

KENNETH SCHMITT
Town Supervisor

TOWN OF CARMEL
TOWN HALL

ANN SPOFFORD
Town Clerk

FRANK D. LOMBARDI
Town Councilman
Deputy Supervisor

60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 • Fax (845) 628-6836
www.carmelny.org

KATHLEEN KRAUS
Receiver of Taxes

JOHN D. LUPINACCI
Town Councilman
SUZANNE MC DONOUGH
Town Councilwoman
JONATHAN SCHNEIDER
Town Councilman

MICHAEL SIMONE
Superintendent of Highways
Tel. (845) 628-7474

TOWN BOARD WORK SESSION
Wednesday, February 26, 2014 7:00pm

Pledge of Allegiance – Moment of Silence

The Star Spangled Banner – The Mahopac High School Pacapellas

Dedication of Memorial Plaque Honoring Justice Howard F. Stockfield

Town Board Work Session:

1. Joel Greenberg, Greenberg Assocs. - Consider Extension of Open Development Wixon Pond Estates TM#53.20-1-19
2. Richard Franzetti, Town Engineer - Consider Proposals for Easement Maintenance – CSD#2 St. Michael's Brook

- **Public Comment (Three (3) Minutes on Agenda Items Only)**
- **Town Board Member Comments**

Open Forum:

- **Public Comments on New Town Related Business (Three (3) Minutes Maximum per Speaker for Town Residents, Property Owners & Business Owners Only)**
- **Town Board Member Comments**
- **Adjournment**

Executive Session:

1. Personnel – Board Vacancies

#1

TWO MUSCOOT ROAD NORTH
MAHOPAC, NY 10541
P 845-628-6613
F 845-628-2807 e-mail: joel.greenberg@arch-visions.com

December 19, 2013

Work Session 2/26/14
 Agenda _____

Ken Schmitt, Supervisor & Members of the Town Board
Town of Carmel
60 Mcalpin Avenue
Mahopac, New York 10541

Re; Wixon Pond Estates-5 Lot Subdivision
Open Development
Wixon Pond Road
T.M. # 53.20-1-19

Dear Supervisor Schmitt & Members of the Town Board,

In 2009 the Town Board approved Open Development for the above mentioned subdivision. Since then we have returned to the Planning Board and received our preliminary approval. We then filed an application with the NYCDEP. Unfortunately, to date, we have not received their approval. However, I spoke to the NYC DEP and their approval should be forthcoming in the next few months. Therefore on behalf of Wixon Pond Estates, I respectfully request a 2 year extension of our Open Development approval. I would appreciate it if you could place this item on your next available agenda

Thanking you in advance for your interest and cooperation in this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,


Joel Greenberg

JLG:stpw



HAROLD GARY
Chairman

RAY 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
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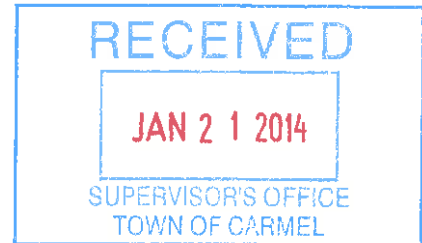
MICHAEL CARNAZZA
Director of Code
Enforcement

RICHARD FRANZETTI, P.E.
Town Engineer

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

MEMORANDUM

To: Receiver of Taxes
From: Rose Trombetta
Date: January 21, 2014
SUBJECT: Wixon Pond Estates - TM - 53.20-1-19



Attached check in the amount of \$2,500.00 represents payment for Open Development Review Fee of the above captioned property.

KX2 ASSOCIATES LLC
170 BARGER ST.
PUTNAM VALLEY, NY 10579-3409

1080

DATE 1/11/2014 1-28/210

PAY TO THE ORDER OF Town of Carmel \$ 2,500.00
Two thousand five hundred and 00/100 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
New York, New York 10017
www.Chase.com

FOR Wixon Pond Est. - Open Devel.

Heather Kobayashi

⑈00 1080⑈ ⑆02 100002⑆ 6702307056⑈

Richard J. Franzetti, P.E.
Town Engineer




(845) 628-1500
(845) 628-2087
Fax (845) 628-7085

Office of the Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541

#2

MEMORANDUM

To: Carmel Town Board

From: Richard J. Franzetti P.E. Town Engineer  Work Session 2/26/14

Date: February 19, 2014 Agenda _____

Cc:

Re: CSD#2 Easement Maintenance- Vic. St. Michael's Brook- R2014-0002

This Department recently requested proposals for maintenance and clearing of the easement area that runs from the intersection of St. Michaels Brook and Fair Street to the approximate location where the Putnam County Bike path intersects St. Michael's Brook. The major 10" sewer trunk line conveys sewage from the northern portion of CSD#2 to the Sewer Treatment plant located on Old Route Six. The last time that any maintenance was performed on the area was approximately six years ago. Maintaining sufficient access to this area which contains 3,700 linear feet of pipe and 14 sewer man holes is important to the ability to monitor and remedy any potential sewer back-ups in this stretch of line. Our Engineering cost estimate for this work was \$15,000.00.

The work involves clearing all vegetation on 10 feet of either side of the sewer main for a total area of approximately 1.7 acres.

The request was circulated to 12 companies and the following proposals were received:

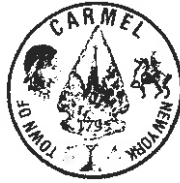
- | | |
|-----------------------------------|-------------|
| 1. Coviello's Landscaping | \$14,000.00 |
| 2. Green Point Tree Service, Inc. | \$22,000.00 |
| 3. Ed Kuck Excavating | \$34,900.00 |
| 4. Legacy Valve, LLC | \$38,500.00 |

Based upon the proposals received, we recommend that the project be awarded to Coviello's Landscaping for \$14,000.00. We have discussed funding with the Comptroller, who indicates that at present, sufficient funds exist to complete this work.



Tel: (845) 628-1500 Fax: (845) 628-7085 email rjf@ci.carmel.ny.us

Richard J. Franzetti, P.E.
Town Engineer



14,000
(845) 628-1500
(845) 628-2087
Fax (845) 628-7085

Office of the Town Engineer
60 McAlpin Avenue
Mahopac, New York, 10541

January 27, 2014

NOTICE TO VENDORS – REQUEST FOR PROPOSAL
CSD#2 Easement Maintenance RFP#2014-0002

Dear Sir or Madame:

The Town of Carmel is currently seeking proposals to easement area maintenance if Carmel Sewer District # 2

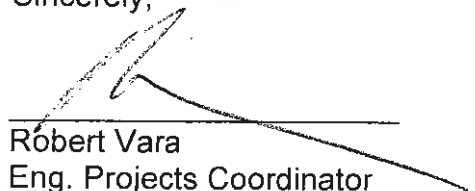
The request for proposal includes the following:

1. Maintenance work in accordance with the attached specification and contract.
2. Insurance requirements - Exhibit A.
3. Maps of easement location.

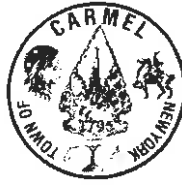
Sealed proposals must be submitted to the Town Engineer's office no later than 2:00 PM. on February 14, 2014

If you have any question, please contact Robert Vara at 845-628-1500 ex. 183

Sincerely,


Robert Vara
Eng. Projects Coordinator

Richard J. Franzetti, P.E.
Town Engineer



(845) 628-1500
(845) 628-2087
Fax (845) 628-7085

Office of the Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541

January 24, 2014

**NOTICE TO VENDORS
CSD#2 EASEMENT CLEARING
R2000-0002**

**SPECIFICATIONS
CSD#2 EASEMENT CLEARING
R2014-0002**

The contractor agrees to provide all necessary tools and equipment required for the proper performance of the Carmel Sewer District # 2 Easement Maintenance. This includes removing all vegetation in a 20 foot swath to a level of 4 inches from ground or water level. The easement runs from Fair Street to the rail trail bed which crosses over U.S. Route 6. The easement is approximately 3,700 hundred feet long and is 20 feet wide. Within the easement area is approximately 17 sewer man holes with 16 inch Ductile iron pipe running sub-surface between them. The manholes are all located above ground. The manholes can operate as waypoints with the bearing between each manhole being the center line of the 20 feet easement.

DESCRIPTION OF WORK

Work includes the cutting of all vegetation to the limits of the 20 foot Sewer easement to a height of 4 inches. All cut vegetation shall be neatly placed along the edge of the easement. Most of the work is in wetland area and is partly inundated with water. Therefore, the primary vegetation to be removed are reeds, however, there are also deciduous trees, primarily less than 4 inches in diameter, which also must be removed. The attached maps are provided for use by the contractor to identify the locations of the manholes and therefore the easement limits. The solid line represents the 16 inch ductile iron pipe and the center line of the easement. The dashed line is the sewer main that existed prior

Tel: (845) 628-1500 Fax: (845) 628-7085 email rjf@ci.carmel.ny.us

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to the installation of the 16 inch line. The old sewer manholes may still be located in the area and should not be mistaken for the new manholes that form the center line of the easement. The attached photograph can be used to identify the manholes that will be used to identify the easement. Any other manholes that do not look like the picture should be ignored.

PAYMENT

Shall be in one lump sum at the completion of the work

DURATION

All work shall be completed within 30 calendar days from the issuance of Notice to Proceed

MODIFICATIONS

This contract may not be changed or modified except in writing.

INSURANCE

As required on attached Schedule "A"

PROPOSAL SUBMISSION SHEET
R2014-0002
CSD#2 EASEMENT MAINTENANCE

LUMP SUM \$ 14,000

Fourteen thousand dollars
(Amount Bid in Words)

Submitted By: Christopher Coviello

Title: Owner

Applicants Legal Address:
65 Everett Blvd Carmel NY 10512


Signature

2/12/14
Date

Please deliver to Town Engineering Department at Carmel Town Hall, 60
McAlpin Avenue, Mahopac, NY 10541.



SCHEDULE A

Town of Carmel

Insurance Requirements – Contractors

- I. Notwithstanding any terms, conditions or provisions in any other writing between the parties, the contractor hereby agrees to effectuate the naming of the municipality as an unrestricted additional insured on the contractor's insurance policies, with the exception of workers' compensation. Before any of the work is started under this contract, the contractor shall file with the municipality a certificate(s).
- II. The policy naming the municipality as an additional insured shall:
 - Be an insurance policy from an A.M. Best rated "secured" or better, New York State admitted insurer.
 - Provide for 30 days notice of cancellation.
 - State that the contractors' coverage shall be primary coverage for the municipality, its Board, employees and volunteers.
 - The municipality shall be listed as an additional insured by using endorsement CG 2026 or broader. The certificate must state that this endorsement is being used. If another endorsement is used, a copy shall be included with the certificate of insurance.
- III. The contractor agrees to indemnify the municipality for any applicable deductibles.
- IV. Required Insurance:
 - Commercial General Liability Insurance
\$1,000,000 per occurrence/\$2,000,000 general and products/completed operations aggregates. The general aggregate shall apply on a per-project basis.
 - Automobile Liability
\$1,000,000 combined single limit for owned, hired and borrowed and non-owned motor vehicles. \$1,000,000 contracts above \$100,000.
 - Workers' Compensation
Statutory Workers' Compensation and Employers' Liability Insurance for all employees.
 - Owners/Contractors Protective Insurance
(Required for construction projects in excess of \$500,000). \$1,000,000 per occurrence/\$2,000,000 aggregate, with the municipality as the named insured.
 - Excess Insurance
Limits depending on the size of the project: \$1,000,000 limit for contracts above \$100,000, \$3,000,000 limit for contracts above \$250,000, and \$5,000,000 limit for contracts above \$500,000.

Schedule A (continued)

- Bid, Performance and Labor & Material Bonds

If required in the specifications, these bonds shall be provided by a New York State admitted Surety Company, in good standing.

- If any work is to be subcontracted, the proposed subcontractor must be reviewed with the municipality prior to acceptance.

- Professional Errors & Omission Insurance

All Professional Consultants such as Engineers, Architects, Surveyors, Contractor Construction Managers, Environmental, Attorneys and Accountants.

\$1,000,000 per occurrence/\$2,000,000 Aggregate for negligent professional acts of the consultant.

- V. Contractor acknowledges that failure to obtain such insurance on behalf of the municipality constitutes a material breach of contract and subjects it to liability for damages, indemnification and all other legal remedies available to the municipality. The contractor is to provide the municipality with a certificate of insurance, evidencing the above requirements have been met, prior to the commencement of work or use of facilities.