October 7, 2015

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

RE: VFW
154 East Lake Blvd
Mahopac, NY 10541
TM# 76.30-1-13

Dear Mr. Gary and Members of the Board,

Based on my research of section 18-39A of the NYC DEP watershed regulations, since we are not creating any new impervious surfaces a SWPPP is not required nor is a submission to the NYC DEP required.

Very truly yours,

A handwritten signature in black ink, appearing to read "Joel Greenberg", is written over the typed name. The signature is stylized and cursive.

Joel Greenberg





PLANNING BOARD
 Town of Carmel - Town Hall
 Mahopac, NY 10541
 (845) 628-1500

WAIVER OF SITE PLAN APPLICATION

To: Town of Carmel Planning Board

I would like to request a waiver of the site plan requirements in connection with a change of use on the property located at:

154 East Lake B'lyd

Tax Map # 76.30-1-13 in the C Zone.

For the following reasons: To convert existing bathroom to be ADA compliant

I do not plan to make any exterior changes to the building.

My proposed use of the site is No Change

The present use of the site is Greater Mohopac Post No. 5491 of the Veterans of Foreign Wars

I will employ 0 people (number).

There is (is not) a loading dock to receive my supplies.

Signs will conform to the code. YES

Special Comments 5'x12' addition to permit alterations to the existing bathroomsto make them ADA Compliant

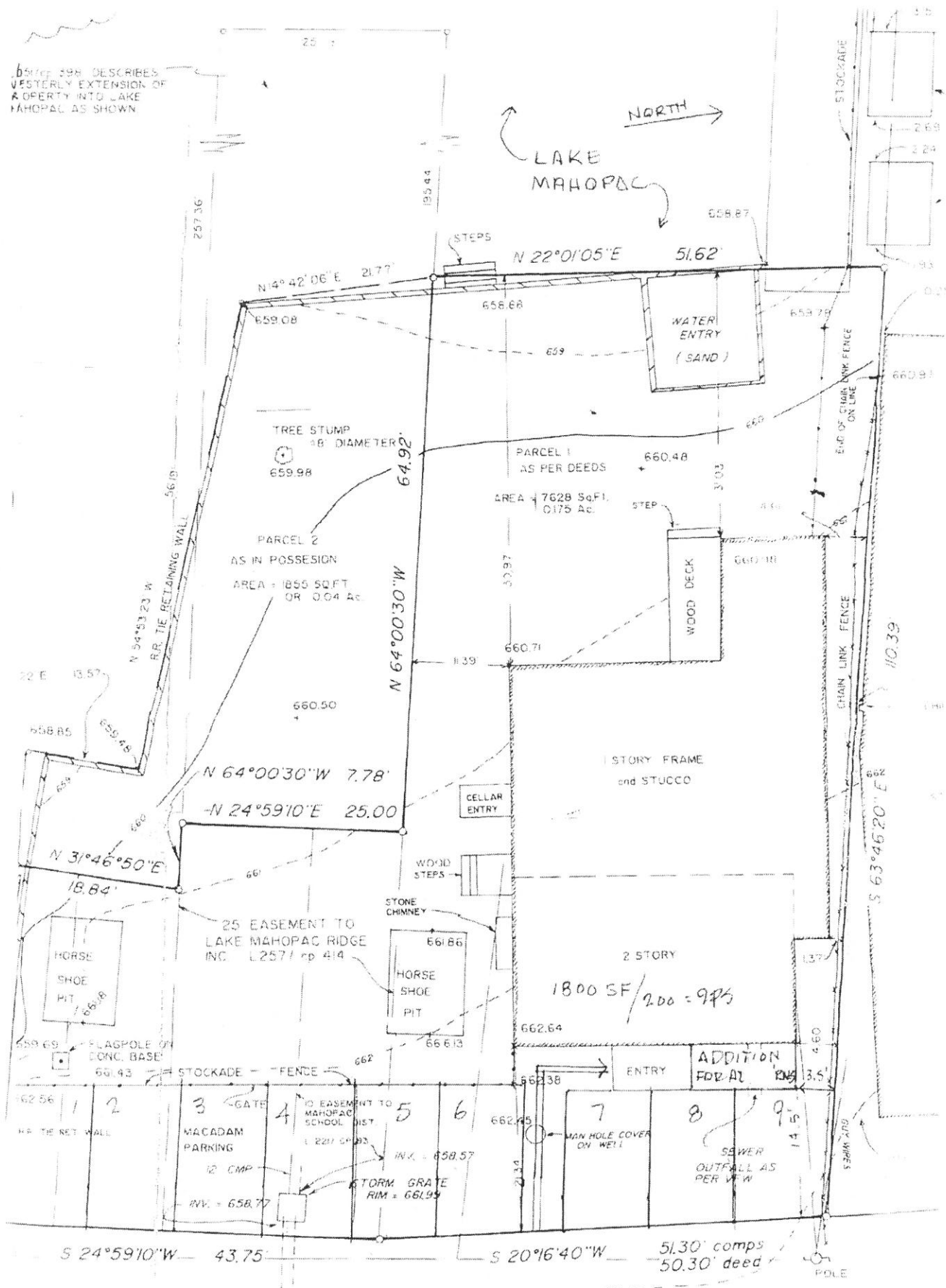
In support of my request, I have attached the following:

- Requirements:
- 5 copies of this waiver request.
 - 5 copies of a floor layout drawn to scale.
 - 5 copies of a parking layout drawn to scale on your survey.
 - 5 copies of a location map.

Charles Degl, Post Advocate, 154 East Lake B'lyd, Mahopac, NY
 Print Applicant's Name, Address & Telephone Number 10541

Charles F. Degl
 Applicant's Signature & Date

NOTE: 29A DESCRIBES WESTERLY EXTENSION OF PROPERTY INTO LAKE MAHOPAC AS SHOWN



NOTE: VARIATION GRANTED 9/24/15

TRAVELLED WAY
EAST LAKE BLVD

SITE PLAN FOR
VEIV-154 S. LAKE BLVD.
MAHOPAC, NY 10541-TM 16-3-1-13
ARCHITECTURAL VISIONS, PLLC
A GREENBERG DESIGN GROUP
TWO MUSCOOT ROAD NORTH
MAHOPAC, NY 10541
945-628-6013
DATE: 7/4/15



October 6, 2015

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 August 13, 2014, effective February 8, 2015. Since that time, there has been no substantial change in the condition of the site and/or its environs.

Construction financing for cluster housing in the outer suburbs is just starting to become available in very limited areas. The applicant sees funding for cluster housing projects becoming available again the latter part of 2016 going into 2017, allowing them to move this project forward.

The applicant requests an extension of the Amended Site Plan approval for 1 year based on no changes to the plans and materials last submitted to the Planning Board, extending the approval to February 8, 2017. Please place this item on the Board's upcoming October 14th 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. Contelmo, PE
Senior Principal Engineer

JJC/dlm

Enclosure

cc: Fred Koelsch, CRI

Insite File No. 04232.106

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717

www.insite-eng.com

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October 6, 2015

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 August 13, 2014, effective February 8, 2015. Since that time, there has been no substantial change in the condition of the site and/or its environs.

Construction financing for cluster housing in the outer suburbs is just starting to become available in very limited areas. The applicant sees funding for cluster housing projects becoming available again the latter part of 2016 going into 2017, allowing them to move this project forward.

The applicant requests an extension of the Amended Site Plan approval for 1 year based on no changes to the plans and materials last submitted to the Planning Board, extending the approval to February 8, 2017. Please place this item on the Board's upcoming October 14th 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. Contelmo, P.E.
President/Principal Engineer

JJC/dlm

Enclosure

cc: Fred Koelsch, CRI

Insite File No. 05140.100

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

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September 16, 2015

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

RE: The Hamlet at Carmel (Formerly Putnam Community Foundation Senior Housing Development)
Stoneleigh Avenue
Tax Map No. 66.-2-58

Dear Chairman Gary and Members of the Board:

The subject project was previously approved by the Board as the Putnam Community Foundation Senior Housing Development located on the site adjacent to the Putnam Hospital Center on Stoneleigh Avenue. As the Board is aware, the project was granted a twelve (12) month extension of the Final Site Plan Approval at the October 22, 2014 meeting. Since that time, the subject property has changed ownership and the project name has changed to The Hamlet at Carmel. There has been no substantial change in the condition of the site and/or its environs. The enclosed site plans have been updated with the new owner's information, the new project name and updated references to the NYSDEC General Permit GP-0-15-002 in the NYSDEC required SWPPP contents and Sediment and Erosion Control Notes. Otherwise, there has been no change to the site plans or the proposed project.

The applicant requests a re-grant of the Final Site Plan approval. Please place this item on the Board's upcoming September 30th agenda for consideration of regrant of approval.

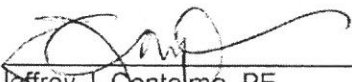
A check is enclosed for the \$1,500.00 fee.

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. Contelmo, PE
Senior Principal Engineer

JJC/dlm

Enclosures

cc: Ken Kearney

Insite File No. 14211.100

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

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