

CRAIG PAEPRER
Chairman

ANTHONY GIANNICO
Vice Chairman

BOARD MEMBERS
KIM KUGLER
RAYMOND COTE
ROBERT FRENKEL
MARK PORCELLI
VICTORIA CAUSA

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

PLANNING BOARD AGENDA
APRIL 8, 2021 – 7:00 P.M.

TAX MAP # PUB. HEARING MAP DATE COMMENTS

SITE PLAN

- | | | | |
|--|---------------|---------|-----------|
| 1. House of Prayer & Worship – 365 Hill Street | 64.6-1-14 | 3/26/21 | Site Plan |
| 2. Tri-County Coal & Wood Pellets
113 Old Route 6, Carmel | 55.12-2-12,14 | 3/26/21 | Site Plan |

SUBDIVISION

- | | | | |
|---|-------------------|---------|---------------------|
| 3. Jones & Hoag – 66 & 72 Lockwood Lane | 53.-1-79.1 & 79.2 | 3/17/21 | Lot Line Adjustment |
|---|-------------------|---------|---------------------|

MISCELLANEOUS

- | | | | |
|-----------------------|--|--|--|
| 4. Minutes – 02/11/21 | | | |
|-----------------------|--|--|--|



March 29, 2021

Craig Paepre Chairman & Members of the Planning Board
Town of Carmel
60 McAlpin Avenue
Mahopac, NY 10541

RE: House of Prayer and Worship
365 Hill Street
Mahopac, NY 10541
TM #: 64.06-1-14

Dear Mr. Paepre and Members of the Board,

The necessary variances were granted by the Zoning Board of Appeals on Tuesday,
March 16, 2021.

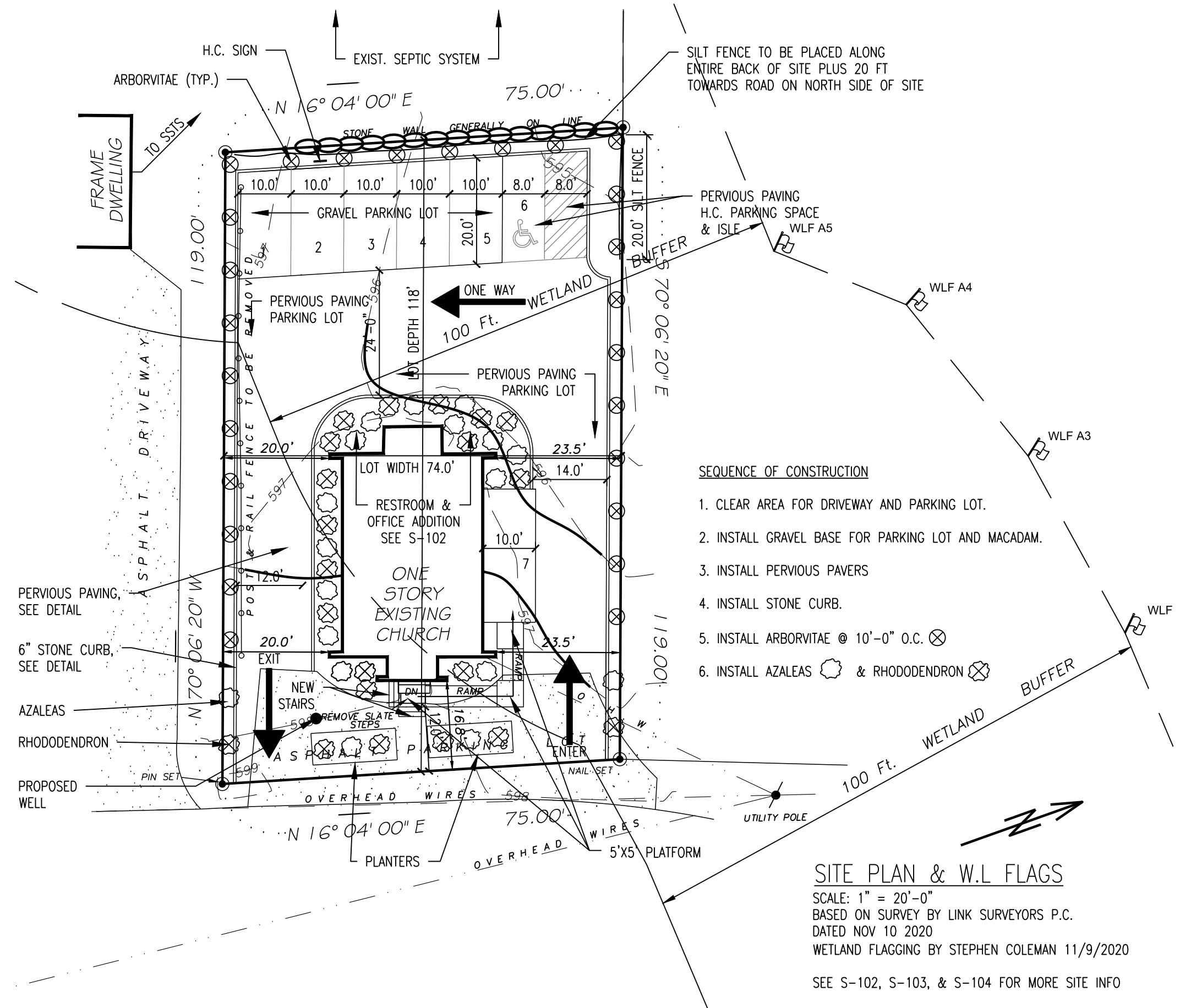
If you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink that reads "Joel Greenberg". The signature is written in a cursive style with a large, looping "J" and "G".

Joel Greenberg, AIA, NACRB





PROPERTIES WITHIN 500 FT

53.18-1-5 Bruce L Daul 145 Mexico Ln Mahopac, NY 10541	64.6-1-48 Matthew J Fallon 16 Stocum Ave Mahopac, NY 10541	64.6-1-49 Frank Servidio 350 Hill St Mahopac, NY 10541
64.6-1-11 Patrick Higgins 353 Hill St Mahopac, NY 10541	64.6-1-12 Federico Perruzza 359 Hill St Mahopac, NY 10541	64.6-1-13 Mark D Hanson 363 Hill St Mahopac, NY 10541
64.6-1-14 Mt Hope United Methodist Churc 3 Grove St New Paltz, NY 12561	64.6-1-14 Mt Hope United Methodist Churc 70-1101 PO BOX 381 Mahopac Falls, NY 10542	53.18-1-12 Joseph Perillo 38 Stonewall Farms Rd Mahopac, NY 10541
64.6-1-15 Bruce L Daul 145 Mexico Ln Mahopac, NY 10541	64.6-1-6 Finbar T Looby Jr 485 Bullet Hole Rd Mahopac, NY 10541	64.6-1-7 Finbar Looby 489 Bullet Hole Rd Mahopac, NY 10541
64.6-1-8 Thomas Brophy 493 Bullet Hole Rd Mahopac, NY 10541	64.6-1-9 John E Dowling 495 Bullet Hole Rd Mahopac Falls, NY 10542	64.6-1-10 William J Bishop 501 Bullet Hole Rd Mahopac, NY 10541

Town of Carmel Zoning Requirements

Basic Data:
 Owner: House of Prayer and Worship (Pastor Edgar Evans)
 Address: 365 Hill Street, Mahopac, NY 10541
 T.M. #: 64.6-1-14
 Zoning District: R-120 Proposed Use: Existing Methodist Church, Proposed House of Prayer and Worship Church

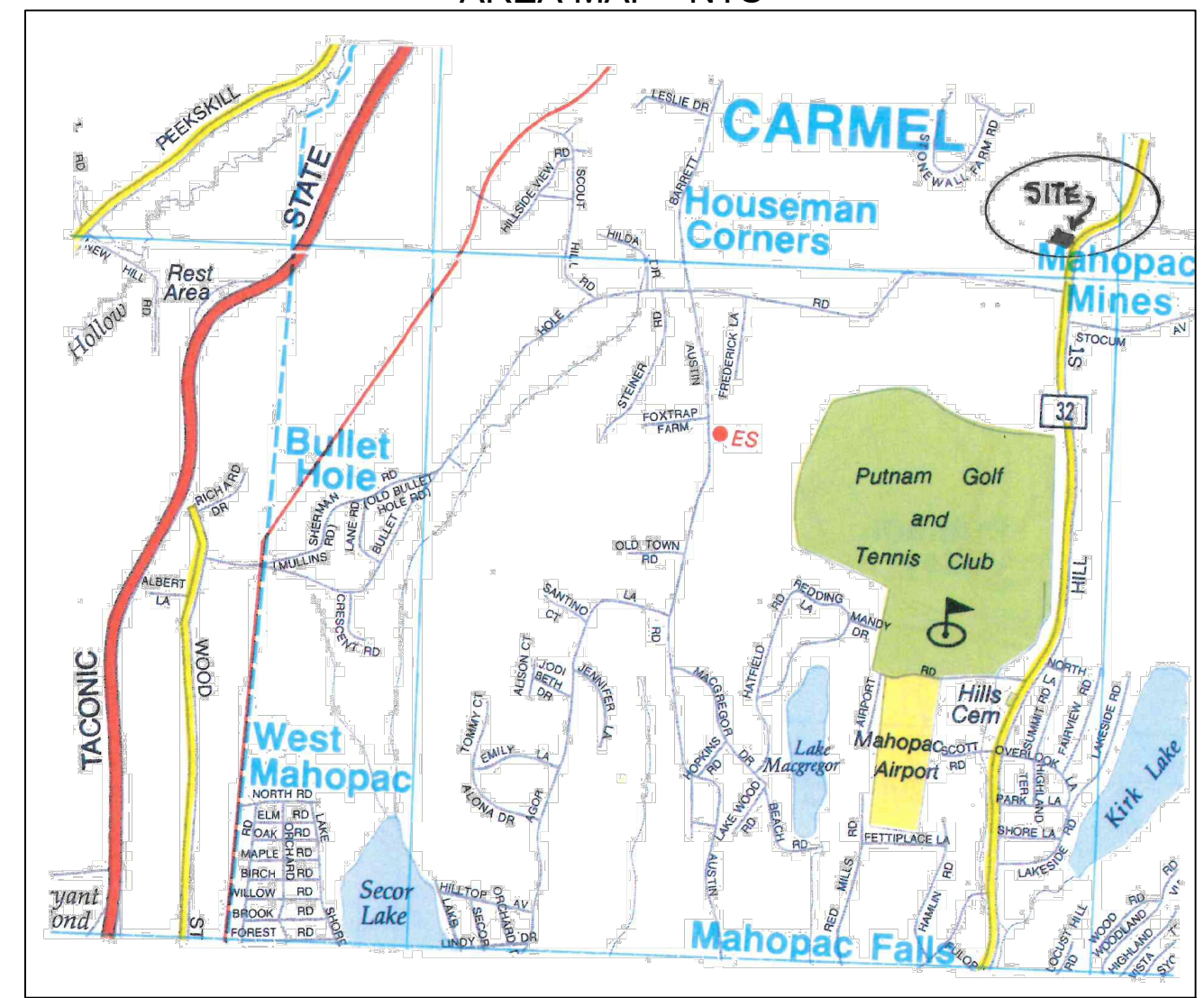
Bulk Regulations:	Required/Allowable:	Existing/Proposed:	Variance Required:
Lot Area:	120,000 SF	8,905 SF	111,095 SF
Lot Width:	200 LF	74 LF	126 FT
Lot Depth:	200 LF	118 LF	82 FT
Parking:	1 Per 3 Seats	51 Seats /3 = 17 (7 PS Provided)	10 Parking Spaces
Front Yard:	25 FT	11.0 FT	14 FT
Side Yard: North	10 FT	23.5 FT	NONE
Side Yard:	10 FT	20 FT	NONE
Rear Yard:	15 FT	48 FT	NONE
Area of Disturbance:	N/A	0 FT Exist. / 4,367 SF	NONE
Parking surface	Macadam	Macadam & Gravel	YES

ALL VARIANCES GRANTED BY THE ZBA ON 3/16/2021

FRONT VIEW OF CHURCH



AREA MAP - NTS



2 MUSCOOT ROAD NORTH MAHOPAC NY, 10541
 P: 845-628-6613 F: 845-628-2807
 JOEL.GREENBERG@ARCH-VISIONS.COM

PROJECT:
HOUSE OF PRAYER & WORSHIP
 PASTOR EDGAR EVANS
 PROJECT ADDRESS: 365 HILL STREET MAHOPAC, NY 10541
 MAILING ADDRESS: 107 CLARKSON ROAD CARMEL, NY 10512
 TAX MAP NO. 64.06-1-14

SITE PLAN

ISSUANCE	DATE
FOR REVIEW	11/02/2020
FOR REVIEW	11/16/2020
FOR REVIEW	12/03/2020
FOR REVIEW	12/07/2020
FOR REVIEW	12/14/2020
FOR REVIEW	12/31/2020
FOR REVIEW	01/18/2021
FOR REVIEW	03/26/2021

SCALE AS NOTED
 DRAWN BY/CHKD BY MCK/-/JLG
 PROJECT NO. 07-20-070

S-100

FRONT LEFT VIEW OF CHURCH (SOUTH)



LEFT VIEW OF CHURCH (SOUTH)



RIGHT VIEW OF CHURCH (NORTH)



REAR VIEW OF CHURCH (WEST)



ARCHITECTURAL VISIONS PLLC

A GREENBERG DESIGN GROUP

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PROJECT: HOUSE OF PRAYER & WORSHIP

PASTOR EDGAR EVANS
PROJECT ADDRESS 365 HILL STREET MAHOPAC, NY 10541
MAILING ADDRESS 107 CLARKSON ROAD CARMEL, NY 10512
TAX MAP NO. 64.06-1-14

SITE PHOTOS

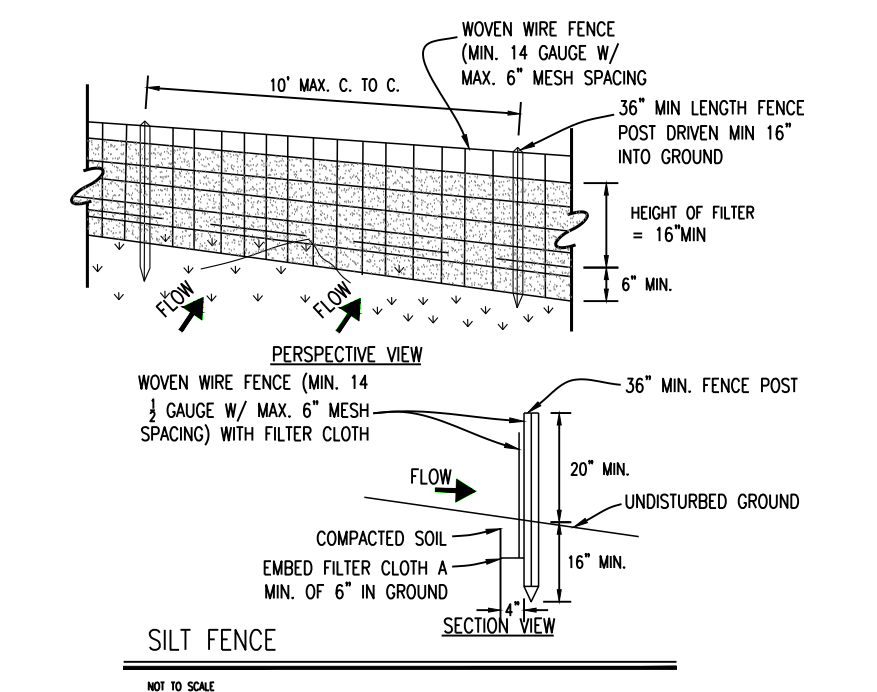
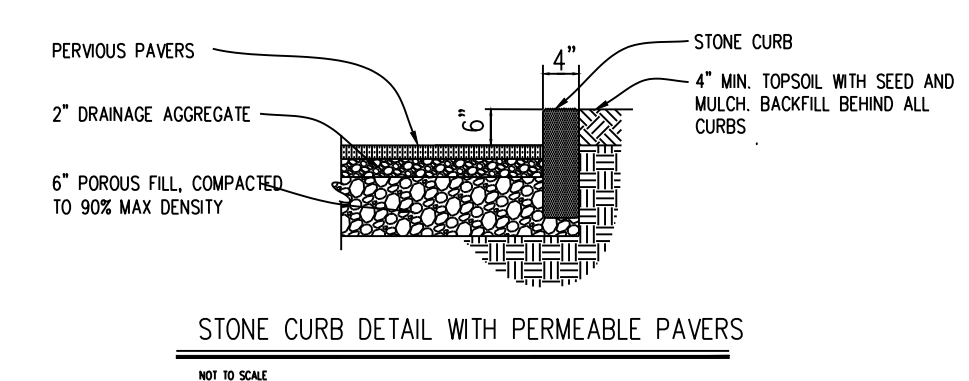
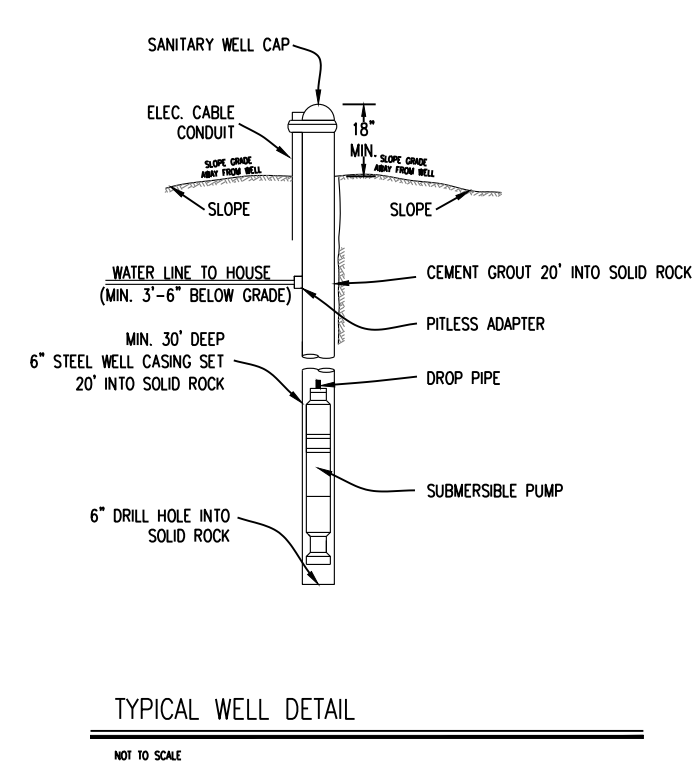
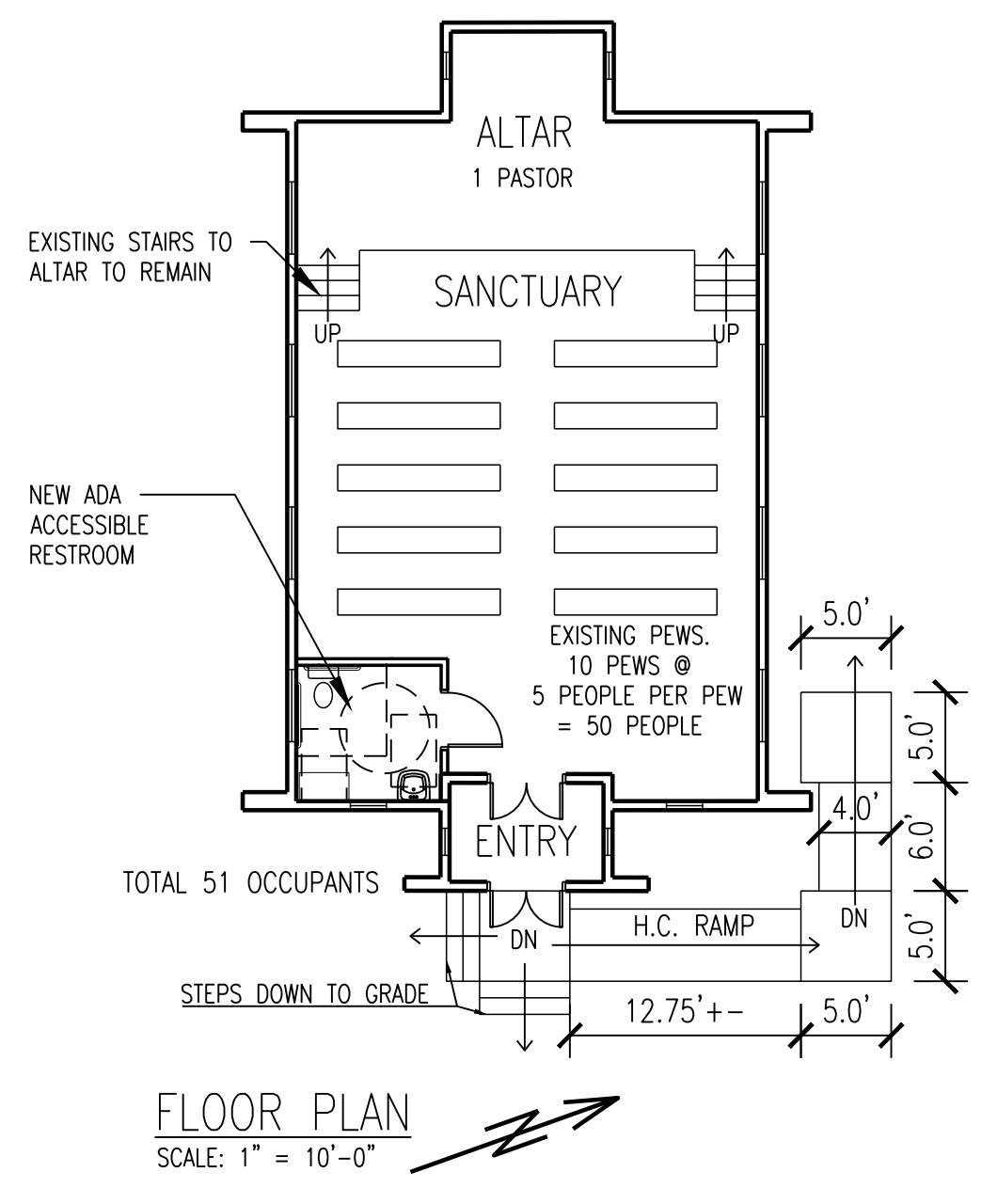
ISSUANCE	DATE
FOR REVIEW	11/2/2020

SCALE
AS NOTED

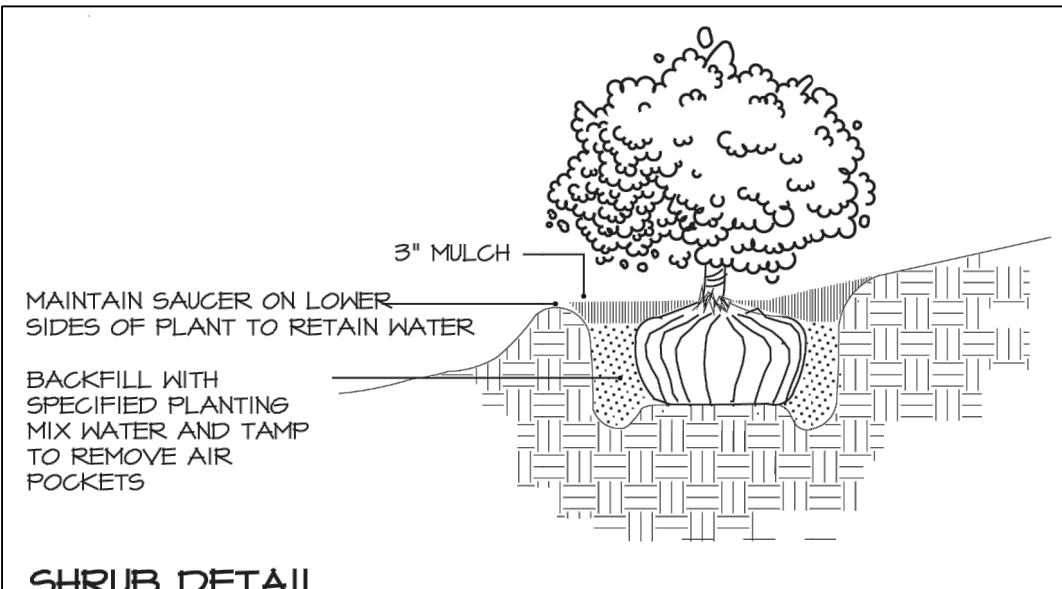
DRAWN BY/CHKD BY
MCK/-/JLG

PROJECT NO.
07-20-070

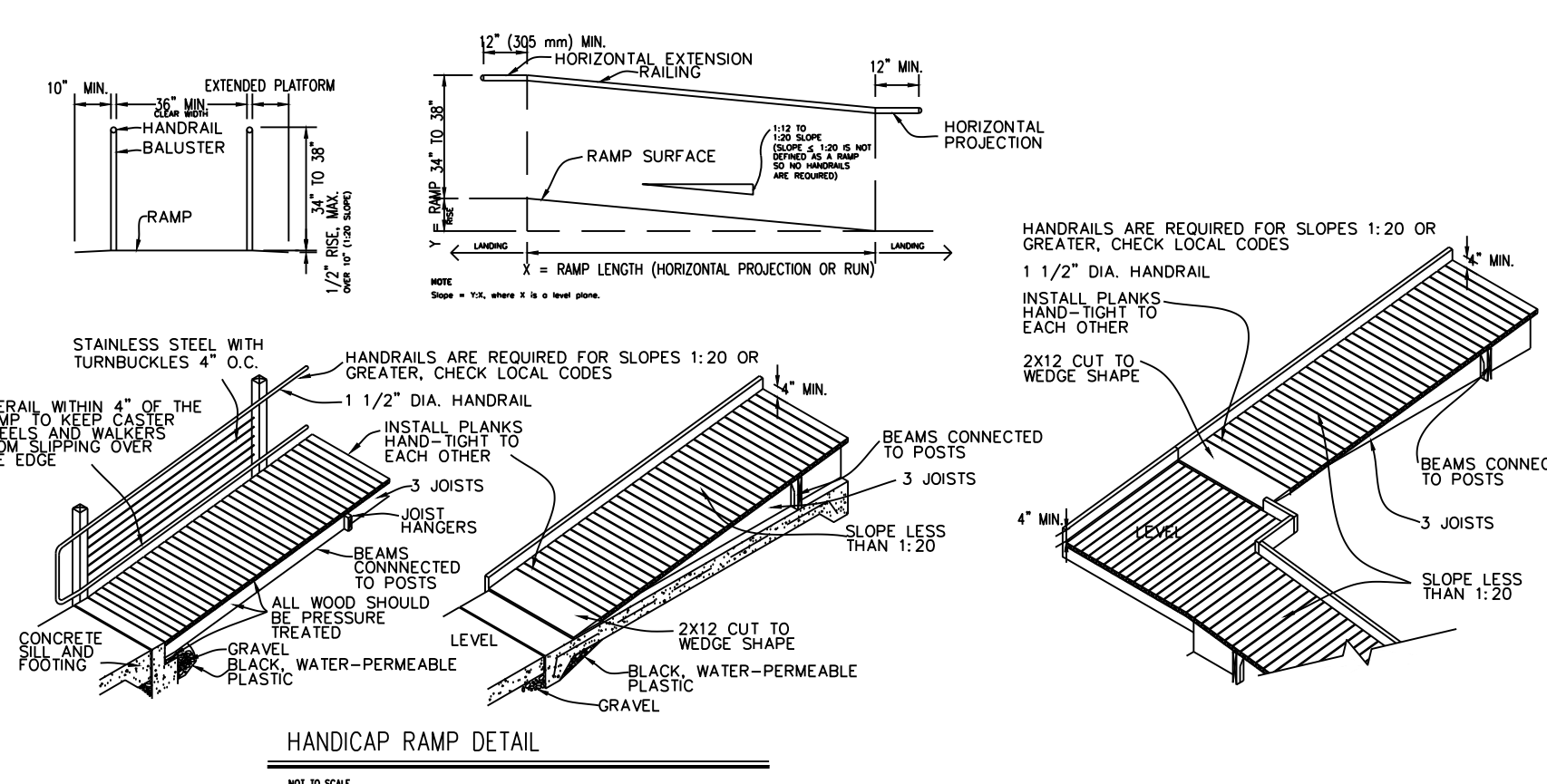
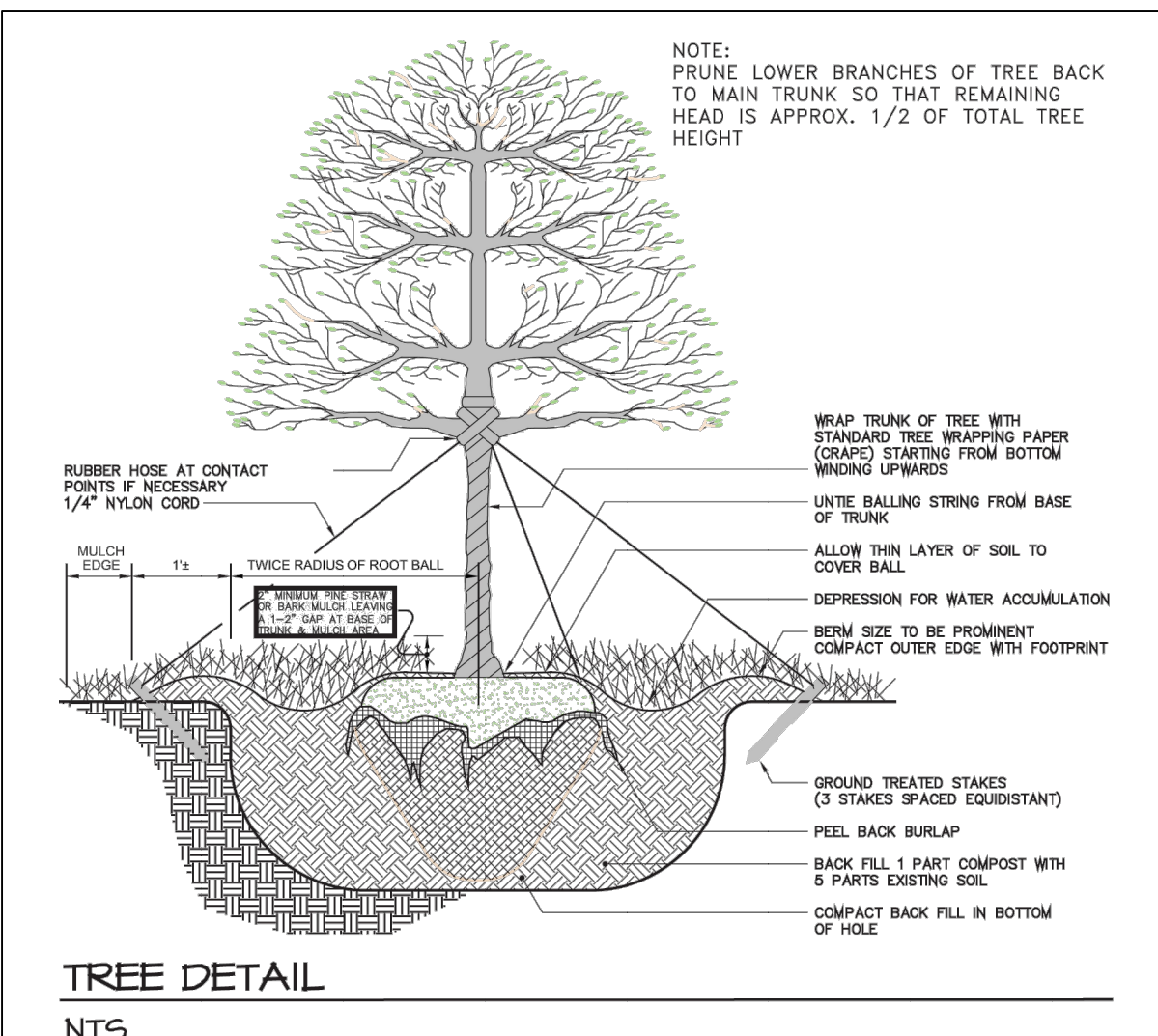
S-101



- CONSTRUCTION SPECIFICATIONS:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
 - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



PLANTINGS NOTE:
ALL PLANTINGS TO BE APPROVED BY THE WETLANDS INSPECTOR IN ACCORDANCE WITH SECTION 142 OF THE TOWN OF CARMEL CODE



ARCHITECTURAL VISIONS, PLLC
A GREENBERG DESIGN GROUP

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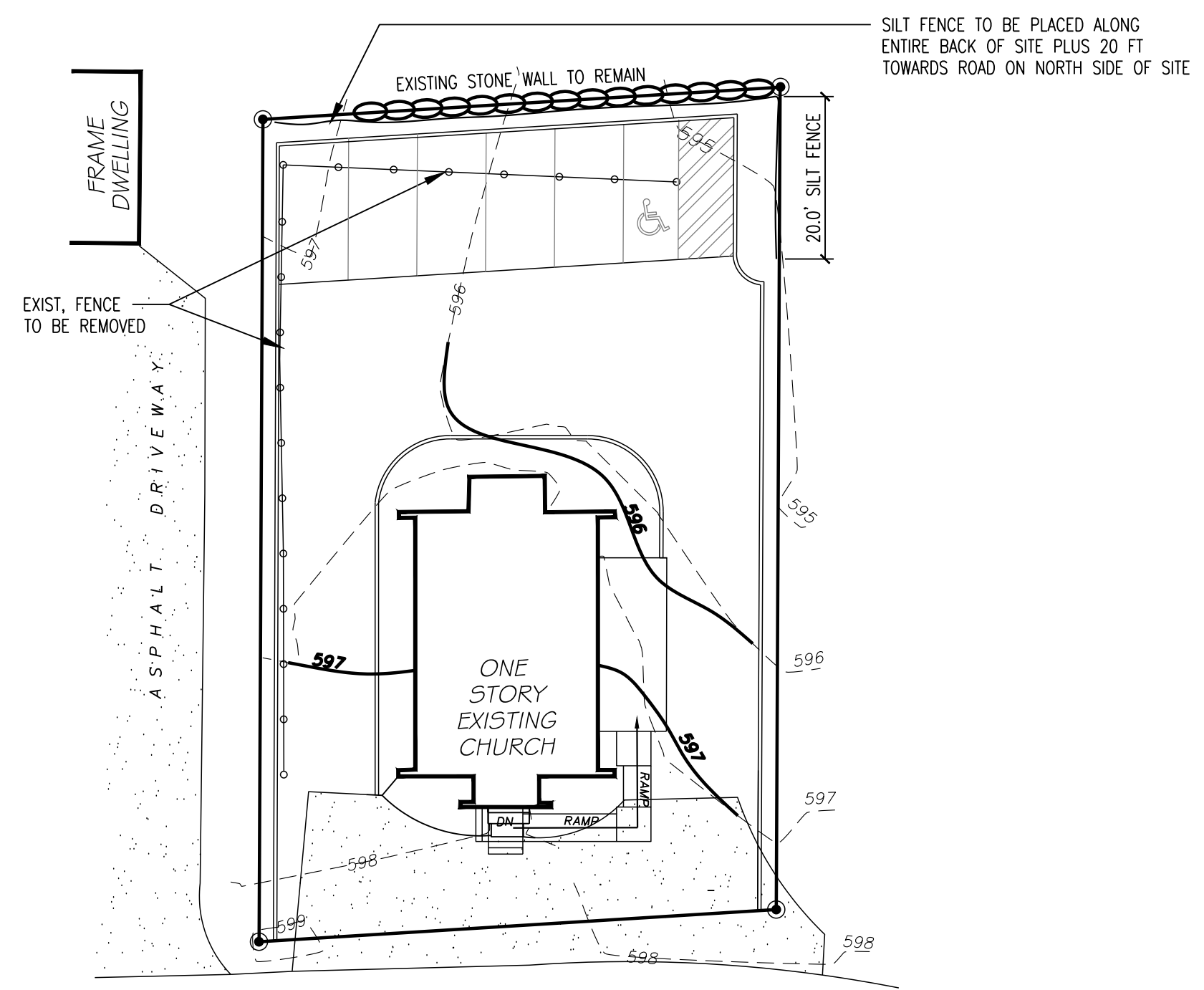
PROJECT:
HOUSE OF PRAYER & WORSHIP
PASTOR EDGAR EVANS
PROJECT ADDRESS
365 HILL STREET
MAHOPAC, NY 10541
MAILING ADDRESS
107 CLARKSON ROAD
CARMEL, NY 10512
TAX MAP NO. 64.06-1-14

DETAILS

ISSUANCE	DATE
FOR REVIEW	11/02/2020
FOR REVIEW	11/16/2020
FOR REVIEW	12/03/2020
FOR REVIEW	12/07/2020
FOR REVIEW	12/14/2020
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FOR REVIEW	03/26/2021

SCALE AS NOTED
DRAWN BY/CHKD BY MCK/-/JLG
PROJECT NO. 07-20-070

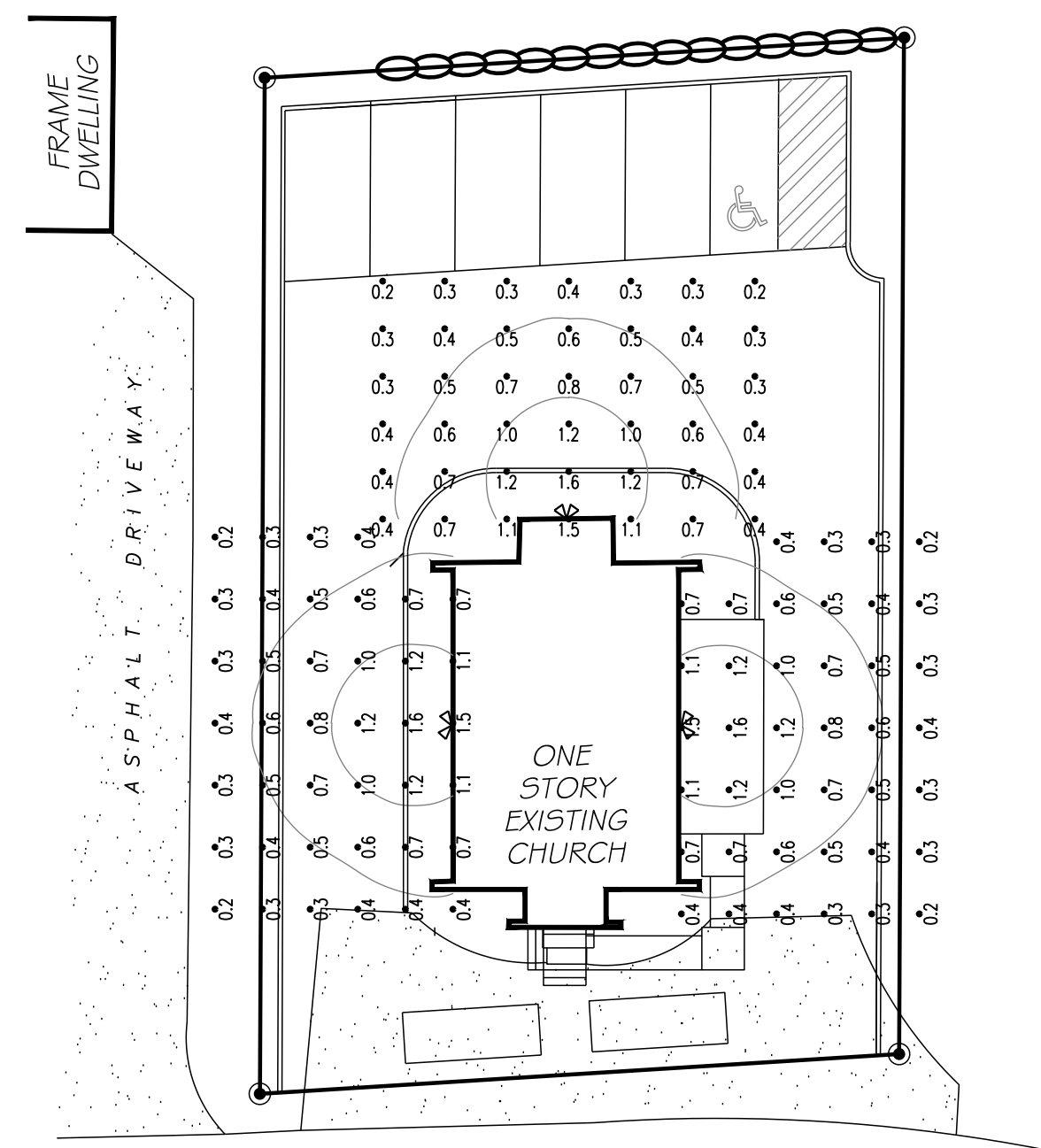
S-102



SITE PLAN WITH TOPOGRAPHY AND REGRADING
 SCALE: 1" = 20'-0"
 BASED ON SURVEY BY LINK SURVEYORS P.C.

LEGEND

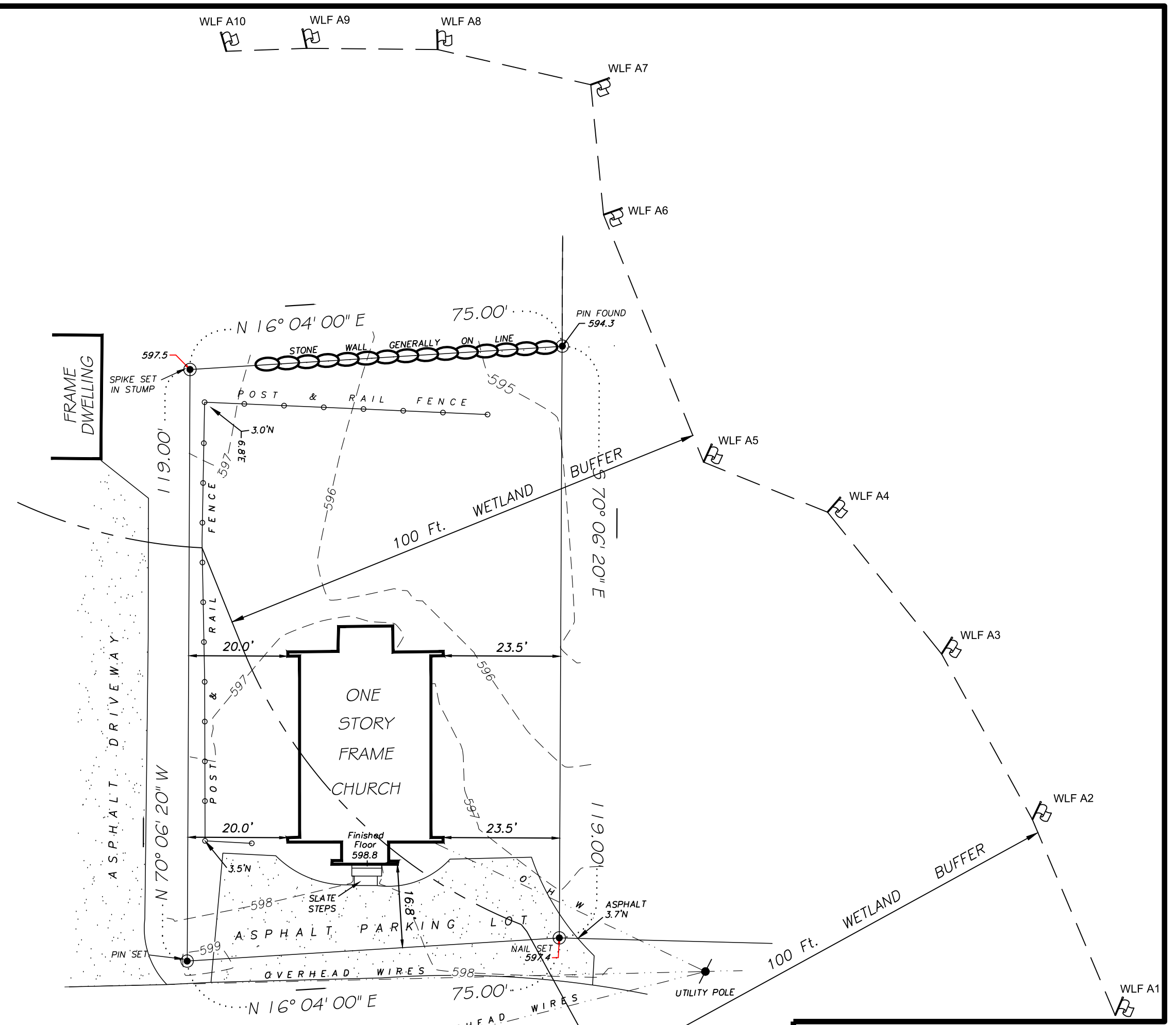
- - - - - EXISTING TOPO
- NEW TOPO LINE



LIGHTING SPILL PLAN
 SCALE: 1" = 20'-0"
 BASED ON SURVEY BY LINK SURVEYORS P.C.

LEGEND

- ⊞ ADJUSTABLE TWIN FLOODLIGHT
- ⊙ LIGHTING PHOTOMETRY DATA IN FOOTCANDLES



SITE SURVEY / EXISTING CONDITIONS
 SCALE: 1" = 20'-0"
 BASED ON SURVEY BY LINK SURVEYORS P.C.
 DATED NOV 10 2020
 WETLAND FLAGGING BY STEPHEN COLEMAN 11/9/2020

ARCHITECTURAL VISIONS, PLLC
 A GREENBERG DESIGN GROUP

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 MAHOPAC NY, 10541 F: 845-628-2807
 JOEL.GREENBERG@ARCH-VISIONS.COM

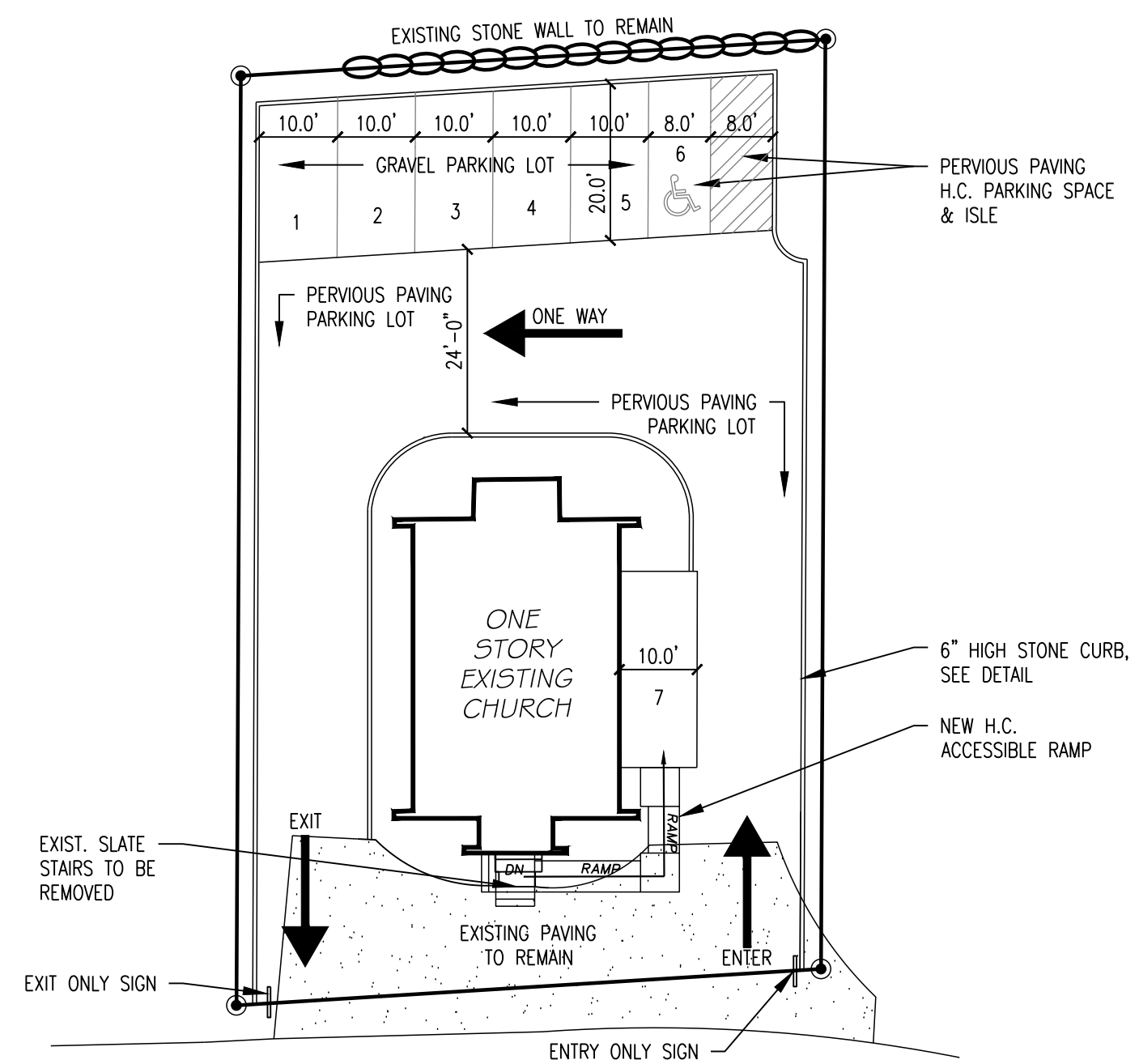
PROJECT:
HOUSE OF PRAYER & WORSHIP
 PASTOR EDGAR EVANS
 PROJECT ADDRESS: 365 HILL STREET
 MAHOPAC, NY 10541
 MAILING ADDRESS: 107 CLARKSON ROAD
 CARMEL, NY 10512
 TAX MAP NO. 64.06-1-14

EXISTING CONDITIONS, LIGHTING SPILL PLAN & TOPOGRAPHY

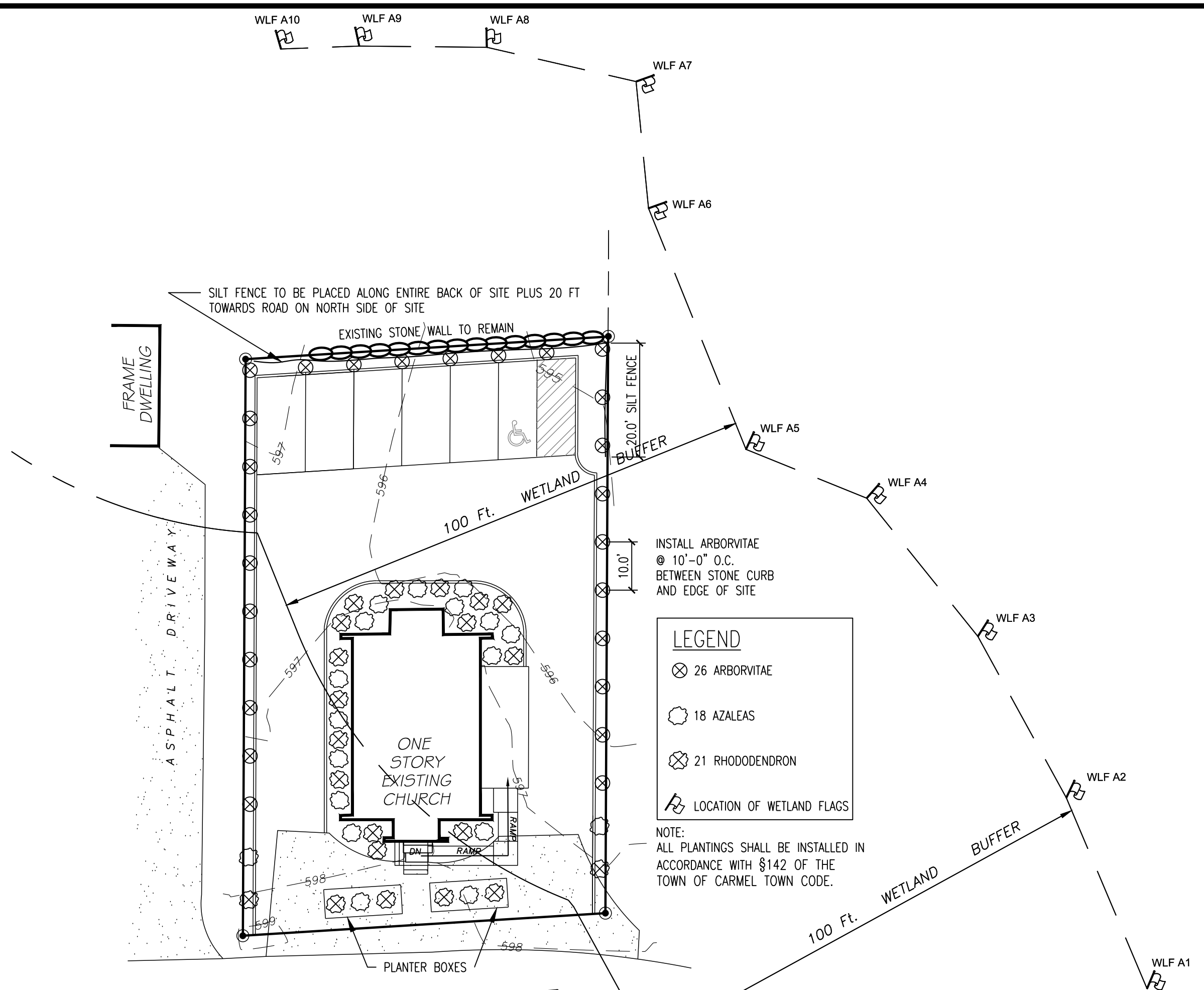
ISSUANCE	DATE
FOR REVIEW	11/02/2020
FOR REVIEW	11/16/2020
FOR REVIEW	12/03/2020
FOR REVIEW	12/07/2020
FOR REVIEW	12/31/2020
FOR REVIEW	01/18/2021
FOR REVIEW	03/26/2021

SCALE AS NOTED
 DRAWN BY/CHKD BY: MCK/-/JLG
 PROJECT NO. 07-20-070

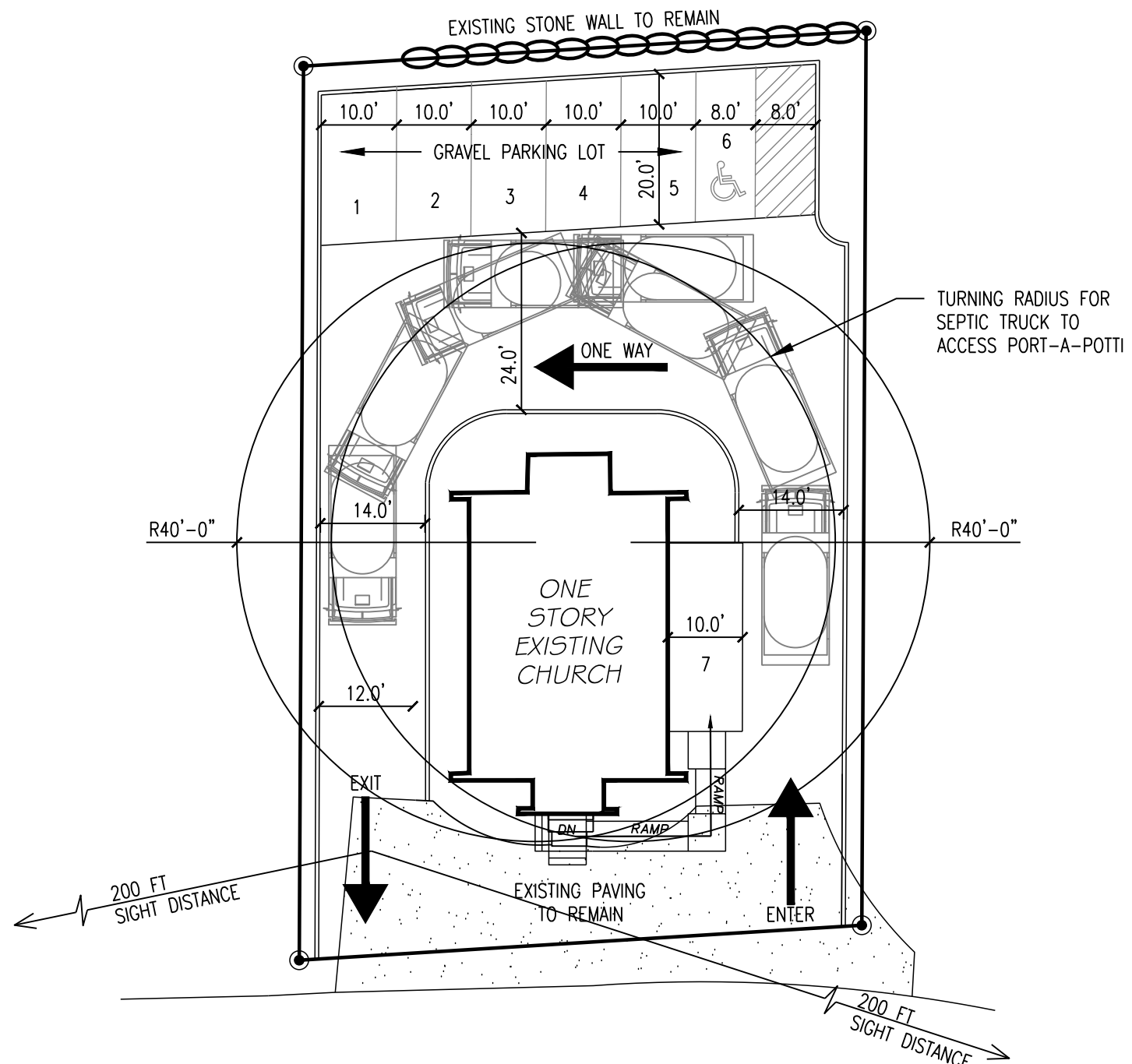
S-103



PAVING PLAN
SCALE: 1" = 20'-0"
BASED ON SURVEY BY LINK SURVEYORS P.C.



LANDSCAPING PLAN
SCALE: 1" = 20'-0"
BASED ON SURVEY BY LINK SURVEYORS P.C.
DATED NOV 10 2020
WETLAND FLAGGING BY STEPHEN COLEMAN 11/9/2020



TRUCK TURNING RADIUS DIAGRAM
SCALE: 1" = 20'-0"
BASED ON SURVEY BY LINK SURVEYORS P.C.

Stopping Sight Distance

S = Stopping Distance (FT.)

V = Design Speed (MPH)

G = Grade (%)

$$S = 1.47(30)(2.5) + \frac{30^2 = 900}{30[0.347826 + \frac{0.03}{100}]}$$

$$S = 110.25 + \frac{900}{10.44378}$$

$$S = 110.25 + 86.175695$$

$$S = 196.4 FT$$

ARCHITECTURAL VISIONS PLLC
A GREENBERG DESIGN GROUP

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PROJECT:
HOUSE OF PRAYER & WORSHIP

PASTOR EDGAR EVANS
PROJECT ADDRESS
365 HILL STREET
MAHOPAC, NY 10541

MAILING ADDRESS
107 CLARKSON ROAD
CARMEL, NY 10512

TAX MAP NO. 64.06-1-14

PERVIOUS PAVING & LANDSCAPING SITE PLANS

ISSUANCE	DATE
FOR REVIEW	11/02/2020
FOR REVIEW	11/16/2020
FOR REVIEW	12/03/2020
FOR REVIEW	12/07/2020
FOR REVIEW	12/31/2020
FOR REVIEW	01/18/2021
FOR REVIEW	03/15/2021
FOR REVIEW	03/26/2021

SCALE AS NOTED

DRAWN BY/CHKD BY MCK/MWG /JLG

PROJECT NO. 07-20-070

S-104



March 31, 2021

Craig Paeprer, Chairman and Members of the Planning Board
Town of Carmel
60 McAlpin Ave
Mahopac, NY 10541

Re: Lanny Napolitano, Inc.
113 Old Route 6
Carmel, NY 10512
TM #: 55.12-2-12 & 14

Dear Mr. Paeprer and Members of the Board,

The purpose of the submitted application was to get Site Plan approval as requested by the buyer's attorney. No work is proposed on this site.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Joel Greenberg, AIA, NACRB





TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New site plan applications that have been deemed complete will be placed on the agenda in the order they are received.

No application will be placed on the agenda that is incomplete

Pre-Submission:

Prior to the formal submission of the site plan, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement and/or the Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete site plan application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500 extension 190.

Submission Requirements:

At least 10 days prior to the Planning Board meeting, the site plan application shall be submitted to the Planning Board Secretary as follows:

All site plans shall be signed, sealed and folded with the title box legible. The application package shall include:

- 11 copies of the Site Plan Application Form, signed and notarized.
- 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- 5 full size sets of the Site Plan (including floor plans and elevations)
- 1 CD (in pdf. format) containing an electronic version of the Site Plan
- 2 copies of the Disclosure Statement
- 11 copies of the Site Plan Completeness Certification Form
- All supplemental studies, reports, plans and renderings.
- 2 copies of the current deed.
- NA* 2 copies of all easements, covenants and restrictions.
- The appropriate fee, determined from the attached fee schedule. Make checks payable to the *Town of Carmel*.

Rose Yarmlytte 3/29/21

 Planning Board Secretary; Date

[Signature] 3/29/2021

 Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: Lanny Napolitano <i>INC.</i> Tri County Coal	Application # 21-0003	Date Submitted: 3/26/2021
Site Address: No. 113 Street: Old Route 6 Hamlet: Carmel, NY 10512		
Property Location: (Identify landmarks, distance from intersections, etc.) Across from cemetery		
Town of Carmel Tax Map Designation: Section 55.12 Block 2 Lot(s) 12 & 14	Zoning Designation of Site: C/BP	
Property Deed Recorded in County Clerk's Office Date 3/21/03 Liber 1616 Page 131	Liens, Mortgages or other Encumbrances Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Existing Easements Relating to the Site No Yes Describe and attach copies:	Are Easements Proposed? No <input checked="" type="checkbox"/> Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: Lanny Napolitano	Phone #: 914-522-7100 Fax#:	Email:
Owners Address: No. 113 Street: Old Route 6 Town: Carmel State: NY Zip: 10512		
Applicant (if different than owner):	Phone #: Fax#:	Email:
Applicant Address (if different than owner): No. Street: Town: State: Zip:		
Individual/ Firm Responsible for Preparing Site Plan: Architectural Visions, PLLC	Phone #: 845-628-6613 Fax#:	Email: joel.greenberg@arch-visions.com
Address: No. 2 Street: Muscoot Road North Town: Mahopac State: NY Zip: 10541		
Other Representatives:	Phone #: Fax#:	Email:
Owners Address: No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: Indoor & Outdoor Storage Facility for sale of coal & pellets & existing small office & existing 2nd floor apartment. Mr. Napolitano is selling the property & Business		



TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION		
Lot size: Acres: 1.45 Square Feet: 63,162	Square footage of all existing structures (by floor):	
# of existing parking spaces: 10	# of proposed parking spaces: 0	
# of existing dwelling units: 1	# of proposed dwelling units: 0	
Is the site served by the following public utility infrastructure:		
<ul style="list-style-type: none"> ▪ Is project in sewer district or will private septic system(s) be installed? <u>Exist SSTS</u> ▪ If yes to Sanitary Sewer answer the following: <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▶ Is this an in-district connection? <input checked="" type="checkbox"/> Out-of district connection? <input type="checkbox"/> ▶ What is the total sewer capacity at time of application? <u>NA 3/29/2021</u> ▶ What is your anticipated average and maximum daily flow <u>NA 3/29/2021</u> 		
For Town of Carmel Town Engineer		
<ul style="list-style-type: none"> ▪ Water Supply Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <u>N/A</u> ▶ What is the total water capacity at time of application? <u>225 GPP</u> ▶ What is your anticipated average and maximum daily demand <u>225 GPP</u> ▪ Storm Sewer Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▪ Gas Service Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> • Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> 		
For Town of Carmel Town Engineer		
Water Flows <u>NA RJF 3/29/2021</u> Sewer Flows <u>NA RJF 3/29/2021</u>		
Town Engineer; Date		
What is the predominant soil type(s) on the site? N/A	What is the approximate depth to water table? N/A	
Site slope categories: 15-25% <u>100</u> % 25-35% _____ % >35% _____ %		
Estimated quantity of excavation: Cut (C.Y.) <u>0</u> Fill (C.Y.) <u>0</u>		
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>		
Is the site located in a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	What is the sight distance? Left <u>200'</u> Right <u>200'</u>
Is the site located within 500' of:		
<ul style="list-style-type: none"> • The boundary of an adjoining city, town or village Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> • The boundary of a state or county park, recreation area or road right-of-way Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> • A county drainage channel line. Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> • The boundary of state or county owned land on which a building is located Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> 		

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div>			
Does the site disturb more than 5,000 sq ft		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Existing Stream Jurisdiction: NYSDEC: <input type="checkbox"/> N/A Town of Carmel: <input type="checkbox"/> N/A <i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>			
Are encroachments in regulated wetlands or wetland buffers proposed?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain waterbodies, streams or watercourses? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Are any encroachments, crossings or alterations proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located adjacent to New York City watershed lands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input checked="" type="checkbox"/>			
Has this application been referred to the Fire Department? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
What is the estimated time of construction for the project? <div style="text-align: center;">N/A</div>			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	3 Acres	1,450 Acres	1,450 Acres
Lot Coverage	40%	6%	6%
Lot Width	300	249 FT	249 FT
Lot Depth	300	228 FT	228 FT
Front Yard	50 FT	122 FT	122 FT
Side Yard	40 FT	60 FT	60 FT
Rear Yard	40 FT	50 FT	50 FT
Minimum Required Floor Area	5,000 SF	6,318 SF	6,318 SF
Floor Area Ratio	N/A		
Height	40 FT	30 FT	30 FT
Off-Street Parking	111,000 SF=4 PS + 2	6 PS	8 PS
Off-Street Loading	0	1	1

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	If yes, identify variances:
PROPOSED BUILDING MATERIALS	
Foundation	
Structural System <u>N/A</u>	
Roof	
Exterior Walls	
APPLICANTS ACKNOWLEDGEMENT	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<u>Lanny Napolitano</u> Applicants Name	 Applicants Signature
Sworn before me this <u>30th</u> day of <u>MARCH</u> 20 <u>21</u>	
 Notary Public	JOSEPH CHARBONNEAU Notary Public, State of New York No. 020100096012 Qualified in Putnam County Commission Expires September 2, 20 <u>23</u>



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 156-61 B of the Town of Carmel Zoning Ordinance.

This form shall be included with the site plan submission

	<i>Requirement Data</i>	<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	N/A <input type="checkbox"/>	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	N/A <input type="checkbox"/>	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
8	The location of all existing and proposed easements	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	N/A <input type="checkbox"/> ✓	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
14	Proposed signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Byd
6

Type te

Signi ✓



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



	Requirement Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	N/A <input type="checkbox"/> ✓	<input type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	N/A <input type="checkbox"/> ✓	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>

Applicants Certification (to be completed by the licensed professional preparing the site plan:

I Joel Greenberg, AIA, NCARB hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Joel Greenberg
Signature - Applicant

3/26/2021
Date



Signature - Owner

Date



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



Town Certification (to be completed by the Town)

I _____ hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Rose Monchetti
Signature - Planning Board Secretary

3/30/21
Date

[Signature]
Signature - Town Engineer

3/30/2021
Date

Short Environmental Assessment Form

Part 1 - Project Information

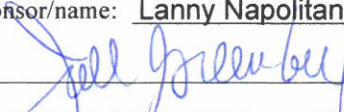
Instructions for Completing

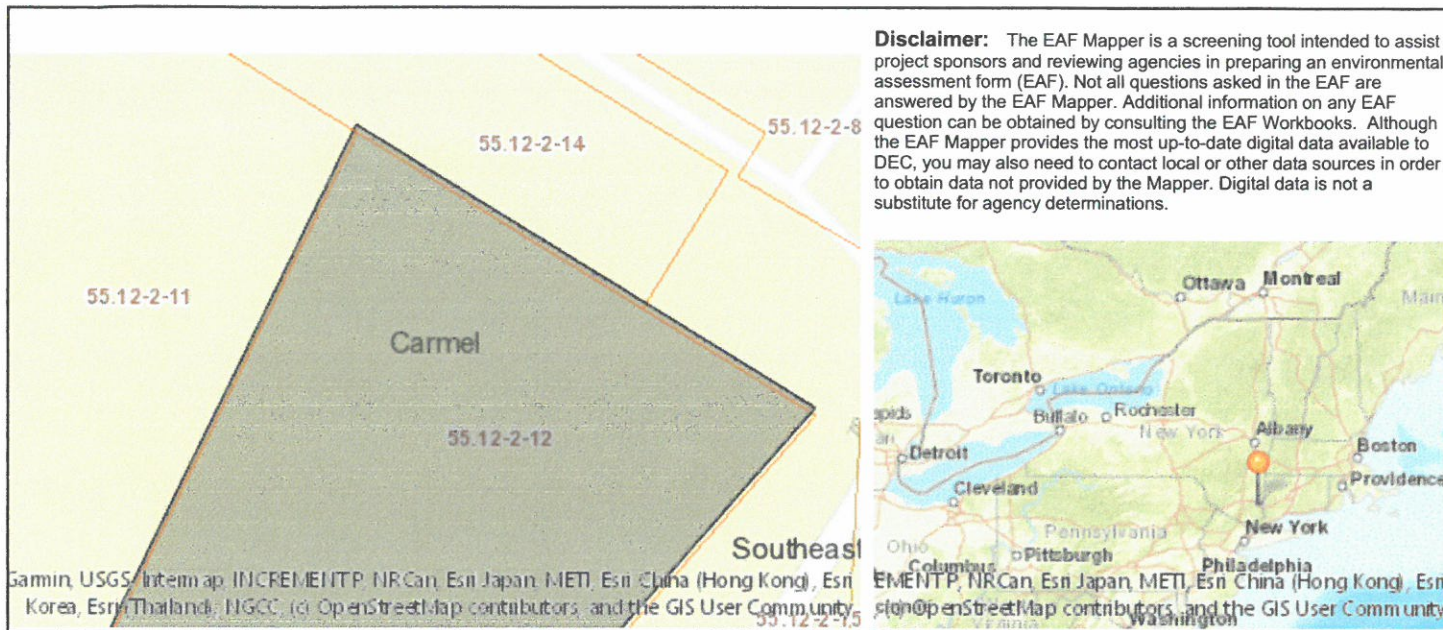
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

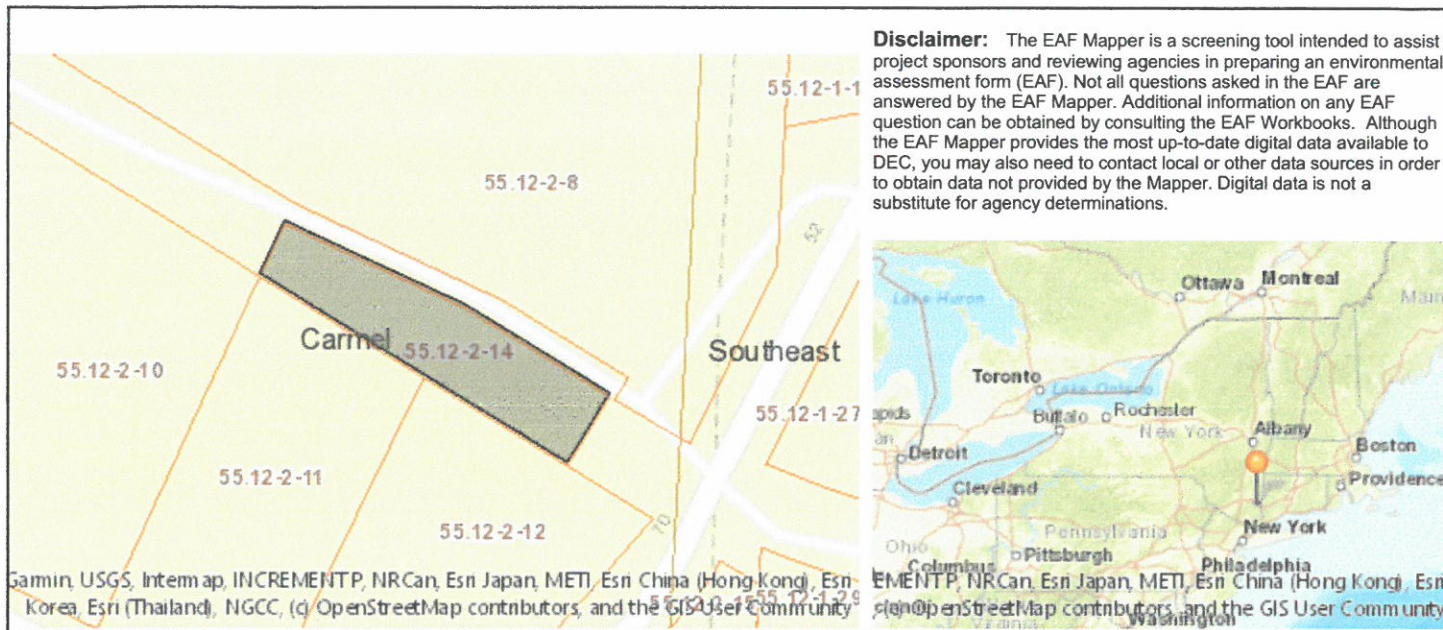
Part 1 – Project and Sponsor Information			
Name of Action or Project: Tri County Coal			
Project Location (describe, and attach a location map): 113 Old Route 6, Carmel, NY 10512			
Brief Description of Proposed Action: Storage of coal, pellets, etc., garage & one apartment New owner to take over Business			
Name of Applicant or Sponsor: Lanny Napolitano		Telephone: 914-522-7100	
		E-Mail:	
Address: 113 Old Route 6			
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 checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ <u>1,450</u> acres	
b. Total acreage to be physically disturbed?		_____ <u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ <u>1,450</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Northern Long-eared Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Lanny Napolitano</u> Date: <u>3/26/2021</u></p> <p>Signature: <u></u> Title: <u>Project Architect</u></p>		



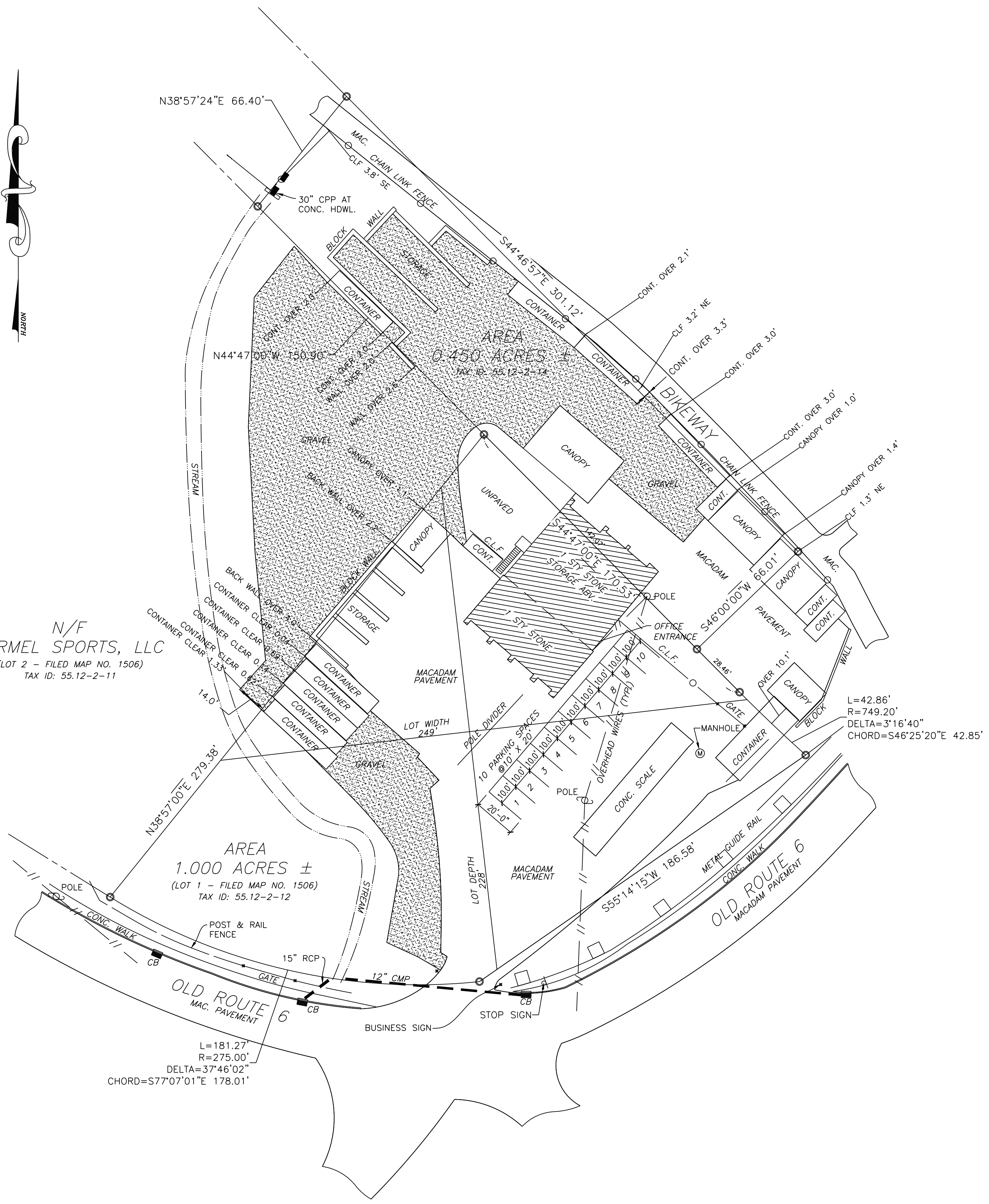
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

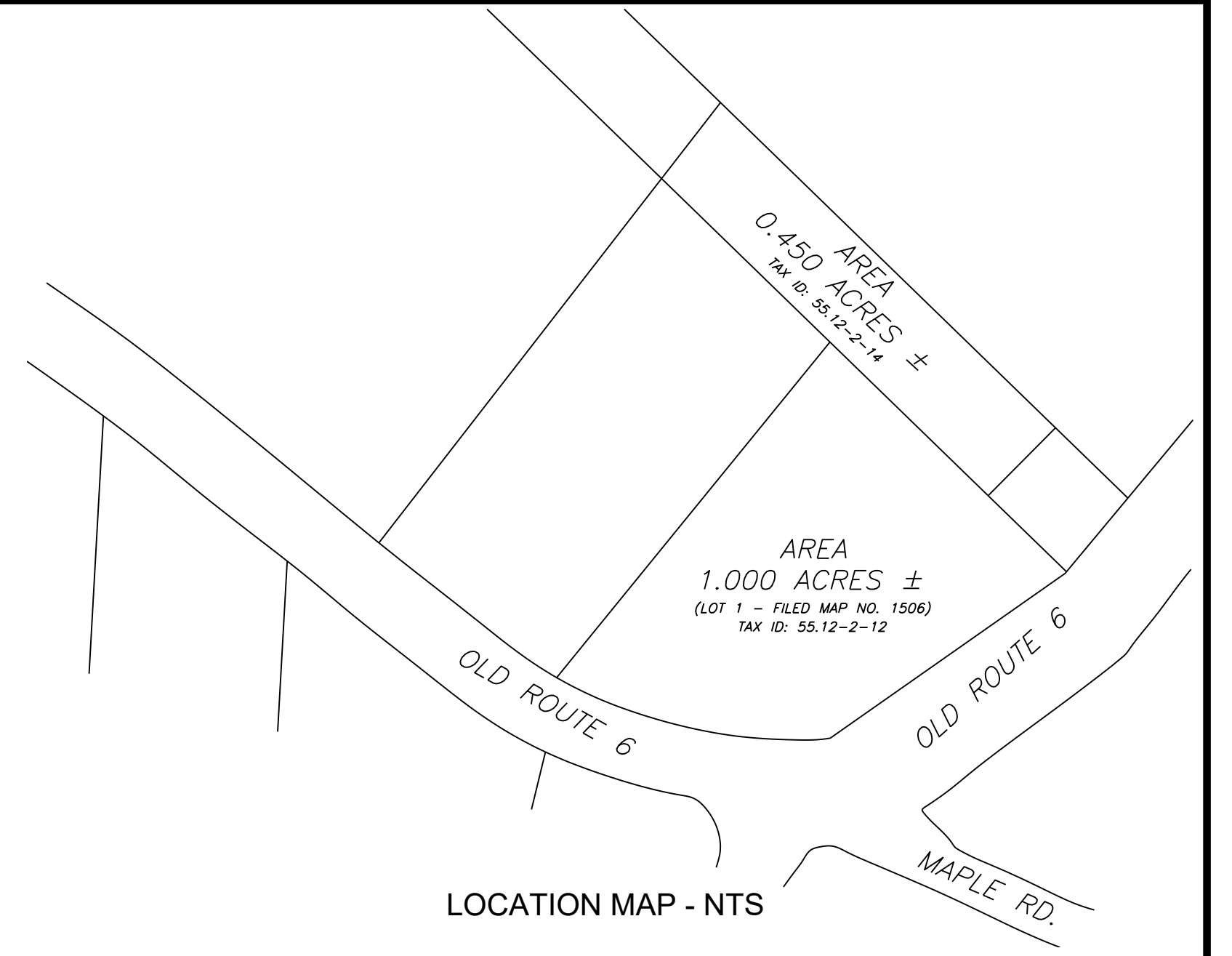


N/F
CARMEL SPORTS, LLC
(LOT 2 - FILED MAP NO. 1506)
TAX ID: 55.12-2-11



1 SITE PLAN
1" = 30'

- GENERAL NOTES**
- PRESENT OWNER IS SELLING THE PROPERTY & BUSINESS AND THE BUYER WILL CONTINUE TO RUN THE SAME BUSINESS SELLING COAL, WOOD PELLETS, ETC.
 - DEED RECORDED MARCH 21 2003 BETWEEN LANNY NAPOLITANO AND PUTNAM COUNTY REGARDING THE BIKEWAY ENCROACHMENT ON TAX MAP # 55.12-2-14 CURRENTLY OWNED BY LANNY NAPOLITANO (AS PER LIBER 1616, PAGE 130).



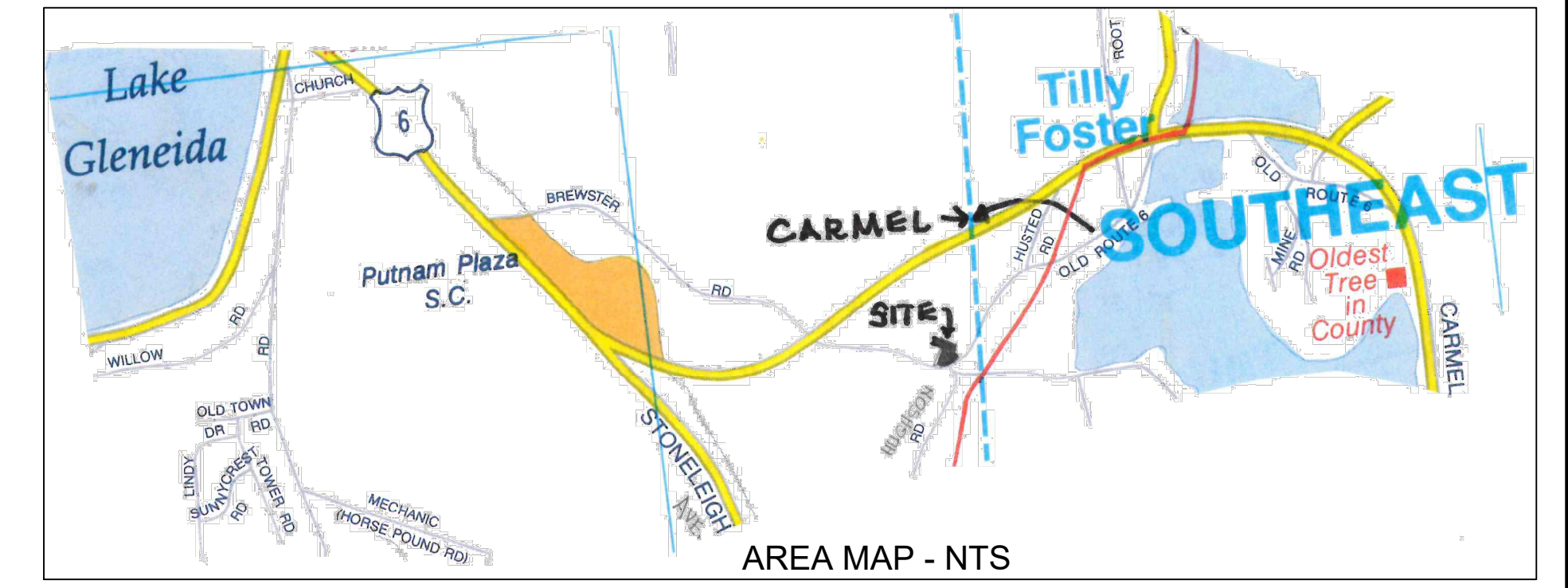
LOCATION MAP - NTS

55.12-2-10	55.12-2-12	55.12-2-5
Carmel Sports, LLC 130 North Main St Ste 201 New City, NY 10956	Lanny Napolitano Inc 113 Old Rt 6 Carmel, NY 10512	118 Old Rt 6 Realty Corp. 118 Old Rt 6 Carmel, NY 10512
55.12-2-4 AET Holding LLC 122 Old Rt 6 Carmel, NY 10512	55.16-1-7 WB Hughson Associates 480 Bedford Rd Chappaqua, NY 10514	55.12-2-2 Mohegan Associates 130 Old Rt. 6 Carmel, NY 10512
55.12-2-11 Carmel Sports, LLC 130 North Main St Ste 201 New City, NY 10956	55.16-1-8.1 Palumbo Sand & Gravel Co Inc Rte 22 Dover Plains, NY 12522	55.12-2-1 Hughson Rd Cemetery Carmel, NY 10512
55.12-2-8 Wayne Blanks PO BOX 10 Carmel, NY 10512	55.12-2-15 Barbara Ann Schech 217 High St Beacon, NY 12508	

PROPERTIES WITHIN 500 FT



BUSINESS ENTRY SIGN



AREA MAP - NTS

Town of Carmel Zoning Requirements			
Basic Data:			
Owner: Lanny Napolitano			
Address: 113 Old Route 6, Carmel, NY 10512			
T.M. #: 55.12-2-12 & 14			
Zoning District: C/BP Existing & Proposed Use: Indoor & Outdoor storage facility for sale of coal & pellets & existing small office & existing 2nd floor apartment. Owner is selling property & Business.			
Bulk Regulations:	Required/Allowable:	Existing/Proposed:	Variance Required:
Lot Area:	3 Acres	1,450 Acres	Pre Exist. Non-Conforming
Lot Coverage:	40 %	6%	None
Lot Width:	300 FT	249 FT	Pre Exist. Non-Conforming
Lot Depth:	300 FT	228 FT	Pre Exist. Non-Conforming
Front Yard:	50 FT	122 FT	None
Side Yard:	40 FT	60 FT	None
Rear Yard:	40 FT	50 FT	None
Minimum Required Floor Area:	5,000 SF	6,318 SF	None
Height:	40 FT	30 FT	None
Parking:	8 PS *	10 PS	None

* Storage 1ps/1,000SF - 6,000 SF/ 1,000 SF = 6PS
Office: 1PS/ 200 SF - 400 SF/ 200 SF = 2PS
Total Parking Required: 8PS

ARCHITECTURAL VISIONS, LLC
A GREENBERG DESIGN GROUP

2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
JOEL.GREENBERG@ARCHVISIONS.COM

P: 845-628-6613
F: 845-628-2807

PROJECT: TRI-COUNTY COAL & WOOD PELLETS

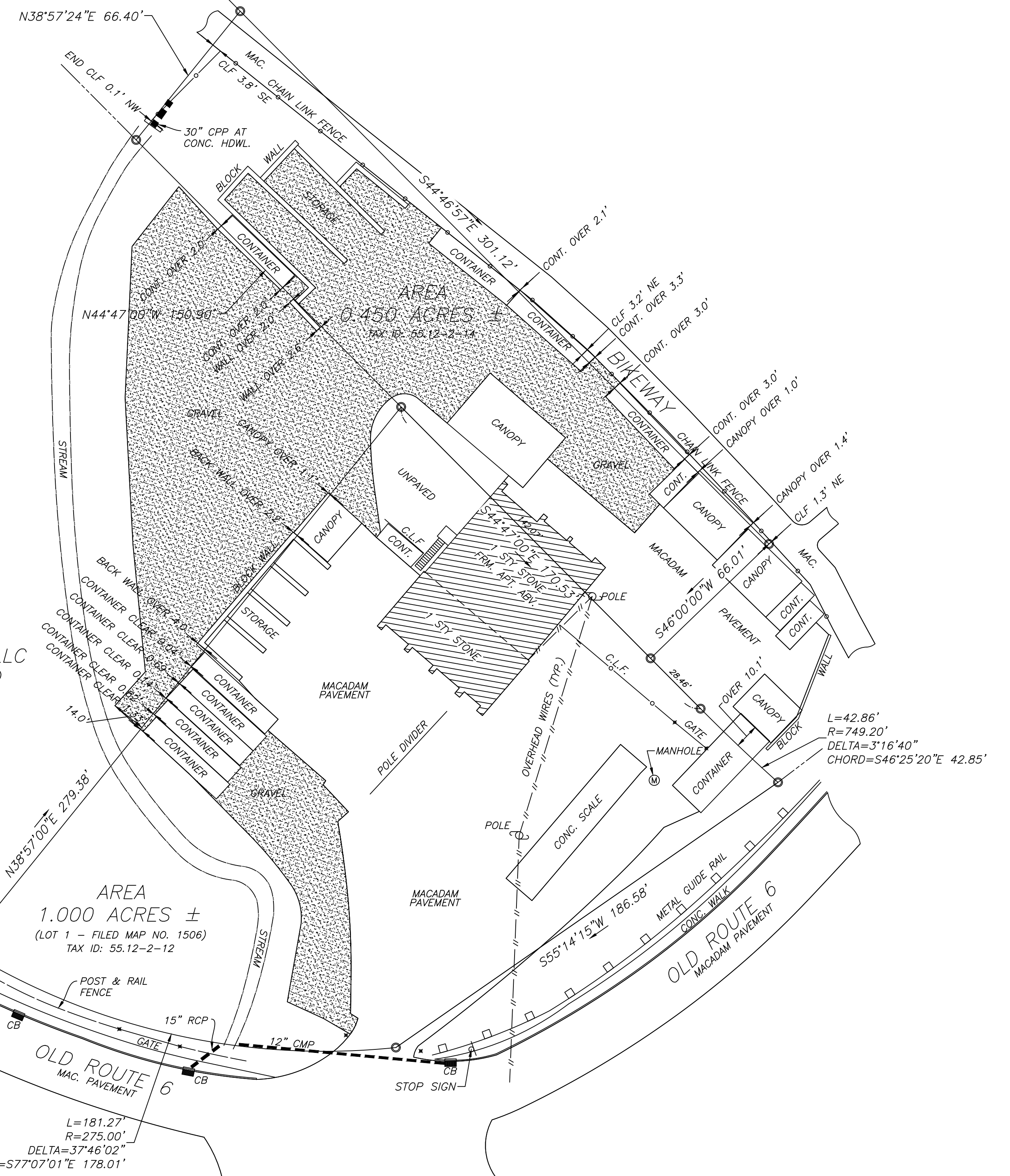
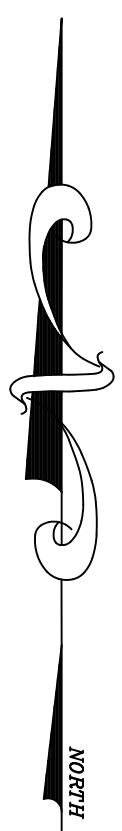
PROJECT ADDRESS: 113 OLD RT 6, CARMEL, NY 10512
MAILING ADDRESS: SAME AS PROJECT ADDRESS
TAX MAP NO. 55.12-2-12 & 55.12-2-14

SITE PLAN

ISSUANCE	FOR REVIEW	FOR REVIEW
	03/20/21	03/20/21

SCALE AS NOTED
DRAWN BY: CHKD BY: MCK/LLG
PROJECT NO. 03-21-056

S-100



N/F
CARMEL SPORTS, LLC
 (LOT 2 - FILED MAP NO. 1506)
 TAX ID: 55.12-2-11

AREA
1.000 ACRES ±
 (LOT 1 - FILED MAP NO. 1506)
 TAX ID: 55.12-2-12

L=42.86'
 R=749.20'
 DELTA=3°16'40"
 CHORD=S46°25'20"E 42.85'

L=181.27'
 R=275.00'
 DELTA=37°46'02"
 CHORD=S77°07'01"E 178.01'

- NOTES:
- FILED MAP REFERENCE: "FINAL SUBDIVISION PLAT OF PROPERTY OF LEROY P. CRAGNOLIN & ANTHONY PERSICO", FILED 5/4/76 AS MAP NO 1506.
 - GROUND SNOW-COVERED AT TIME FIELDWORK PERFORMED.

REVISIONS		
DATE	DESCRIPTION	BY
3/17/21	UPDATE CONTAINER LOCATIONS	DM

CERTIFICATIONS INDICATED HEREON SIGNIFY THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED AND ON HIS BEHALF TO THE TITLE CO. AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYOR'S SEAL

TERRY BERGENDORFF COLLINS
 52 STARR RIDGE ROAD
 BREWSTER, NEW YORK 10509
 P:845.279.4261 F:845.279.6838
 WWW.TERRYBERGENDORFFCOLLINS.COM

N.Y.S. LICENSE NO. 49691

SURVEY OF PROPERTY

PREPARED FOR

LANNY NAPOLITANO, INC.

SITUATE IN

TOWN OF CARMEL PUTNAM CO., N.Y.
 SCALE: 1" = 30'
 MARCH 4, 2021
 COPYRIGHT © 2021 TERRY BERGENDORFF COLLINS, ALL RIGHTS RESERVED

THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLANS OR SURVEY PLATS PREPARED BY OTHERS. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION # 7209 OF THE NEW YORK STATE EDUCATION LAW. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST OR ARE SHOWN HEREON ARE NOT CERTIFIED. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEEES.

DRAWN BY: JJJ CHECKED BY: TBC FIELD PARTY: BE/LB

JOB NO. CA 55.12-2-12



March 29, 2021

Craig Paepreer Chairman & Members of the Planning Board
Town of Carmel
60 McAlpin Avenue
Mahopac, NY 10541

RE: Jones- Lot Line Change
66 & 72 Lockwood Lane
Mahopac, NY 10541
TM #: 53-1-79.1 &.2

Dear Mr. Paepreer & Members of the Board,

The necessary variance was approved by the Zoning Board of Appeals on Tuesday, March 16, 2021 for the lot line change. I would appreciate if you could place this in your agenda for Thursday, April 8, 2021, to schedule a public hearing and prepare a resolution.

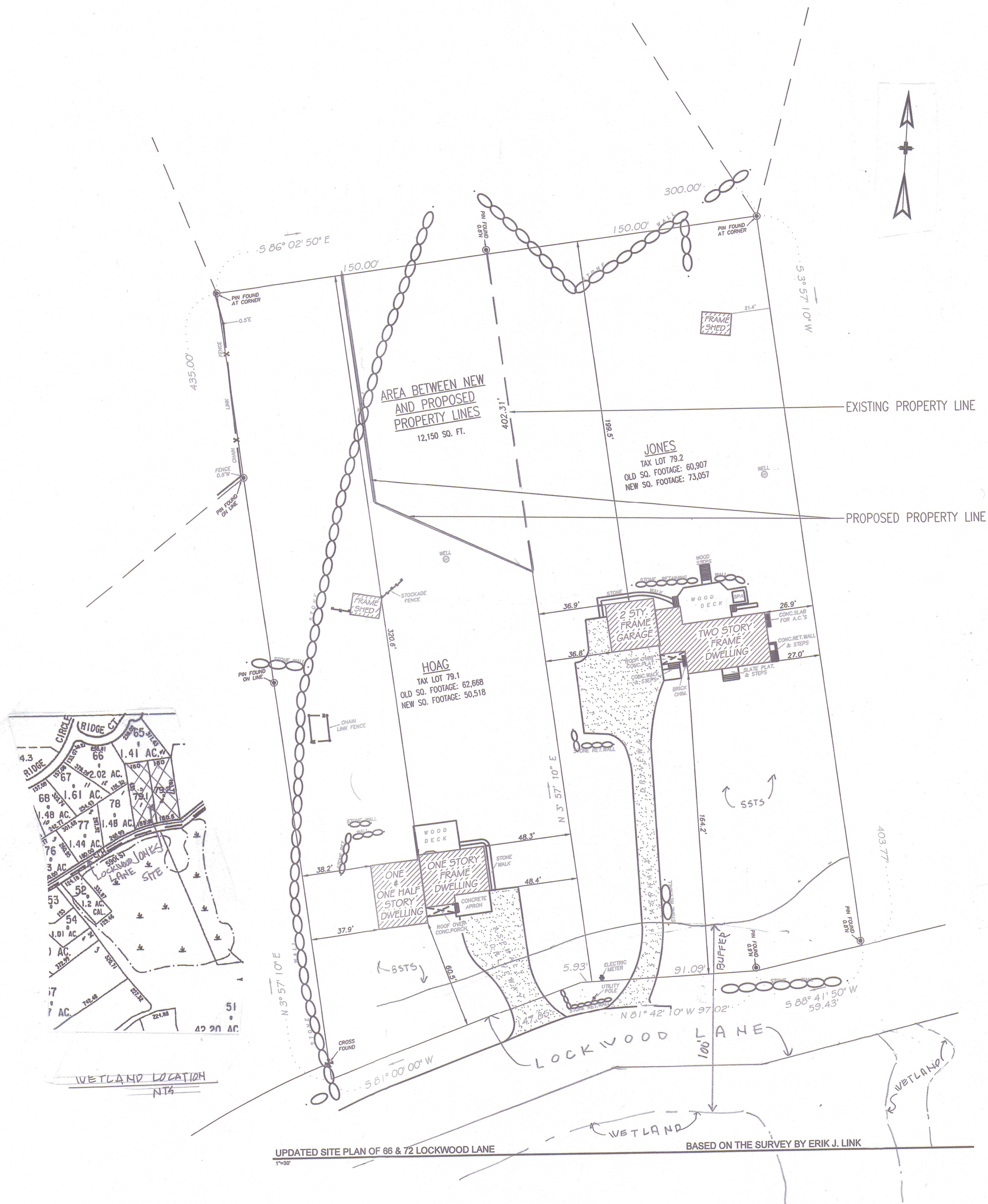
If you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink that reads "Joel Greenberg". The signature is fluid and cursive, with the first and last letters of each word being capitalized and prominent.

Joel Greenberg, AIA, NACRB

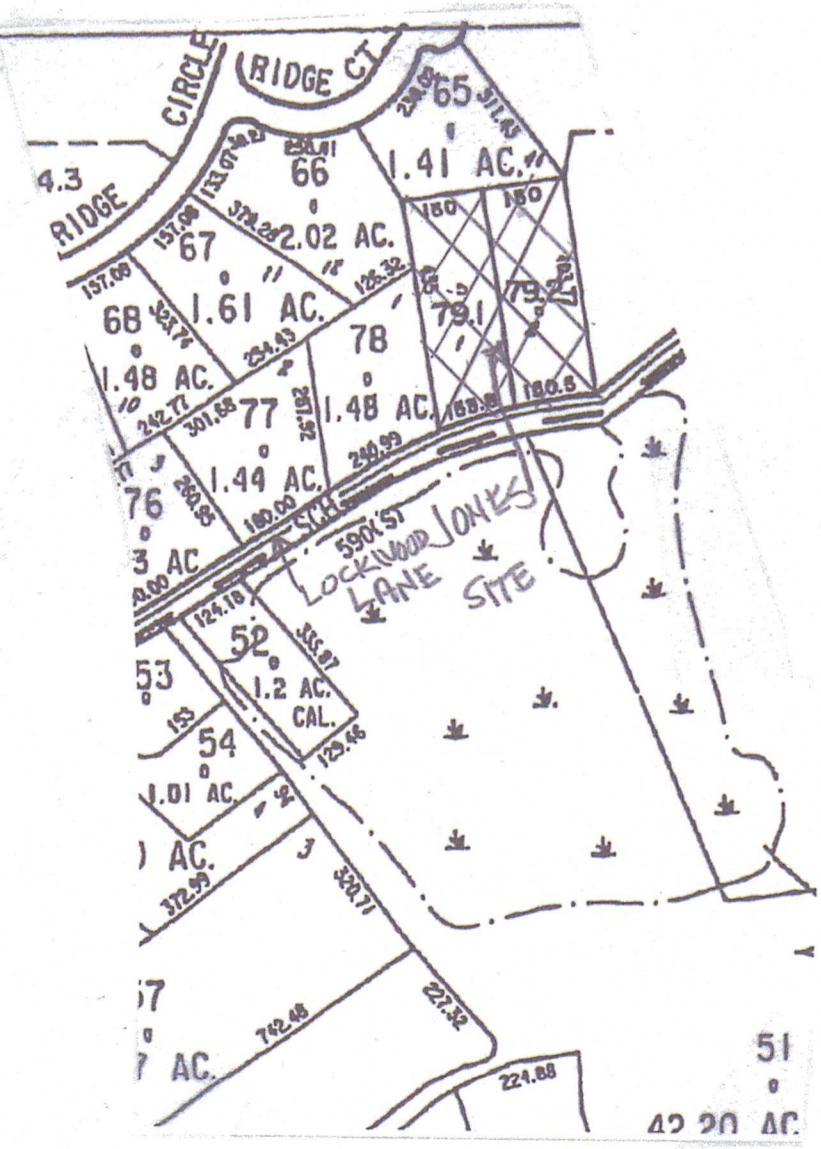
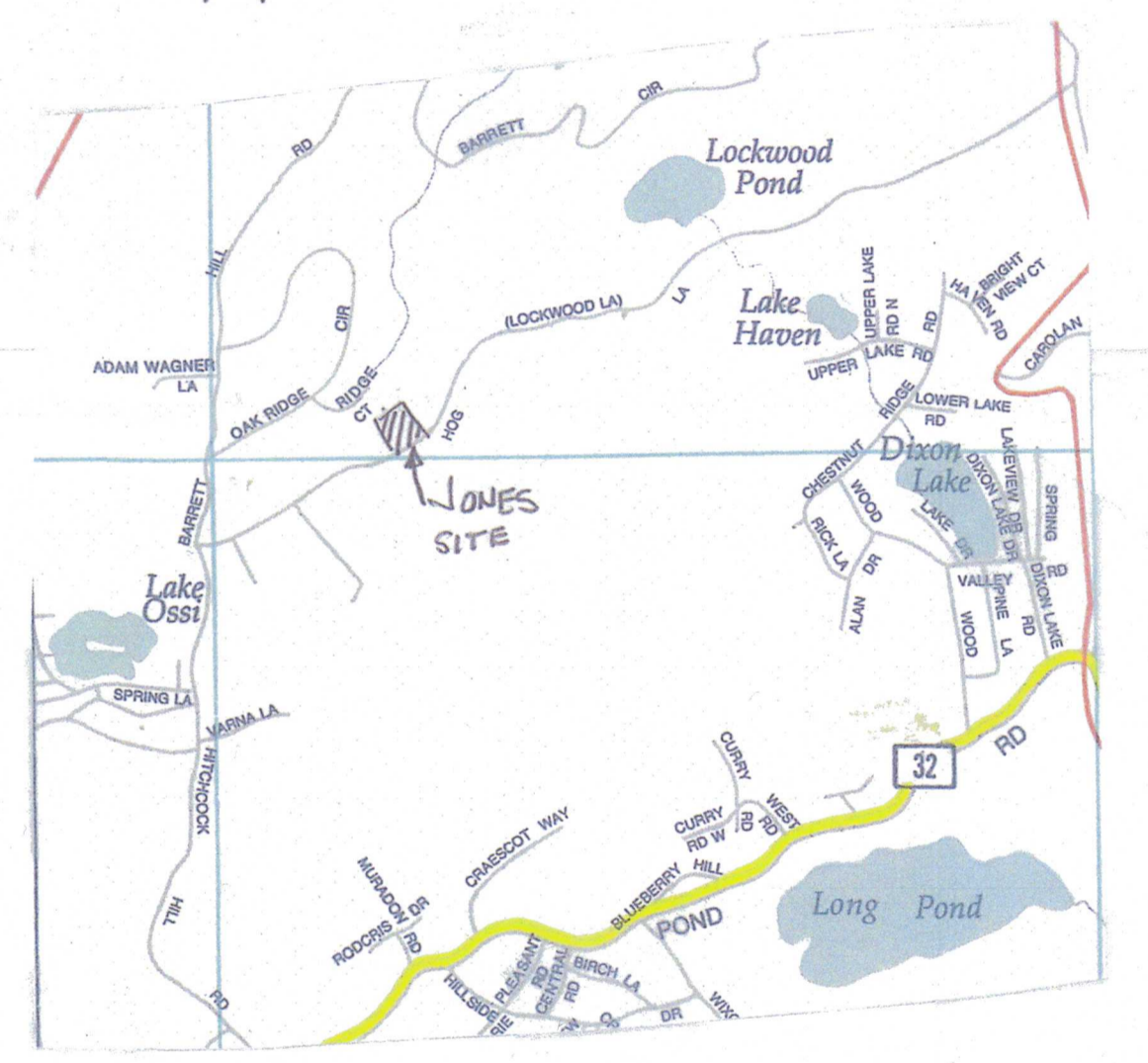




TOWN OF CARMEL ZONING REQUIREMENTS			
JONES PROPERTY			
BASIC DATA:	ADDRESS: 72 LOCKWOOD LANE		
	SHEET:	SECTION: 53 BLOCK: 1 LOT(S): 79.2	
	ZONING DISTRICT: R-120	PROPOSED USE: LOT LINE ADJUSTMENT	
BULK REGULATIONS:	REQUIRED/ALLOWABLE:	EXISTING/PROPOSED:	VARIANCE REQUIRED:
LOT AREA:	120,000 SF	73,057 SF	PRE-EXIST. NON-CONFORMING
JONES LOT HAS 60,907 SQUARE FEET. THE AMOUNT OF 12,150 ADDED TO IT DOES NOT EXCEED 20% OF ITS TOTAL ORIGINAL AMOUNT (60,907 * .20 = 12,181) (60,907 + 12,150 = 73,057)			
HOAG PROPERTY			
BASIC DATA:	ADDRESS: 66 LOCKWOOD LANE		
	SHEET:	SECTION: 53 BLOCK: 1 LOT(S): 79.1	
	ZONING DISTRICT: R-120	PROPOSED USE: LOT LINE ADJUSTMENT	
BULK REGULATIONS:	REQUIRED/ALLOWABLE:	EXISTING/PROPOSED:	VARIANCE REQUIRED:
LOT AREA:	120,000 SF	50,518 SF	69,482 SF
HOAG LOT HAS 62,668 SQUARE FEET. THE AMOUNT OF 12,150 SUBTRACTED FROM IT DOES NOT EXCEED 20% OF ITS TOTAL ORIGINAL AMOUNT (62,668 * .20 = 12,534) (62,668 - 12,150 = 50,518)			
VARIANCE GRANTED BY THE ZBA 3/16/2021			

Property Owners Within 500 Feet

- 53-1-65 Allyn L. Orico, 14 Ridge Cir, Mahopac, NY 10541
- 42-1-42 Anthony D. Macri, 20 Ridge Cir, Mahopac, NY 10541
- 53-1-67 Daniel Brennan, 41 Oak Ridge Cir, Mahopac, NY 10541
- 53-1-77 Edith A. Pothast, 54 Lockwood Ln, Mahopac, NY 10541
- 53-1-78 Joseph K. Masters, 62 Lockwood Ln, Mahopac, NY 10541
- 42-1-42 Anthony D. Macri, 20 Ridge Cir, Mahopac, NY 10541
- 53-1-67 Carla Brennan, 41 Oak Ridge Circle, Mahopac, NY 10541
- 53-1-64.3 Raymond J. Passero, 42 Oak Ridge Cir, Mahopac, NY 10541
- 53-1-77 Edith A. Pothast, 54 Lockwood Ln, Mahopac, NY 10541
- 53-1-66 James R. Gilchrist, 6 Ridge Cir, Mahopac, NY 10541
- 53-1-79.1 Patricia A. Hoag, 66 Lockwood Ln, Mahopac, NY 10541
- 42-1-44 JoyAnn Comiskey, 70 Oak Ridge Cir, Mahopac, NY 10541
- 42-1-65.1 City of New York, Bureau of Water Supply, Taxes, 71 Smith Ave, Kingston, NY 12401
- 53-1-68 Vasel Palushaj, 33 Oak Ridge Cir, Mahopac, NY 10541
- 53-2-51 City of New York, Bureau of Water Supply, Taxes, 71 Smith Ave, Kingston, NY 12401
- 53-1-66 James R. Gilchrist, 6 Ridge Cir, Mahopac, NY 10541
- 53-1-79.1 Patricia A. Hoag, 66 Lockwood Ln, Mahopac, NY 10541
- 53-1-68 Vasel Palushaj, 33 Oak Ridge Cir, Mahopac, NY 10541
- 53-1-67 Daniel Brennan, 41 Oak Ridge Cir, Mahopac, NY 10541
- 53-2-51 City of New York, Bureau of Water Supply, Taxes, 71 Smith Ave, Kingston, NY 12401
- 42-1-43 Edward Fries, 58 Oak Ridge Cir, Mahopac, NY 10541
- 42-1-40 Ronald L. Pirrelli, 61 Oak Ridge Cir, Mahopac, NY 10541
- 42-1-44 JoyAnn Comiskey, 70 Oak Ridge Cir, Mahopac, NY 10541
- 53-2-50 City of New York, Bureau of Water Supply, Taxes, 71 Smith Ave, Kingston, NY 12401
- 53-1-67 Carla Brennan, 41 Oak Ridge Circle, Mahopac, NY 10541
- 42-1-41 Jack Perera, 53 Oakridge Cir, Mahopac, NY 10541
- 42-1-40 Ronald L. Pirrelli, 61 Oak Ridge Cir, Mahopac, NY 10541
- 53-1-79.2 George H. Jones III, 72 Lockwood Ln, Mahopac, NY 10541
- 53-2-52 County of Putnam, 40 Glenside Ave, Carmel, NY 10512
- 53-1-76 Pasquale Cipollone, 42 Lockwood Ln, Mahopac, NY 10541
- 42-1-41 Jack Perera, 53 Oakridge Cir, Mahopac, NY 10541
- 42-1-43 James Hardi, 58 Oak Ridge Cir, Mahopac, NY 10541
- 53-1-78 Joseph K. Masters, 62 Lockwood Ln, Mahopac, NY 10541



DENIED
BY TOWN OF CARMEL
PLANNING BOARD ON
DATE 2/10/2020
CHAIRMAN [Signature]

ARCHITECTURAL VISIONS, LLC
A GREENBERG DESIGN GROUP
2 MUSCOOT ROAD NORTH MAHOPAC NY, 10541 P: 845-628-6613
JOEL.GREENBERG@ARCHVISIONS.COM F: 845-628-2807

PROJECT:
JONES, GEORGE & ROBBIN
PROJECT ADDRESS: 66 & 72 LOCKWOOD LANE MAHOPAC, NY 10541
MAILING ADDRESS: SAME AS PROJECT ADDRESS
TAX MAP NO. 53-1-79.2 & 53-1-79.1

PROPOSED PROPERTY LINES

ISSUANCE:
FOR REVIEW: 1/17/21
REVISED: 2/15/21
DATE: 5/17/21

SCALE:
AS NOTED
DRAWN BY: VCH/KD BY TBC/ML
PROJECT NO. 19-03-182

AS-100

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