

HAROLD GARY  
*Chairman*

**TOWN OF CARMEL  
PLANNING BOARD**

MICHAEL CARNAZZA  
*Director of Code  
Enforcement*

**BOARD MEMBERS**  
CARL GREENWOOD  
JOHN MOLLOY  
ANTHONY GIANNICO  
CRAIG PAEPRER



60 McAlpin Avenue  
Mahopac, New York 10541  
Tel. (845) 628-1500 – Ext.190  
www.ci.carmel.ny.us

RICHARD FRANZETTI, P.E.  
*Town Engineer*

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

**PLANNING BOARD AGENDA  
DECEMBER 10, 2014 – 7:00 P.M.**

**MEETING ROOM #2**

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

**SITE PLAN**

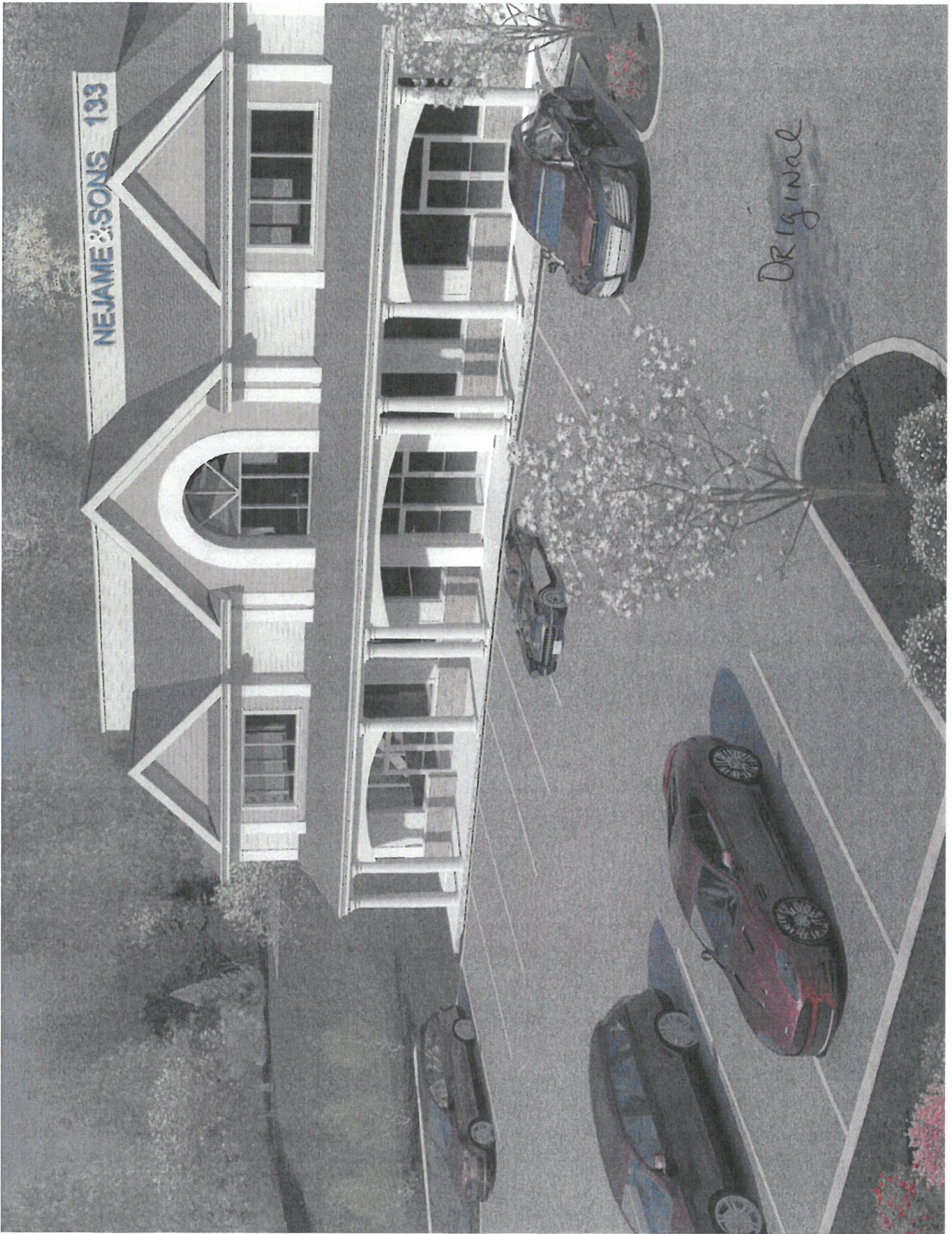
1.   Nejame & Sons – 133 Gleneida Ave, Carmel                      44.9-1-16    11/17/14   Amended Site Plan

**MISC.**

2.   Ronin Property, LLC – Secor Road                                      74.11-1-20    Extension of Final Site  
Plan Approval

3.   Minutes – 11/12/14

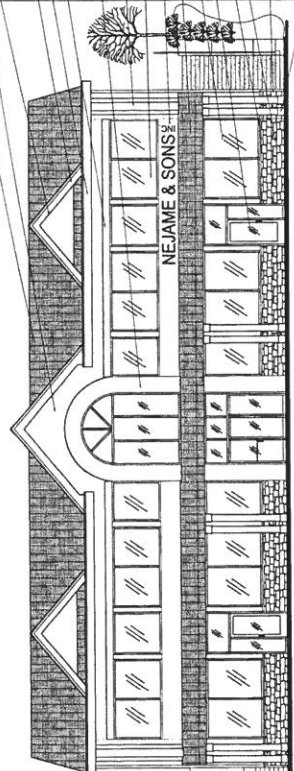




NEJAME & SONS 133

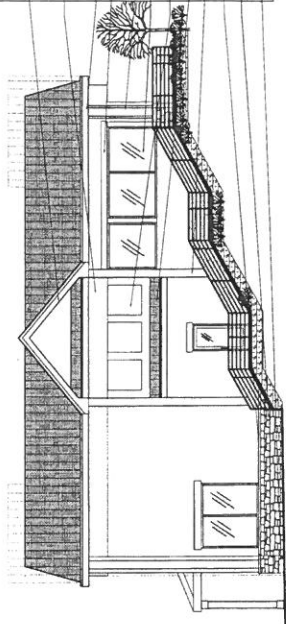
Original

- ARCHITECTURAL IDENTITY ELEMENTS**
1. GABLE ROOF
  2. CENTRAL GABLE WITH BOXED
  3. GABLE ROOF RETURN ON TWO SIDE GABLES
  4. 12" TRIM
  5. BOX GUTTER
  6. STEPPED STO. TRIM 10"
  7. WINDOW CAPITAL
  8. CENTRAL ARCH WITH GLAZING
  9. BUILT-UP COLUMN AT CORNER
  10. TWELVE WINDOWS WITH CENTRAL ARCH
  11. CANOPY
  12. TEN WINDOWS
  13. THREE MAIN ENTRY DOORS
  14. CAPSTONE EDGE
  15. FIELDSTONE BASE
  16. STEPPED FIELDSTONE AT CORNERS OF BUILDING
  17. FOUR SETS OF DOUBLE COLUMNS



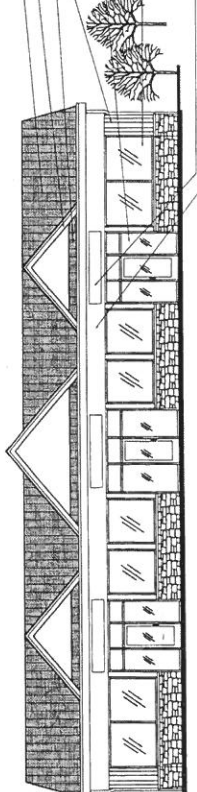
1. FRONT ELEVATION  
A) SCALE 1/8" = 1'-0"

- ARCHITECTURAL IDENTITY ELEMENTS**
1. CENTRAL GABLE WITH TRIM DETAIL
  2. BUILT-UP CENTRAL ARCHITECTURAL ELEMENT
  3. BOXED GUTTER
  4. 10" WINDOW CAPITAL TRIM
  5. BUILT-UP COLUMN AT CORNER
  6. FIVE WINDOWS
  7. PANEL DETAIL
  8. CANOPY ROOF OVER DOOR
  9. PLASTER COLUMN DETAIL
  10. CAPSTONE
  11. FIELDSTONE BASE
  12. BUILT-UP FIELDSTONE CORNER

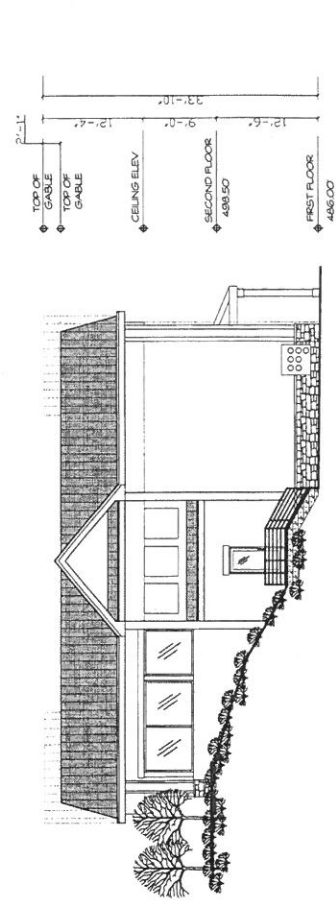


2. SIDE ELEVATION  
A) SCALE 1/8" = 1'-0"

- ARCHITECTURAL IDENTITY ELEMENTS**
1. PITCHED ROOF
  2. THREE REAR ROOF GABLES
  3. GABLE ROOF RETURN
  4. BUILT UP COLUMNS (PLASTERS)
  5. THREE REAR ENTRY DOORS
  6. EIGHT WINDOWS
- ADDITIONAL ELEMENTS**
- SIGNAGE
  - REAR OVER-HANG



3. REAR ELEVATION  
A) SCALE 1/8" = 1'-0"



4. SIDE ELEVATION  
A) SCALE 1/8" = 1'-0"

# PROPOSED ELEVATIONS

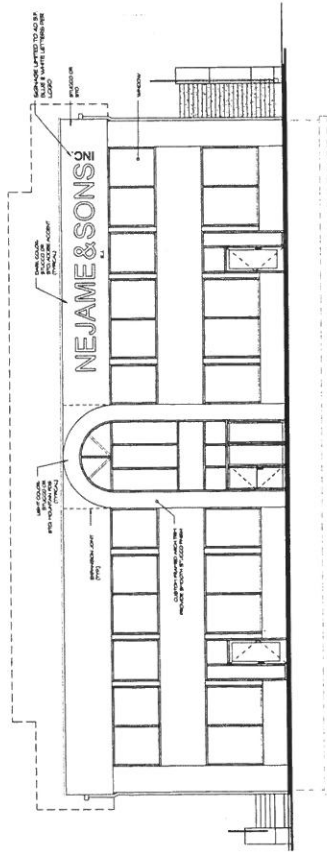
PBJ

Revisions		ELEVATIONS	
No.	Date	Project Title	Description
		NEJAME & SONS ROUTE 52	
		Proj. No. 14-019	Drawn by M/A
		Date 1/17/14	Scale AS NOTED

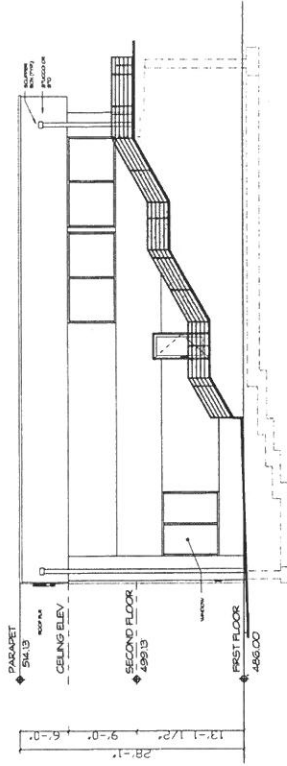
  

P. W. SCOTT		ENGINEERING & ARCHITECTURE, P.C.	
3871 ROUTE 6		BREWSTER, NY 10509 845-278-2110	

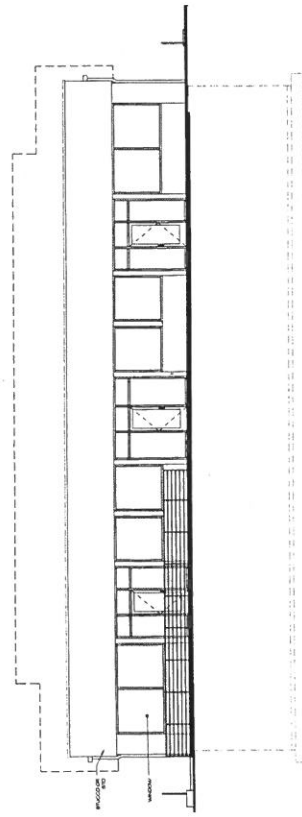




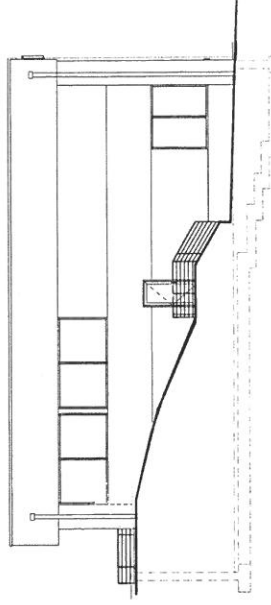
1 FRONT ELEVATION  
A) SCALE 1/8" = 1'-0"



2 SIDE ELEVATION  
A) SCALE 1/8" = 1'-0"



3 REAR ELEVATION  
A) SCALE 1/8" = 1'-0"



4 SIDE ELEVATION  
A) SCALE 1/8" = 1'-0"

# PROPOSED ELEVATIONS

ARB 1

REVISIONS		Dep. Title	ELEVATIONS	Scale	Drawn by	Date
No.	Date	Description	Project Title	NEJAME & SONS ROUTE 52	M-A	11/7/14
			Proj. No.	14-019		
			Date	11/7/14		

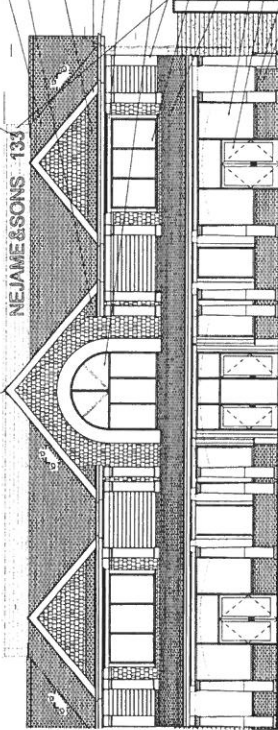
  

P. W. SCOTT		ENGINEERING & ARCHITECTURE, P.C.		3871 ROUTE 6		BREWSTER, NY 10609 845-278-2110	
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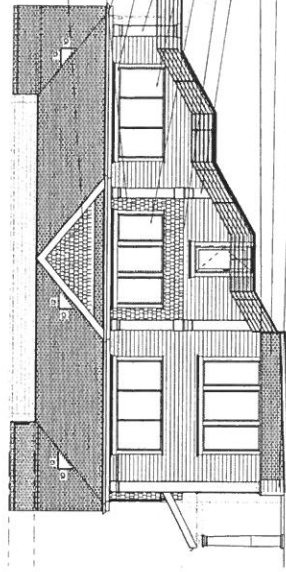


ARCHITECTURAL  
IDENTITY ELEMENTS

1. GABLE ROOF
2. CENTRAL GABLE WITH BOXED RAKE TRIM DETAIL
3. GABLE ROOF RETURN ON TWO SIDE GABLES
4. 12" TRIM
5. BOX GUTTER
6. STEPPED SITO TRIM 10"
7. WINDOW CAPITAL WINDOW ARCH WITH GLAZING
8. COLUMN BUILT UP AT CORNER
9. TWELVE WINDOWS WITH CENTRAL ARCH
10. BLUE NEJAME SIGN
11. CANOPY
12. EIGHT WINDOWS
13. THREE MAIN ENTRY DOORS
14. CAPSTONE EDGE
15. FIELDSTONE BASE
16. STEPPED FIELDSTONE AT CORNERS OF BUILDING



1 FRONT ELEVATION  
A) SCALE 1/8" = 1'-0"

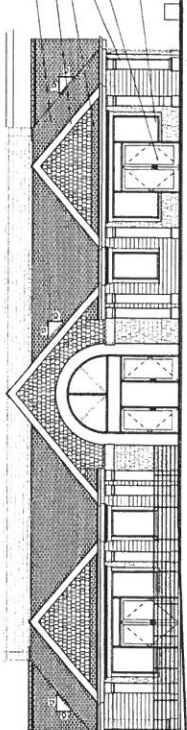


- ARCHITECTURAL  
IDENTITY ELEMENTS
1. CENTRAL GABLE WITH TRIM DETAIL
  2. BUILT UP CENTRAL ARCHITECTURAL ELEMENT
  3. BOXED GUTTER
  4. 10" WINDOW CAPITAL TRIM
  5. 12" TRIM
  6. FIVE WINDOWS
  7. THREE WINDOWS
  8. CANOPY ROOF OVER DC
  9. COLUMN DETAIL
  10. CAPSTONE
  11. FIELDSTONE BASE
  12. BUILT UP FIELDSTONE CC

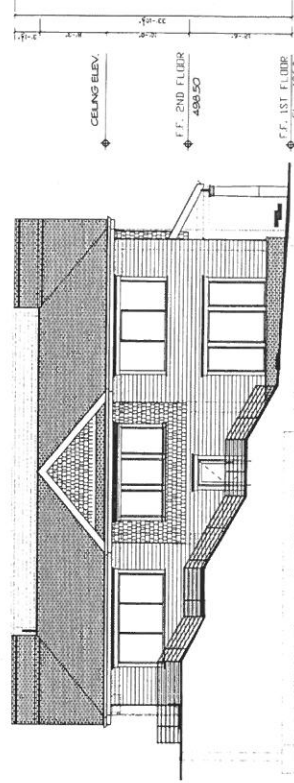
2 SIDE ELEVATION  
A) SCALE 1/8" = 1'-0"

ARCHITECTURAL  
IDENTITY ELEMENTS

1. PITCHED ROOF
2. THREE REAR ROOF GABLES
3. GABLE ROOF RETURN
4. BUILT UP COLUMNS (PILASTERS)
5. THREE REAR ENTRY DOORS
6. EIGHT WINDOWS



3 REAR ELEVATION  
A) SCALE 1/8" = 1'-0"



4 CEILING ELEVATION  
A) SCALE 1/8" = 1'-0"

# ORIGINAL ELEVATIONS

PBI

P. W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110		REVISIONS		ELEVATIONS	
No.	Date	Description	Drawn By	Date	Scale
			NEJAME & SONS ROUTE 52		
			M.A.	11/17/14	AS NOTED



**JOHN KARELL, JR., P.E.**  
**121 CUSHMAN ROAD**  
**PATTERSON, NEW YORK, 12563**  
**845-878-7894 FAX 845 878 4939**  
[jack4911@yahoo.com](mailto:jack4911@yahoo.com)

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October 27, 2014

Harold Gary, Chairman  
Town of Carmel Planning Board  
Town Hall  
Mahopac, New York, 10541

Re: **RONIN SITE PLAN**  
**Secor Road; TM # 74.11-1-20**  
**Carmel (T)**

Dear Mr. Gary:

It is requested that this project be placed on the next available Planning Board meeting for an extension of the approval as provided by the Town Code.

Very truly yours,

John Karell, Jr., P.E.