

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice Chairman

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

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 29, 2017 – 7:00 P.M.**

MEETING ROOM #1

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

- | | | | | |
|--|--------------------------|----------|---------|-----------------------|
| 1. McDonald's USA, LLC -1931 Route 6, Carmel | 55.11-1-41 | 11/29/17 | | Bond Return |
| 2. Ronin Property Group – Secor Road | 74.11-1-20 | 11/29/17 | | Bond Return/Reduction |
| 3. Easter Seals New York – 97 Old Route 6 | 55.11-1-23,24
25 & 27 | 11/29/17 | 11/2/17 | Amended Site Plan |

SITE PLAN

- | | | | | |
|---|------------|--|---------|-----------------------|
| 4. Kamala Associates (Barnwal) – 87 Fair Street | 44.15-1-37 | | 11/6/17 | Residential Site Plan |
|---|------------|--|---------|-----------------------|

MISC.

- | | | | | |
|---|-----------------|--|---------|-------------------------------------|
| 5. Lincks, Joseph & Lynda & Colonial Park Assoc | 75.42-1-46 & 47 | | 3/30/17 | Extension of Lot Line
Adjustment |
| 6. Minutes – 10/11/17 | | | | |



November 14, 2017

Harold Gary, Chairman and Members of Carmel Planning Board
Town Hall
65 Mcalpin Ave
Mahopac, NY 10541

Re: Sugriv Barnwal
Kamala Associates LLC
87 Fair Street
Carmel, NY 10512
TM # 44.15-1-37

Dear Mr. Gary & Members of the Board,

At the Zoning Board meeting of October 26, 2017 the following variances were granted:

1. The existing two family house can remain.
2. The December 2016 variance to allowed the office to remain. The recently approved variance will allow the office to be converted into an apartment.
3. Several area variances since the lot is pre existing non conforming. They include the following:
 - a. Lot area
 - b. Lot width
 - c. Lot depth
 - d. Front yard east
 - e. Front yard south
 - f. Rear yard north
 - g. Rear yard west

Please place this project on your next agenda for amended site plan approval and waiving the Public Hearing.

Thanking you in advance for interest and cooperation in this matter.

Yours truly,


Joel Greenberg
JLG:tmz



44-14-1-81 Valerie DeLuzio 27 De Colona Dr Carmel, NY 10512	44-14-1-81 51 Terrace Rd 24 De Colona Dr Carmel, NY 10512	44-14-1-81 William Cipro 26 De Colona Dr Carmel, NY 10512	44-14-2-2 Vivian M. Vige 81 Fair St Carmel, NY 10512	44-14-2-1 Frances Castellon 81 Fair St Carmel, NY 10512	44-14-1-81 Katherine O'Connor 81 Fair St Carmel, NY 10512	44-15-1-21 Robert Sledge 14 St Michaels Ter Carmel, NY 10512
44-14-1-78 Margaret Hatten 27 De Colona Dr Carmel, NY 10512	44-14-1-79 Robert Lampertinger 11 De Colona Dr Carmel, NY 10512	44-14-1-79 James Lapp 11 De Colona Dr Carmel, NY 10512	44-15-1-35 Kathleen O'Connor 81 Fair St Carmel, NY 10512	44-15-1-35 Vivian Henshaw 81 Fair St Carmel, NY 10512	44-15-1-35 Bridgette Realty Corp 100 Bradford Ave Valhalla, NY 10595	44-15-1-29 Sara Skayne 2 Kelly Ridge Rd Carmel, NY 10512
44-15-1-47 Tanner Wilson Sledge 28 Alexander Dr Somers, NY 10589	44-15-1-48 George Himminger 4 Kyle Ct Carmel, NY 10512	44-15-1-48 Joe Nash Jr 1 Glenna Dr Carmel, NY 10512	44-15-1-37 Tina Mangano 87 Fair St Carmel, NY 10512	44-15-1-46 Mark Vashell 87 Fair St Carmel, NY 10512	44-15-1-42 Blair S. McElroy 27 Lorraine Rd Carmel, NY 10512	44-14-1-81 Vivian Henshaw 18 De Colona Dr Carmel, NY 10512
44-15-1-28 Issac Sigante 6 St Michaels Ter Carmel, NY 10512	44-15-1-41 Donald Freymuth 11 Glenna Dr Carmel, NY 10512	44-15-1-41 Mark Zito PO BOX 1881 Carmel, NY 10512	44-15-1-43 Joe McLaugh 87 Fair St Carmel, NY 10512	44-15-1-34 Raymond Macera 87 Fair St Carmel, NY 10512	44-15-1-47 Sue Frantz 81 Fair St Carmel, NY 10512	44-14-1-75 Catherine Brann 21 De Colona Dr Carmel, NY 10512
44-15-1-1 Marie Durrigan III 298 Burkhead Ave Somers, NY 10589	44-14-2-3 Richard Shields 10 Fair St Carmel, NY 10512	44-15-1-37 James Hoagg Jr 8 St Michaels Ter Carmel, NY 10512	44-15-1-33 Barbara Ann Levin 81 Fair St Carmel, NY 10512	44-15-1-49 Olivia Henshaw 81 Fair St Carmel, NY 10512	44-15-1-22 Patrick Beane 94 Fair St Carmel, NY 10512	55-6-1-37 County Of Putnam 48 Glenside Ave Carmel, NY 10512
44-15-1-49 James Daniels 16 Fair St Carmel, NY 10512	44-15-1-31 Pam DeSouza 16 Fair St Carmel, NY 10512	44-15-1-30 Aida Khoussari 81 Fair St Carmel, NY 10512	44-15-1-38 John Piantoni 1 Glenna Dr Carmel, NY 10512	44-15-1-26 David Sullivan 1 Kyle Ct Carmel, NY 10512	44-15-1-26 John Triv 10 St Michaels Ter Carmel, NY 10512	44-14-1-43 Chick Kume 2 Kyle Ct Carmel, NY 10512
44-15-1-44 Pamela Living Trust 23 Alexander Dr Somers, NY 10589	44-15-1-36 Eliot Ann 100 Fair St Carmel, NY 10512	44-15-1-43 James Anthony 12 St Michaels Ter Carmel, NY 10512	44-15-1-34 John Piantoni 1 Glenna Dr Carmel, NY 10512	44-15-1-25 James Anthony 12 St Michaels Ter Carmel, NY 10512	44-15-1-45 Eugene Weston Hanger 22 Alexander Dr Somers, NY 10589	
	44-15-1-1 David Swann 13 Glenna Dr Carmel, NY 10512	44-14-5-84 Thomas F. Faldut 14 De Colona Dr Carmel, NY 10512				

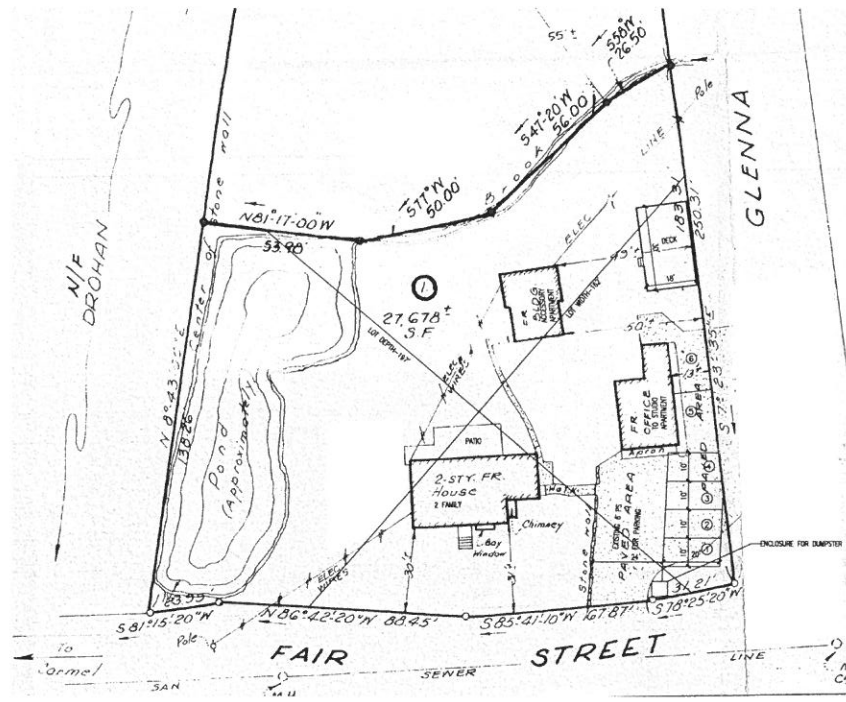
2 PROPERTY OWNERS WITHIN 500 FT

SITE DATA NOTES

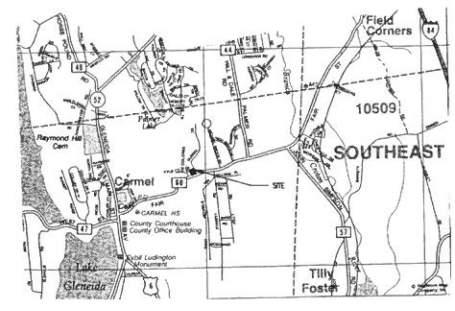
- PROPERTY OWNER: KAMALA ASSOCIATES LLC.
6 CLIFTON LANE
WHITE PLAINS, NY 10605
- PROPERTY LOCATION: 87 FAIR STREET,
CARMEL, NY 10512
- ZONE: R-120
- TAX MAP NO.: 44.15-1-37
- PROPOSED USE: MULTI-FAMILY
- PARKING REQUIREMENTS: 1 PS / DWELLING UNIT
4 DWELLING UNITS
4 PS PROVIDED
- UTILITIES: TOWN WATER & SEWER
- SCHOOL: CARMEL SCHOOL DISTRICT
- FIRE DISTRICT: CARMEL FIRE DISTRICT

ZONING COMPLIANCE INFORMATION				
ZONING PROVISION	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT AREA	120,000 SF	27,678 SF	27,678 SF	92,322 SF
LOT COVERAGE	15%	7.70%	7.70%	NONE
LOT WIDTH	200 FT	197 FT	197 FT	3 FT
LOT DEPTH	200 FT	162 FT	162 FT	38 FT
FRONT YARD - EAST	40 FT	13 FT	13 FT	27 FT
FRONT YARD - SOUTH	40 FT	31 FT	31 FT	9 FT
REAR YARD - NORTH	30 FT	22 FT	22 FT	8 FT
REAR YARD - WEST	30 FT	85 FT	85 FT	NONE
HEIGHT	35 FT	24 FT	24 FT	NONE
OFF-STREET PARKING(1PS/DU, 4 DU'S)	4 (10'x20')	6	6	NONE
USE	1 FAMILY RES.	2 FAMILY RES.	2 FAMILY RES.	APPR.-ZBA 10/26/17
	1 FAMILY RES.	ACCESSORY APT.	ACCESSORY APT.	APPR.-ZBA 12/2016
	1 FAMILY RES.	OFFICE	OFFICE TO STUDIO APT	APPR.-ZBA 10/26/17

* ALL ZBA APPEALS WERE GRANTED ON 10/26/2017 UNLESS OTHERWISE NOTED



1 SITE PLAN



3 LOCATION MAP

ARCHITECTURAL VISIONS
 2 MUSCOOT ROAD NORTH
 MAHOAC NY, 10541 P: 845-628-6613
 F: 845-628-2822
 www.architecturalvisions.com

PROJECT: KAMALA ASSOCIATE LLC.
PROJECT ADDRESS: 87 FAIR STREET
MAILING ADDRESS: 6 CLIFTON LANE
 CARMEL, NY 10512 WHITE PLAINS, NY 10605
TAX MAP NO.: 44.15-1-37

SITE PLAN

REVISION	
DATE	
BY	
FOR	
SCALE	AS NOTED
DRAWN BY	RYAN RYAN
CHECKED BY	RYAN RYAN
PROJECT NO.	44-15-1-37
DATE	03-17-2023

A-101



November 20, 2017

Harold Gary, Chairman and Members of Carmel Planning Board
Town Hall
65 Mcalpin Ave
Mahopac, NY 10541

Re: Lincks & Colonial Park Assoc. Subdivision
771 & 775 South Lake Blvd.
TM # 75.42-1-46 & 47

Dear Mr. Gary & Members of the Board,

On behalf of my clients, I respectfully request a six month extension of our approval.

Please place this project on your next agenda.

Thanking you in advance for interest and cooperation in this matter.

Yours truly,

A handwritten signature in black ink, appearing to read "Joel Greenberg". The signature is fluid and cursive, with a long horizontal stroke at the end.

Joel Greenberg
JLG:tmz

Two Muscoot Road North
Mahopac, New York 10541
P: (845) 628-6613 F: (845) 628-2807
Email: joel.greenberg@arch-visions.com
www.arch-visions.com

