

HAROLD GARY
Chairman

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

BOARD MEMBERS

CARL GREENWOOD
JOHN MOLLOY
JAMES MEYER
ANTHONY GIANNICO
CRAIG PAEPRER

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

PLANNING BOARD AGENDA
JULY 9, 2014 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

SITE PLAN

- | | | | |
|--|------------|---------|-------------------|
| 1. CVS/Pharmacy – 1879-1905 Route 6, Carmel | 55.10-1-12 | 7/1/14 | Amended Site Plan |
| 2. Lakeview Realty 168, LLC – East Lake Blvd | 76.22-1-4 | 6/30/14 | Site Plan |
| 3. Hudson Valley Veterinary EMS – 559 Route 6N | 75.6-1-67 | 6/30/14 | Site Plan |

MISC.

- | | | | |
|--|------------|---------|------------------------------------|
| 4. Lutz, Wayne – 230 East Lake Blvd | 65.17-1-14 | | Bond Return |
| 5. Staybridge Suites (Jaral Properties)
G & F Subdivision – Lot 1 – Route 6, Carmel | 55.-2-24.1 | 6/10/14 | Extension of Site Plan
Approval |
| 6. Minutes – 4/30/2014 & 6/11/2014 | | | |



Vanasse Hangen Brustlin, Inc.

100 Great Meadow Road, Suite 200
Wethersfield, Connecticut 06109
860.807.4300
FAX 860.372.4570

Transmittal

To: Ms. Rose Trombetta
Planning Office
Carmel Town Hall
60 McAlpin Ave
Mahopac, NY 10541

Date: July 1, 2014

Project No.: 41545.76

From: Shannon K. Rutherford, P.E.
Director of Land Development

Re: 1906 Route 6
Carmel, New York

VHB, on behalf of our client GB Northeast 2, LLC, is pleased to submit the following for the proposed CVS/pharmacy located at 1906 Route 6 in Carmel, New York;

- Four (4) copies of the Exterior Signage Package, dated June 9, 2014
- Four (4) copies of the Site Plans that have been sealed and signed with a revised date of July 1, 2014

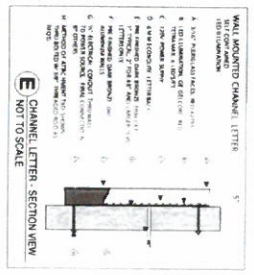
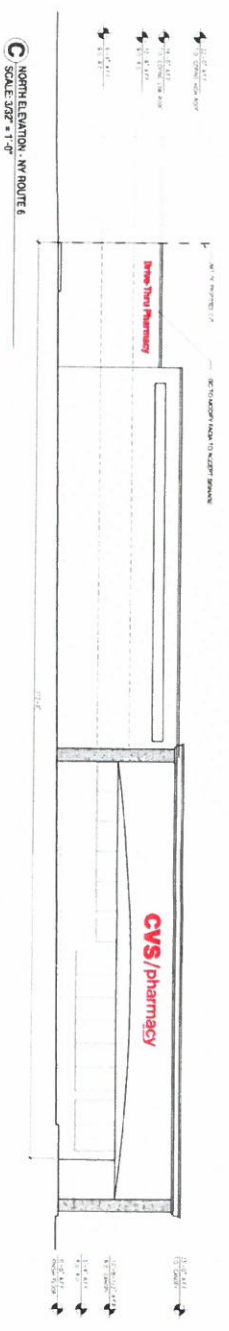
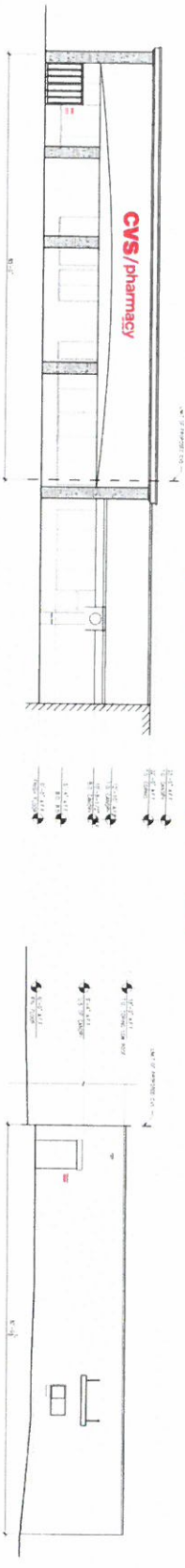
Should you need anything else, please feel free to contact me at 860-807-4300.
Very truly yours,

VANASSE HANGEN BRUSTLIN, INC.

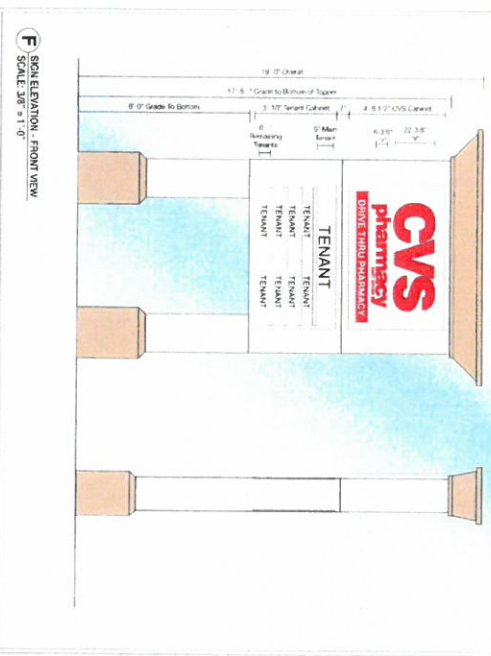
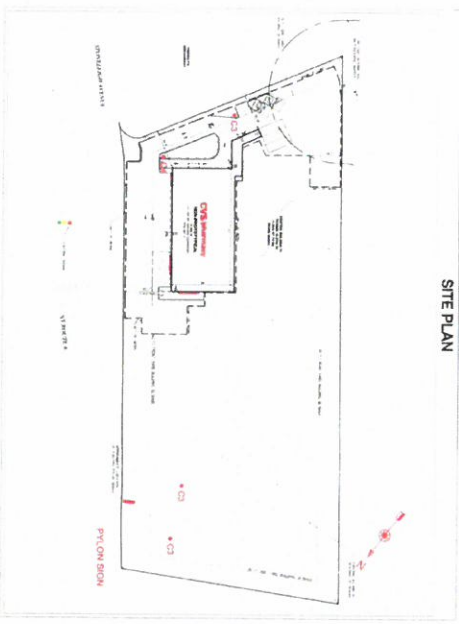
Shannon K. Rutherford, P.E.
Director of Land Development

CC: Tracey Roll
Neil Alexander
File

PROPOSED SIGN PACKAGE



NOTES
 - BLOCKING INFO: ALL BLOCKING TO BE DONE BY OTHERS.
SITE PLAN



Sign Description	Control Sign Code	Estimated Area (sq. ft.)	Estimated Quantity	Estimated Cost
West Elevation	20 square feet per Section 156 41(C)(3)	20 square feet	1	\$2,000
East Elevation	20 square feet per Section 156 41(C)(3)	20 square feet	1	\$2,000
North Elevation	20 square feet per Section 156 41(C)(3)	20 square feet	1	\$2,000
Channel Letters	19'-0" high internally illuminated	19'-0" x 19'-0"	1	\$1,500
Pylon Sign	19'-0" high internally illuminated	19'-0" x 19'-0"	1	\$1,500
Directional Signs	19'-0" high internally illuminated	19'-0" x 19'-0"	2	\$1,000
Signage	19'-0" high internally illuminated	19'-0" x 19'-0"	1	\$1,000

CVS/pharmacy (Store #10038)
 Area Variance Application for Signage
 Tax ID: No., Section 55.10, Block 1, Lot 12
 Premises: 1986 Route 6 Shopping Center, Carmel, NY

Notes:
 *Standard reserved setbacks for 2 wall signs with a sign area of 144 sq. feet in
 accordance with Section 24-113 of the Zoning Ordinance.
 **Maximum sign height of 19'-0" in 2021 for height of signs in Districts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

Project: 1834
Customer:
Energy System Package

Date: 04/11/2024
Designer: NJ

Note:
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Revised:
07/20/17 NJ - Revised Pyant
11/19/18 NJ - Revised Pyant
11/19/18 NJ - Revised Pyant
04/25/24 NJ - NJ - NJ
04/25/24 NJ - NJ - NJ

Comments:
Leah Enzor

Approved by:

Date:

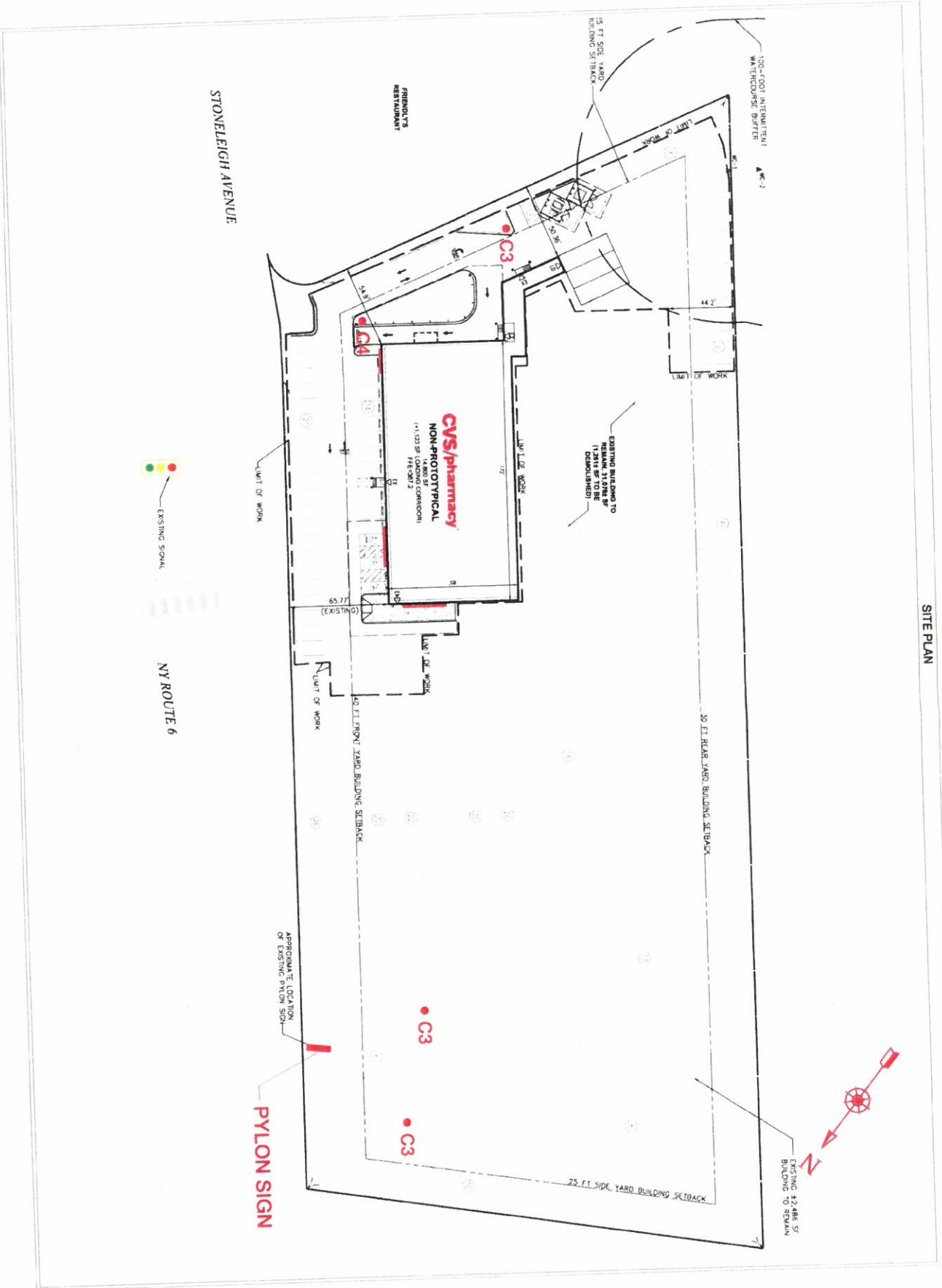
Pyant Systems

Carrollson

A Photo Copy - Existing
10/19/2018



SITE PLAN



Poyant

CVS/pharmacy

Project: 034
 CVS/pharmacy
 Entry Signage Package

Site: 04-1000
 Date: 02/11/2013
 Designer: NM

NOTE:
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Revisions:
 02/20/13 Rev. Revised Pylon Sign
 02/21/13 Rev. Revised Pylon Sign
 04/25/14 Rev. N.M. Rev.

Comments:
 Label Error

Approved By	
Date	
Building Signage	
Site Plan	
0354 PRB	1.3



A GREENBERG DESIGN GROUP

June 30, 2014

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

Re: Lakeview Reality 168
East Lake Blvd
Mahopac, NY 10541
TM#- 76.22-1-4

Dear Mr. Gary and Members of the Board,

The following is my response to Pat Cleary's memo dated June 11, 2014:

1. The property will be used by the owners, their immediate family and their guests.
2. 11 parking spaces are required for this property. This is an unreasonable amount of parking spaces. Therefore we are proposing 2 parking spaces and will request a variance of 9 parking spaces.
3. No utility connections are proposed.
4. No external lighting is proposed.
5. No new paths or walkways are proposed.

The following is my response to Mike Carnazza's memo date June 10, 2014:

1. We have added 2 parking spaces where 11 are required. Therefore a variance of 2 cars will be requested.
2. The height of the fence along East Blvd. is 4 feet.
3. A wetland permit will be requested from the ECB.
4. The abutting zones are shown on the site plan.
5. The site data notes now indicate that the property is in the C zone.

The following is my response to Mr. Franzetti's memo dated June 10, 2014:

1. A legend has been added to the site plan.
2. The site plan has been revised to show existing and proposed improvements.
3. Material of the docks and its installation is shown on the site plan.

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



4. The geodetic data system is actually one of the courses and distances. The leader directs it to the proper position.

I respectfully request that this project be referred to the Zoning Board of Appeals and the Environmental Conservation Board.

If you have any questions, please contact me.

Very truly yours,

Joel Greenberg



A GREENBERG DESIGN GROUP

June 30, 2014

Harold Gary, Chairman & Members of the Planning Board
Town of Carmel
60 Mcalpin Avenue
Mahopac, New York 10541

Re: Hudson Valley Veterinary EMS - Gil Stanzione, DVM
559 Route 6N, Mahopac, New York 10541
T.M. 75.6-1-67

Dear Mr. Gary & Members of the Board,

The following is in response to Mike Carnazza's memo dated June 10, 2014:

1. The previous property line is now shown.
2. The variances have been reduced from 16 down to 3 and are indicated on the site plan.
3. The wetland across the street will be flagged and the buffer shown on the site plan.
4. The well and septic system have been located.
5. All the signs will conform to the code requirements.
6. We will obtain a permit from the Town Highway Department for the curb cut on Yorke Road.
7. Landscape buffers have been added abutting the adjacent properties.
8. The height of the pole lights is 12'.
9. There is now adequate room to back out of Space 41.
10. The transfer of the property has been approved by the Putnam County Legislature and signed by County Executive, Maryellen Odell. The County Attorney is in the process of preparing the deed so the property can be transferred.
11. The ZBA sign will be removed and the Planning Board sign will be relocated.
12. The snow will now be piled in the new rear parking lot.
13. The concrete patio in the rear will be removed.
14. There is an existing handicap ramp for the existing building.
15. The existing access is off the New York State Route 6N Right-of-Way.

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



The following is in response to Pat Cleary's memo dated June 11, 2014:

1. As indicated in Mr. Cleary's memo we are asking to be referred to the Zoning Board of Appeals and Environmental Conservation Board.

The following is in response to Richard Franzetti's memo dated June 10, 2014:

1. The legend has been revised.
2. There is no need to refer this project to NYS DOT since the curb cut is not being altered.
3. Additional landscape screening has been added along the property lines abutting the residential properties. Once the final layout is approved, we will provide a detailed landscape plan. All the existing trees are shown on the site plan.
4. The employee chart is correct. The 22 employees above and beyond the 8 required for the new facility are those in the existing retail and office businesses.
5. Spot elevations are shown on the site plan.
6. The proposed Storm Water Management Facilities were submitted to the Town last fall. If you cannot find a copy, please let me know and I will forward one to you.
7. Most of the construction and site details are shown. The remainder will be submitted once the site plan layout is finalized, if required.
8. The utilities are shown on the site plan.
9. We will obtain a Town of Carmel highway permit for the curb cut on Yorke Road. A use and occupancy permit is not required.
10. Site distance has been added to the site plan.
11. We are in the process of obtaining Putnam County Health Department approval.
12. There has been a site disturbance plan on the drawing since last fall. The site disturbance area has been added. The preliminary SWPPP was submitted to the Town last fall which includes the appropriate calculations and regarding.
13. All the food will be stored in sealed containers in a storage closet for that use only, and has been noted on the site data notes.

I look forward to discussing this project with you on July 9, 2014 so that we can be referred to the Zoning Board of Appeals and the Environmental Conservation Board.

Very truly yours,

Joel Greenberg, AIA, NCARB



July 2, 2014

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

Re: Bond return for:
Wayne Lutz
230 East Lake Blvd.
Mahopac, NY 10541
TM#- 65.17-1-14

Dear Mr. Gary and Members of the Board,

On behalf of Mr. Lutz, I respectfully request that the Planning Board schedule a public hearing for the return of the performance bond. It is my understanding that the engineering department has inspected the property and is recommending the return of the bond.

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

Very truly yours,

Joel Greenberg

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





June 10, 2014

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

RE: Staybridge Suites (Jaral Properties) (G & F Subdivision Lot 1)
Tax Map No. 55-2-24.1

Dear Chairman Gary and Members of the Board:

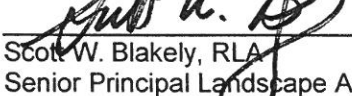
As the Board may recall the above referenced project appeared before your Board at the April 9, 2014 for a 12-month extension of site plan approval. At the meeting it came to our attention that the variance for parking space size granted by the Town of Carmel Zoning Board of Appeals in 2007 had since expired.

Our office attended the May 29, 2014 Zoning Board of Appeals meeting where the variance for reduced parking space size was re-granted with no expiration date. Enclosed please find five (5) copies of drawing SP-1, the Layout and Landscape plan revised to show the new date of the variance granted for the subject project. Please schedule this matter to appear before the Board at its next meeting on June 25, 2014.

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: 

Scott W. Blakely, RLA
Senior Principal Landscape Architect

SWB/zmp

Enclosures

cc: Jaral Properties

Insite File No. 04232.101