

HAROLD GARY
Chairman
RAYMOND COTE
Vice-Chair

BOARD MEMBERS

CARL GREENWOOD
JOHN MOLLOY
JAMES MEYER
ANTHONY GIANNICO
CRAIG PAEPER

**TOWN OF CARMEL
PLANNING BOARD**



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext.190
www.carmelny.org

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

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

PLANNING BOARD AGENDA
MAY 14, 2014 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

1. Paladin Center – 39 Seminary Hill Rd, Carmel	55.10-1-1	5/14/14	Waiver of Site Plan Application
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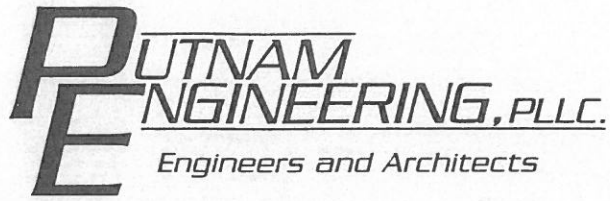
SUBDIVISION

2. Itzla Subdivision – 9 Mechanic St, Carmel	55.14-1-6	4/29/14	Sketch Plan
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MISC.

3. Lockwood & Domingar Subdivision – Glenna Drive	44.10-1-1		Extension of Final Subdivision Approval
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4. Minutes – 4/30/2014			
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April 30, 2014

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

Re: Itzla Sketch Subdivision Plan
9 Mechanic Street
Carmel, NY
TM #55.14-1-6

Dear Chairman Gary and Members of the Board:

We are enclosing for your information and review, the following for the above referenced Project:

1. Subdivision Application, 11 copies
2. Short Environmental Assessment Form, 11 copies
3. Disclosure Addendum Statement, 2 copies
4. Sketch Subdivision Plan, dated April 30, 2014, 5 copies
5. Sketch Subdivision Application fee: \$500.00
6. Letter to Chief of Carmel Fire Department dated April 30, 2014, 1 copy

The Applicant is proposing to subdivide a 1.496 acre parcel of land into two (2) residential lots. The property, located at 9 Mechanic Street in Carmel, is known as Tax Map Parcel 55.14-1-16, and is located in the R-Residential zoning district. An application for this project was submitted previously to the Planning Board by the Applicant in September 2000, prior to the changes made to the zoning requirements.

Proposed Lot 1 will contain the existing residence including access to Mechanic Street. The existing connections to municipal sewer and water will remain. Proposed Lot 2 is vacant and a single family residence is proposed. Access will be provided by a driveway connected to Mechanic Street.

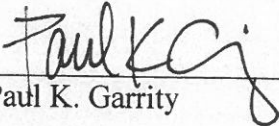
(L01417)

Sewer and water are proposed to be connected to the municipal facilities located along Mechanic Street. Variances will be required for minimum lot area and lot width for both lots. Lot 2 will also required a variance for minimum road frontage.

It is therefore requested that this project be placed on the next available Planning Board agenda for sketch plan review and approval.

Sincerely,

PUTNAM ENGINEERING, PLLC


Paul K. Garrity

PKG/tal
Encs

cc: Mr. Paul Itzla

SUBDIVISION APPLICATION



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

The Complete Application shall consist of 11 Application Forms: 11 short EAF Form; 2 Disclosure Statements; 5 Site Plans & The Appropriate Fee

Date Submitted: 5/6/14 Fee Paid \$ 500.00 Tax Map # 55.14-1-6

APPLICANT & PROPERTY OWNER'S INFORMATION

Applicant's Name, Address, Telephone # & Email: PAUL ITZLA, 9 MECHANIC STREET
CARMEL, NY 10512

Owner's Name, Address, Telephone # & Email: SAME

Firm Responsible for Preparation of Plan: PUTNAM ENGINEERING, PLLC

Firm's Address, Telephone # 4 OLD ROUTE 6, BREWSTER NY 10509 (845) 279-6789

PROJECT INFORMATION

Subdivision Name and Property Address: ITZLA SUBDIVISION, 9 MECHANIC ST.

Zoning District: R # of Lots Proposed: 2 # of Acres: 1.496

Are Proposed Roads to be offered to the Town? N.A. No: _____ Yes: _____

Deeds recorded in County Clerk's Office - Date 1/2/86 Liber 619 Page 324

Are there Liens, Mortgages or other Encumbrances on the Site? MORTGAGE

Are there any Easements relating to the Site? NO If yes, attach copies.

Will the Site have a Town Road? NO Private Road? NO Open Development? NO

Is a Park Proposed? NO Is Public Sewer & Water Available? YES

Does the Site Contain Wetlands, Steep Slopes or Other Environmental Constraints? NO
(Wetlands should be flagged in the field and on the map).

Is the site adjacent to NYC Watershed Lands? NO

Are any waivers of subdivision regulations requested? YES If so, List: WAIVER OF TREE PLAN

Have you sent your application to the Fire Dept? Yes YES No _____

Applicant's Signature: Paul Itzla Date: 5/5/14

Owner's Signature: Paul Itzla Date: 5/5/14

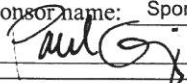
617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

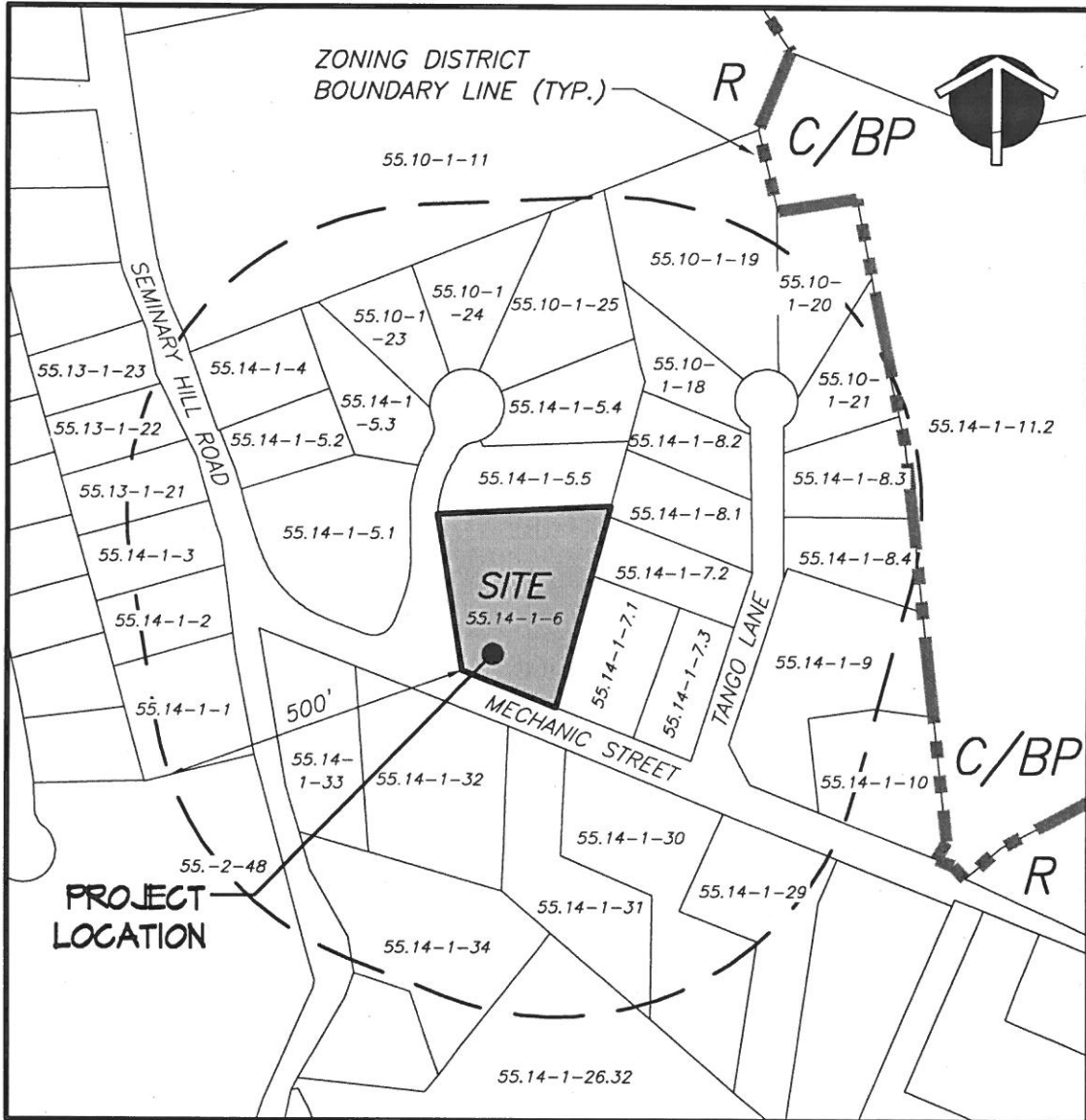
Part 1 - Project and Sponsor Information			
Itzla Subdivision			
Name of Action or Project: Paul Itzla			
Project Location (describe, and attach a location map): 9 Mechanic Street, Town of Carmel, Putnam County			
Brief Description of Proposed Action: Subdivision of 1.496 acre parcel into two residential lots. One lot will have a new single family residence constructed, with driveway access to Mechanic Street. Water and sewer will be provided by connection to Town facilities located in Mechanic Street. Existing single family residence to remain on it's own lot. Existing connections to sewer and water to remain.			
Name of Applicant or Sponsor: Applicant: Paul Itzla		Telephone:	
		E-Mail:	
Address: 9 Mechanic Street			
City/PO: Carmel		State: NY	Zip Code: 10512
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Carmel Planning Board: Subdivision Carmel Zoning Board: Variances			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.496 acres	
b. Total acreage to be physically disturbed?		0.40+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.496 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____ Sponsor: Putnam Engineering		Date: 04/24/14
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

ITZLA SUBDIVISION
9 MECHANIC STREET
CARMEL, PUTNAM COUNTY, NEW YORK



LOCATION MAP

SCALE: 1" = 300'



May 5, 2014

Carmel Fire Department
Chief Vinny Ruggiero
94 Gleneida Avenue
Carmel, NY 10512

Re: Itzla Subdivision
9 Mechanic Street

Dear Chief Ruggiero:

At the request of the Town of Carmel Planning Board, we are enclosing a copy of the Sketch Subdivision Plan for the above referenced project. As you will note, the applicant is proposing a two (2) lot residential subdivision located at 9 Mechanic Street. Proposed Lot 1 contains an existing residence. Proposed Lot 2 is vacant, with a single family residence proposed. The Town Planning Board has requested your review of the proposed subdivision plan.

Upon your review of the plan, please respond in writing as to whether you have any comments or questions.

Sincerely,

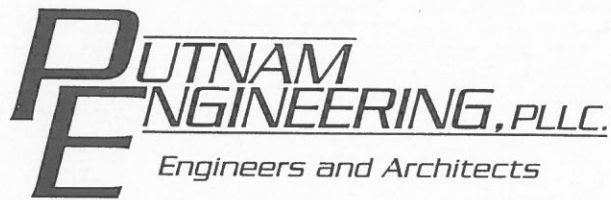
PUTNAM ENGINEERING, PLLC



Paul K. Garrity

PKG/tal
Enclosures: Drawing C-110, dated April 29, 2014

(L01418)



April 30, 2014

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

Re: Lockwood Dominguer Subdivision
Glenna Drive
Extension of Time
TM #44.10-1-1
P/E #7959

Dear Chairman Gary:

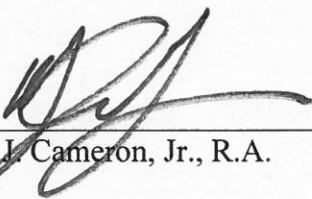
Putnam Engineering is requesting an extension for the above referenced subdivision.
The owner is forwarding the \$1,000.00 check under separate cover.

We are still in the process of gaining outside agency approvals. As a result, we are requesting an extension.

Please place us on the May 14, 2014 agenda.

Sincerely,

PUTNAM ENGINEERING, PLLC



Robert J. Cameron, Jr., R.A.

RJC/tal
cc: Mr. Martin Dominguer