

CRAIG PAEPER
Chairman

ANTHONY GIANNICO
Vice Chairman

BOARD MEMBERS
KIM KUGLER
RAYMOND COTE
ROBERT FRENKEL
MARK PORCELLI
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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
AUGUST 12, 2021 – 7:00 P.M.

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

- | | | | | |
|--|------------|---------|--------|---------------------------|
| 1. House of Prayer & Worship – 365 Hill Street | 64.6-1-14 | 8/12/21 | 7/8/21 | Public Hearing/Resolution |
| 2. NY Fuel Distributors LLC (Coco Farms)
1923 Route 6, Carmel | 55.11-1-40 | 8/12/21 | | Bond Return |

SITE PLAN

- | | | | | |
|--|------------|--|--------|-----------------------|
| 3. DPL Realty LLC – 102 Gleneida Ave, Carmel | 44.14-1-22 | | 8/2/21 | Residential Site Plan |
| 4. Hirsch, Stacy – 311 Drewville Road | 66.13-1-7 | | 8/2/21 | Site Plan |

MISCELLANEOUS

- | | | | | |
|--|-------------|--|--|---------------------------------|
| 5. MCSS Self Storage – 155 Hughson Ave, Carmel | 55.16-1-8.1 | | | Waiver of Site Plan Application |
|--|-------------|--|--|---------------------------------|



August 2, 2021

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

RE: 102 Gleneida Ave
DPL Realty
TM# 41.4-1-22

Dear Chairman Paepre and Members of the Board:

Please find enclosed the following plans and documents in support of an application for site plan approval for the above referenced project:

- Site Plans, revised August 2, 2021. (5 copies)

In response to comments from Michael Carnazza, dated May 24, 2021, we offer the following:

1. The required use variance was granted on July 22, 2021.
2. The required area variances were granted on July 22, 2021.
3. The neighboring property adjacent to the proposed outdoor amenity space is the parking lot for a professional office building which will have minimal traffic on nonbusiness hours. As stated, the amenity area is proposed to be screened both by an existing tree line that runs between the properties, and a proposed evergreen planting.

In response to comments from Richard Franzetti, PE, we offer the following:

1. The requirement for the project's referral to the Putnam County Planning is acknowledged.
2. The area of disturbance has been provided. The area of disturbance is approximately 3,400 square feet. Silt fence has been shown where appropriate.
3. A Lighting Plan is provided on sheet SP-2.

In response to comments received from Cleary Consulting we offer the following responses:

1. The required use variance was granted on July 22, 2021.
2. The required area variance regarding the existing parking space dimensions was granted on July 22, 2021.
3. As noted, the applicant does not intend to designate office and residential parking spaces.


3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

4. As noted, the applicant proposes the two patio spaces for tenant use.
5. As noted, it is the applicant's intention to provide the refuse enclosure as shown on the plan for the reasons indicated in the previous submission and noted in Mr. Cleary's response.
6. A Lighting Plan is provided on sheet SP-2.
7. As noted, no changes are proposed to existing utilities.
8. As noted, the small amount of additional impervious area that is proposed will be conveyed to the proposed infiltration trenches.

Please place the project on the August 12, 2021 Planning Board agenda for a discussion of the project with the Board. 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: 

Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/adt

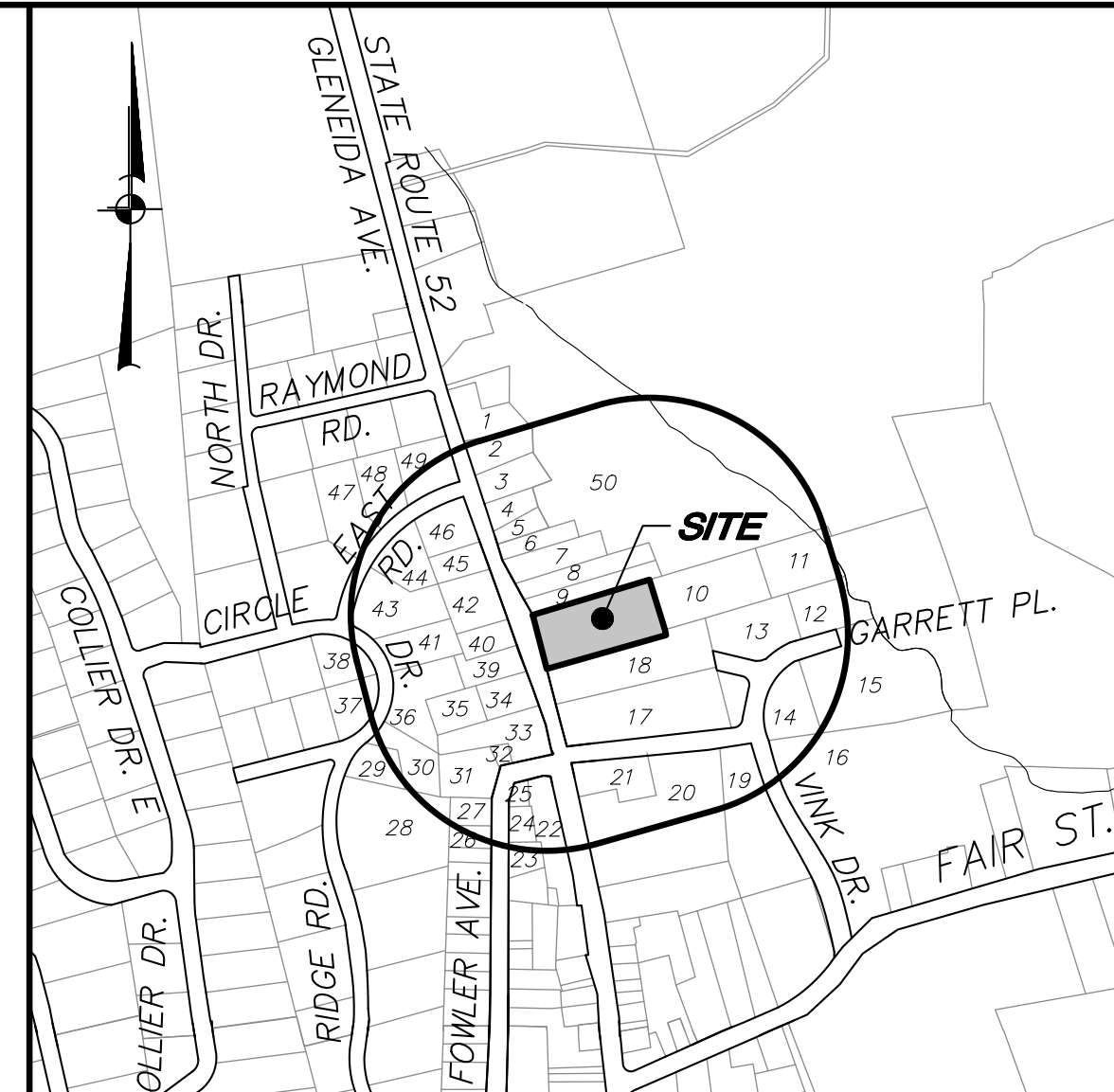
Enclosures (All via email only)

cc: Dave Daniels, Esq.
Robert Lusardi, Esq.
Bill McGuinness
Carmel Fire Department

500' ADJOINERS:

TOWN OF CARMEL:

1. P & R Estate Corp.
2. Cole Irrevocable Living Trust
3. Rodolfo A Roque
4. Susan P Alm
5. Marcel Carillo
6. Lola Galvin
7. Joyce McClasson
8. Rick Montes
9. Edward M Schaffer
10. Seven Hills Property Management
11. Michael Yodice
12. John Mitchell
13. Carmel Vol Ambulance Corp
14. Harmon Holdings Ltd
15. Harmon Holdings Ltd
16. Main Woodland Trail
17. Carmel Fire Department Inc
18. MSB Hudson-United Bank
19. Main Woodland Trail
20. Kelley Cemetery Inc
21. 80 Gleneida Ave Corp
22. Mt Carmel Baptist Church
23. Longview Realty Corp
24. James Wise
25. Mary T Kipp
26. JRP Associates LLC
27. Maria Siguenca
28. Yocasta Diaz
29. Allan J Eyring
30. Michelle Hicks
31. SMD Fowler Property, LLC
32. David Radovich
33. Fowler Ave Corp
34. 91 Gleneida LLC
35. Richard McClasson
36. William Rippey
37. Josephine Alessi
38. Eleanor Violis
39. Gileno Enterprises LLC
40. 91 Gleneida Ave Corp
41. James P McGuire
42. 99 Gleneida Ave Corp
43. Carla D Taylor & Dennis A Hammond
44. Phillip F & Julie A Ford
45. Wayne and Dean Ryder
46. 105 Gleneida Ave Corp
47. Angela C Gold
48. Dana & Sheryl J Kapel
49. Christopher A DeMaria, Lisa M Brown, Jason A & Tiffany Guzikow
50. Rt 52 Housing Devel Fund Co



LOCATION MAP SCALE: 1" = 500'±

OWNER/APPLICANT:

DPL Realty, LLC
102 Gleneida Avenue
Carmel, NY 10512

GENERAL NOTES:

1. Boundary and site information shown hereon is taken from a survey entitled, "Survey of Property Prepared for DPL Realty, LLC," by Insite Engineering Surveying & Landscape Architecture, P.C., dated December 29, 2015.
2. The applicant seeks to create four apartments in the 2nd and 3rd floors of the existing building.
3. All sidewalks, manholes and gutters should be installed per §128 of the Town of Carmel Code.
4. All plantings shall be verified by the Town of Carmel Wetland Inspector.
5. All plantings shall be installed per §142 of the Town of Carmel Code.

PARKING REQUIREMENTS:

- Existing Office Use - 1 space / 200 S.F. @ 4,600 S.F.± = 23 spaces required
 - Proposed Residential Use - 2 spaces / unit @ 4 units = 8 spaces required
- Total Spaces Required = 31 spaces required
Total Spaces Provided = 31 spaces provided

ZONE REQUIREMENTS TOWN OF CARMEL C-COMMERCIAL ZONE		
	REQUIRED/ PERMITTED	PROPOSED
Minimum Lot Area:	40,000 s.f.	1.2 AC ± (52,052 s.f. ±)
Minimum Lot Width:	200'	152'*
Minimum Lot Depth:	200'	340'
Minimum Front Yard:	40'	48'
Minimum Side Yard:	25'	53'
Minimum Rear Yard:	30'	207'
Maximum Permitted Height:	60'	<60'
Minimum Required Floor Area:	5,000 s.f.	8,970 s.f.
Maximum Permitted Coverage of Lot by Buildings:	40%	7%

* Pre-existing nonconforming condition. Variance granted on July 22, 2021.
** Proposed mixed use office and apartments. Use variance granted on July 22, 2021.
*** Variance granted for 9' wide parking spaces on July 22, 2021.

PLANT LIST			
QTY.	KEY SYMBOL	BOTANICAL/COMMON NAME	SIZE
EVERGREEN TREES			
12	JV	Juniperus virginica / Eastern Redcedar	8'-10' HT.
SHRUBS			
8	AA	Aronia arbutifolia / Red Chokeberry	#3 CONT.
7	RA	Rhododendron atlanticum / Deciduous Azalea	#3 CONT.
PERENNIALS/GROUND COVERS			
26	AQ	Aquilegia canadensis / Columbine	#1 CONT.

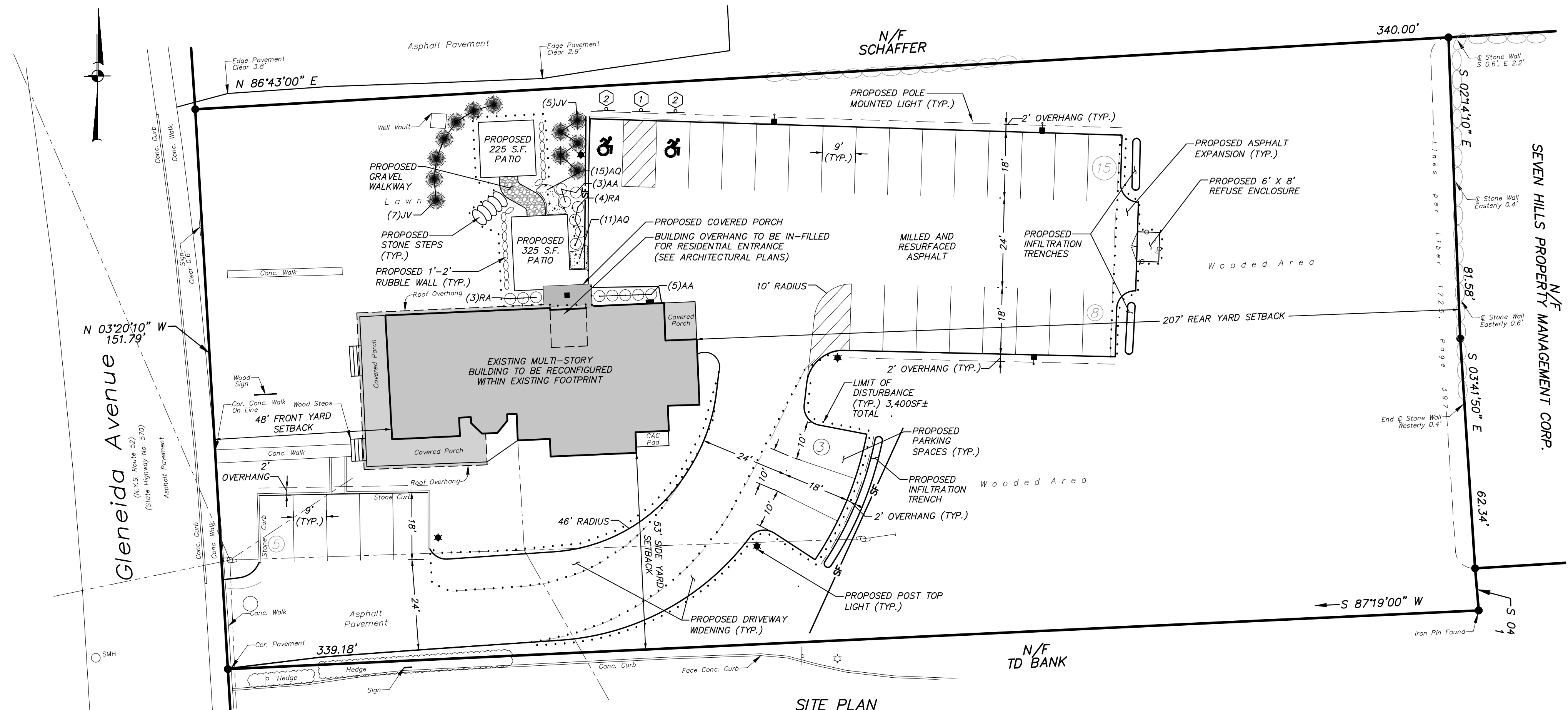
3	8-2-21	REVISED PER PLANNING BOARD COMMENTS	SMR
2	7-26-21	REVISED PER PLANNING BOARD COMMENTS	PJM
1	5-14-21	REVISED PER PLANNING BOARD COMMENTS	ADT
NO.	DATE	REVISION	BY

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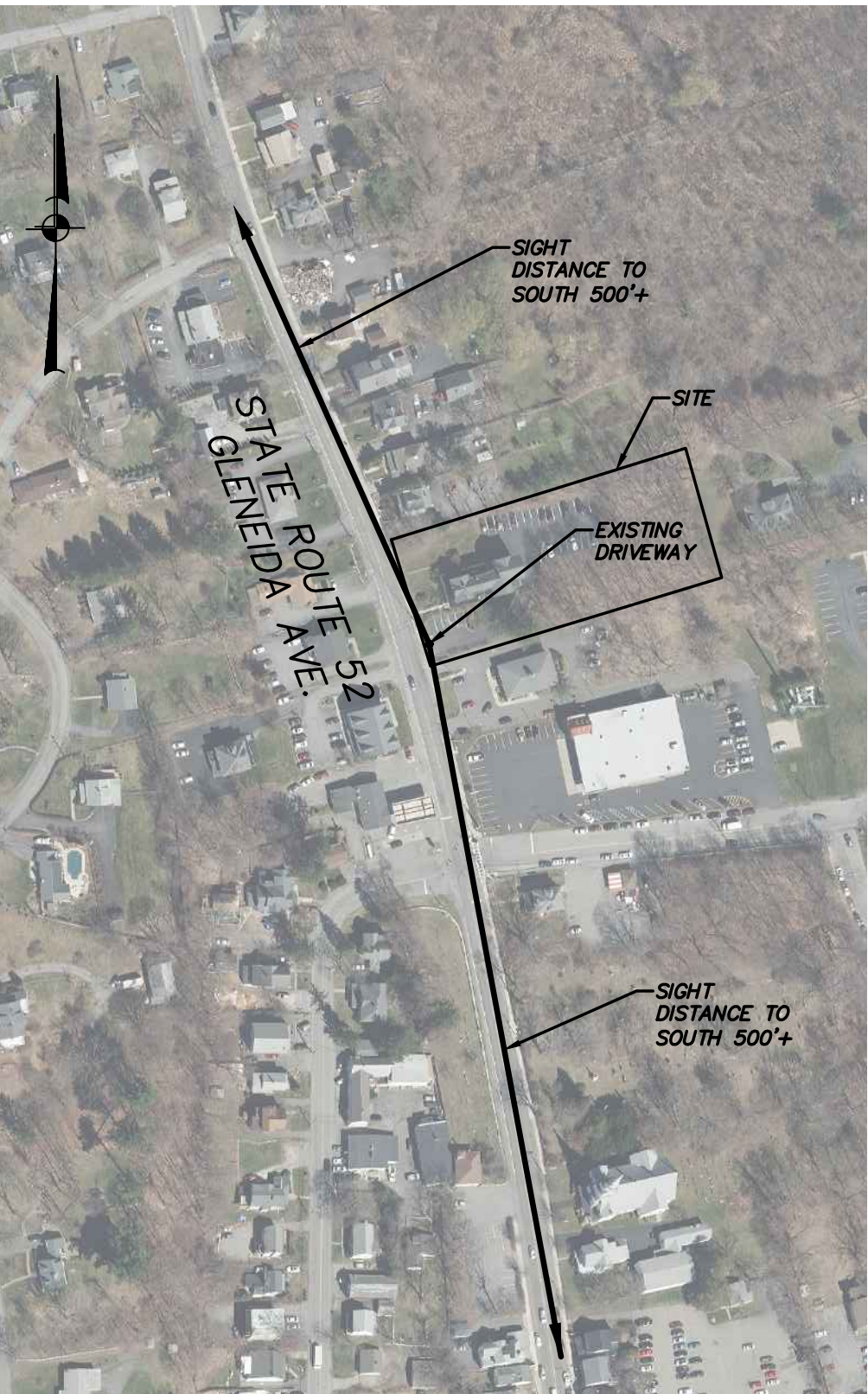
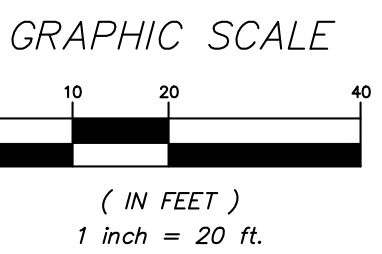
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT: **DPL REALTY LLC.**
102 GLENEDA AVENUE, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK
DRAWING: **SITE PLAN**

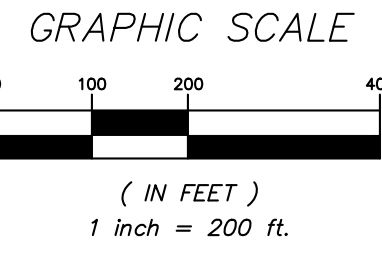
PROJECT NUMBER	PROJECT MANAGER	DRAWING NO.	SHEET
21125.100	J.J.C.	SP-1	1/3
DATE	DRAWN BY	CHECKED BY	
04-14-21	E.R.A.	A.D.T.	
SCALE	AS SHOWN		



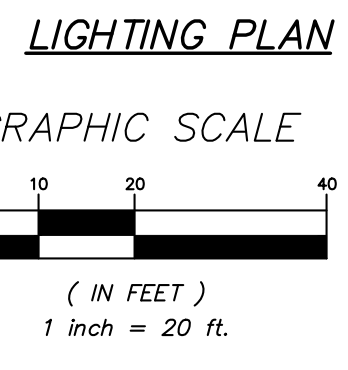
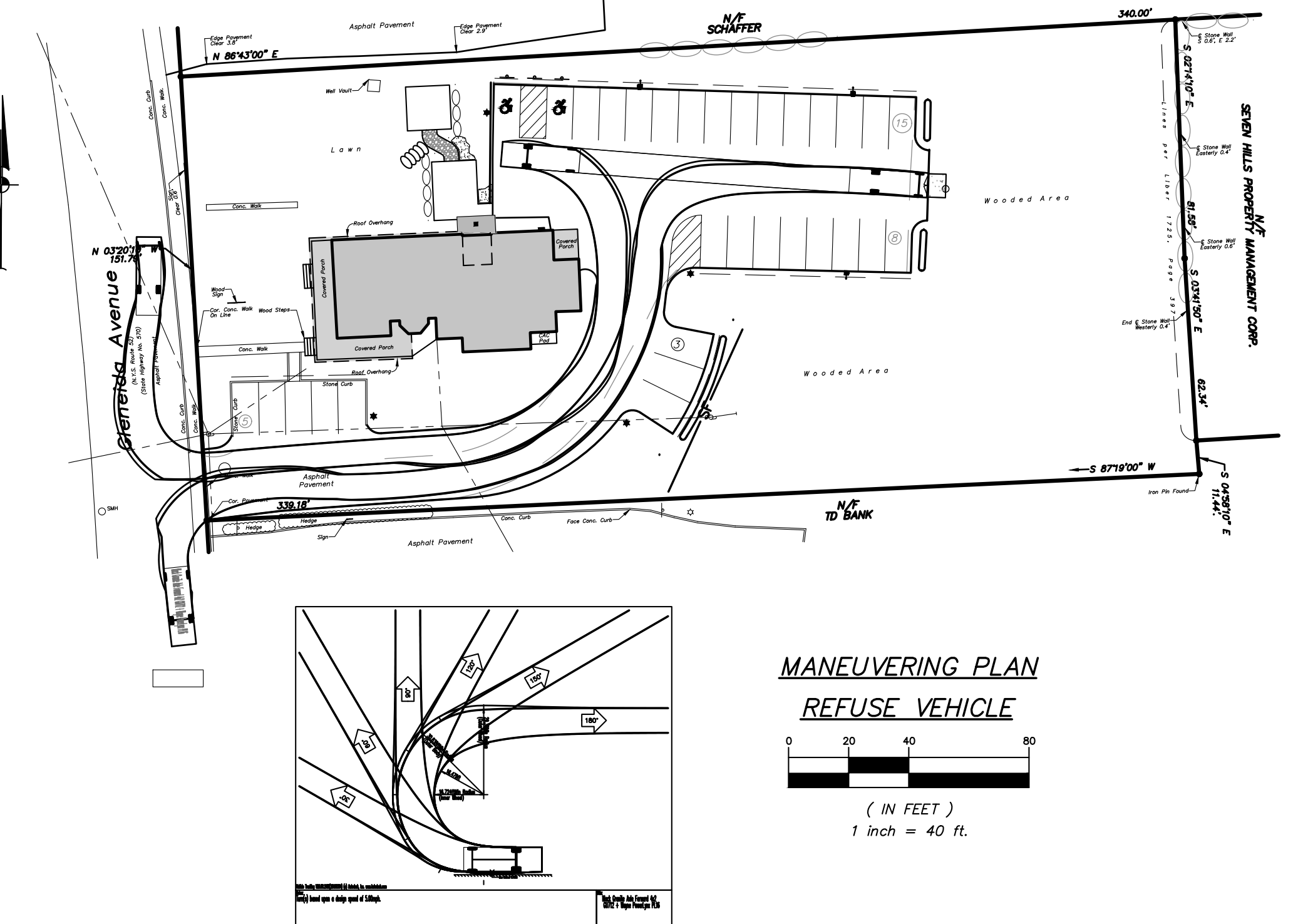
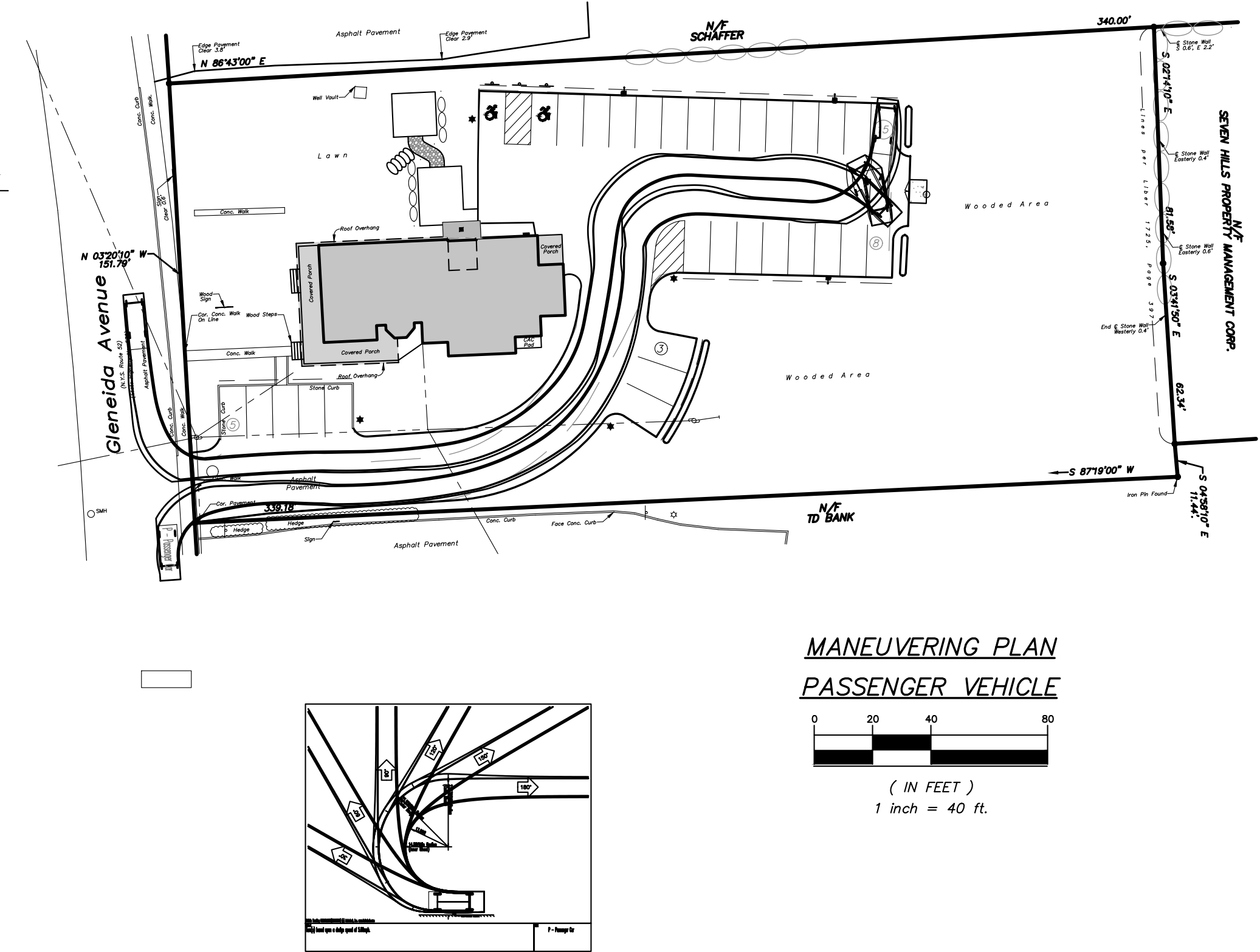
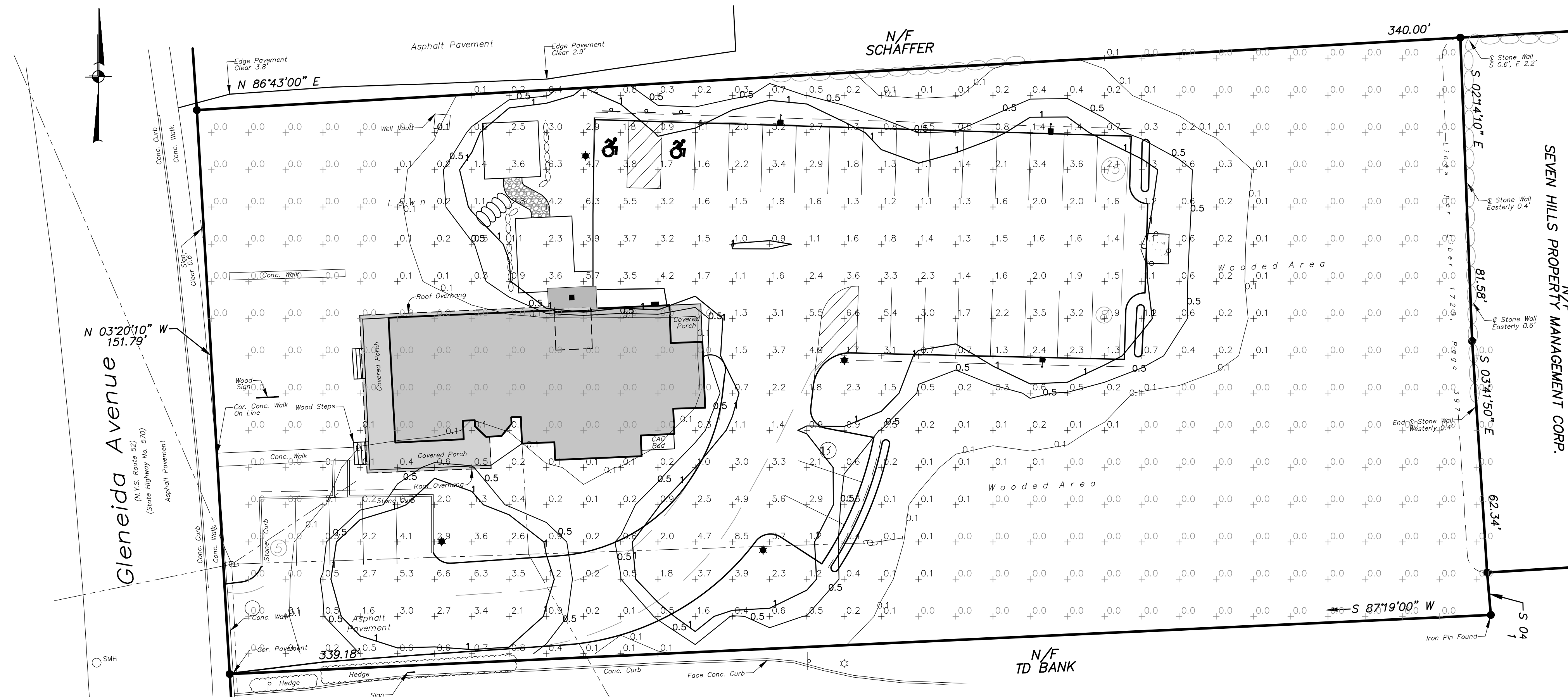
SITE PLAN



SIGHT DISTANCE



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING WITH ROOF OVERHANG
- EXISTING STONE WALL
- EXISTING CONCRETE CURB
- EXISTING DROP IN CONCRETE CURB
- EXISTING UTILITY POLE w/ guy & overhead wires
- EXISTING SIGN
- EXISTING HEDGE ROW
- EXISTING NUMBER OF PARKING STALLS
- PROPOSED RUBBLE WALL
- PROPOSED EDGE OF PAVEMENT
- EXISTING PAINTED HANDICAP PARKING SYMBOL
- PROPOSED STRIPED ISLAND
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED SINGLE POLE SIGN
- PROPOSED STONE STEPS
- PROPOSED LANDSCAPING
- PROPOSED SILT FENCE
- PROPOSED POLE MOUNTED LIGHT
- PROPOSED POST TOP LIGHT
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED CANOPY LIGHT

ARC1 LED Architectural Wall Luminaire

Specifications

Depth: 4.5\"/>

CNY LED LED Canopy/Ceiling Luminaire

Specifications

Depth: 4.5\"/>

MRP LED LED Area Luminaire

Specifications

EMA: 1.52m (5'0\")/>

RSX1 LED Area Luminaire

Specifications

EMA: 3.02m (9'9\")/>

LIGHT CONTOUR LEGEND

- 0.1
- 0.10 Foot Candles
- 0.5
- 0.50 Foot Candles
- 1.0
- 1.00 Foot Candles

* Photometric calculations shown on plan are in foot candles.

LIGHTING NOTES:

1. All lighting shall be as noted on the plan or approved a/c.
2. Style and finish of all luminaires to be selected by owner and approved by the Planning Board.
3. Proposed lights will run on photocells.
4. Type, location, and shading of all proposed lighting shall prevent the spillover of light onto all adjacent residential properties.
5. All light fixtures to be full cutoff to comply with dark sky guidelines.

LUMINAIRE SCHEDULE

Sym	Qty	Catalog Number	Description	Lamp	Mounting Height	Watts
◆	3	RSX1 LED P1 30K R4 HS	LITHONIA LIGHTING - RSX1 AREA FIXTURE SIZE 1 P 1 LUMEN PACKAGE 3000K CCT TYPE R4	LED	16'-0"	51.3
★	4	MRP LED 42C 1000 30K SR3 MVOLT	LITHONIA LIGHTING - MRP POST TOP LIGHT 42 LEDs 1000mA	LED	12'-0"	154
■	1	DSXW1 LED 10C 1000 30K T2M MVOLT	LITHONIA LIGHTING - DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC	LED	12'-0"	38.8
■	1	ARC 1 LED P1 30K	LITHONIA LIGHTING - ARC1 LED WITH P1-PERFORMANCE PACKAGE 3000K	LED	12'-0"	10.9

NO.	DATE	REVISION	BY

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(845) 225-9717 fax
www.insite-eng.com

PROJECT: DPL REALTY LLC.

102 GLENEDA AVENUE, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **SITE PLAN**

PROJECT NUMBER: 21125.100 PROJECT MANAGER: J.J.C.

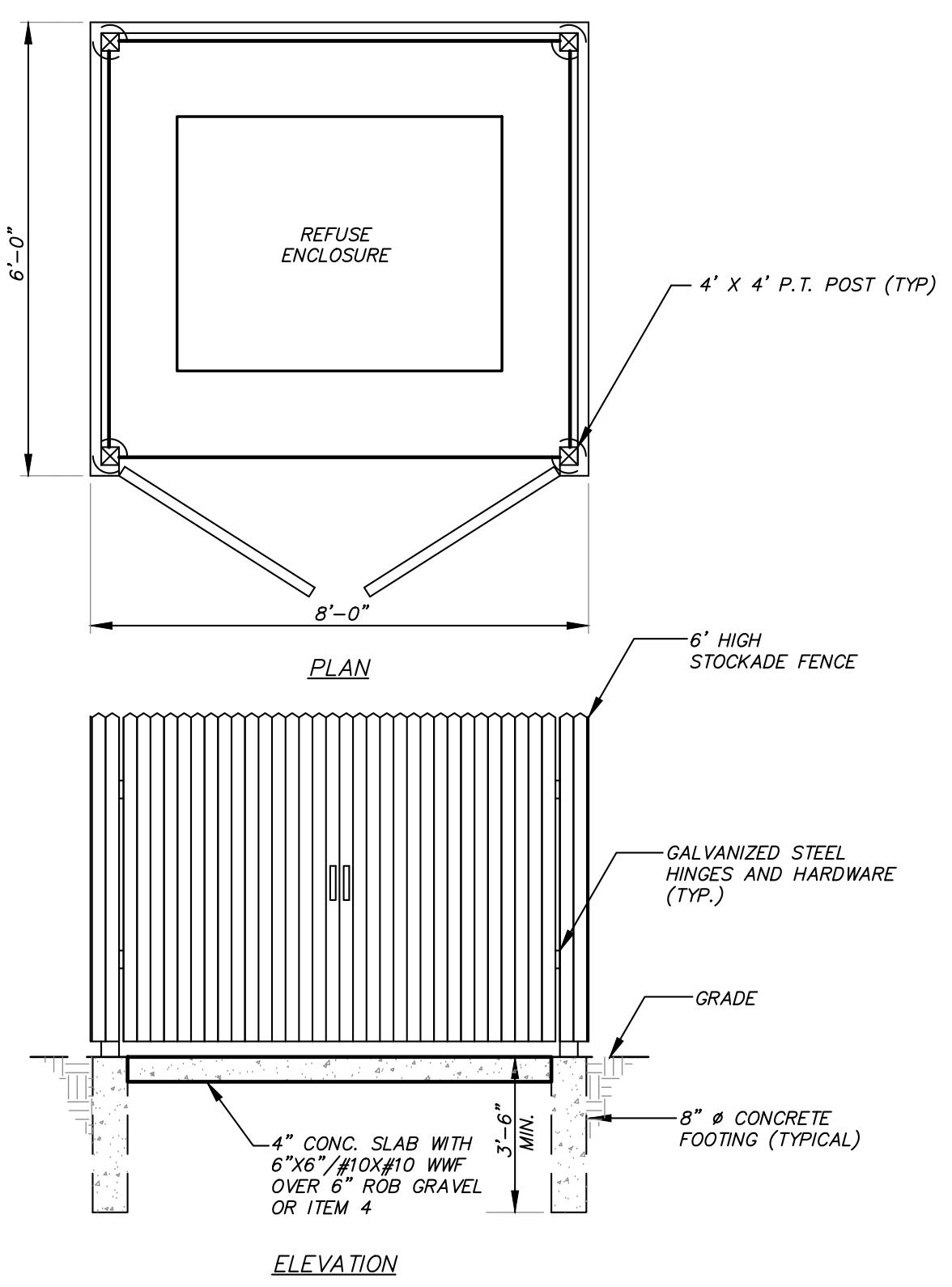
DATE: 8-2-21 DRAWN BY: S.M.R.

SCALE: AS SHOWN CHECKED BY: A.D.T.

DRAWING NO. SHEET: SP-2 / 3

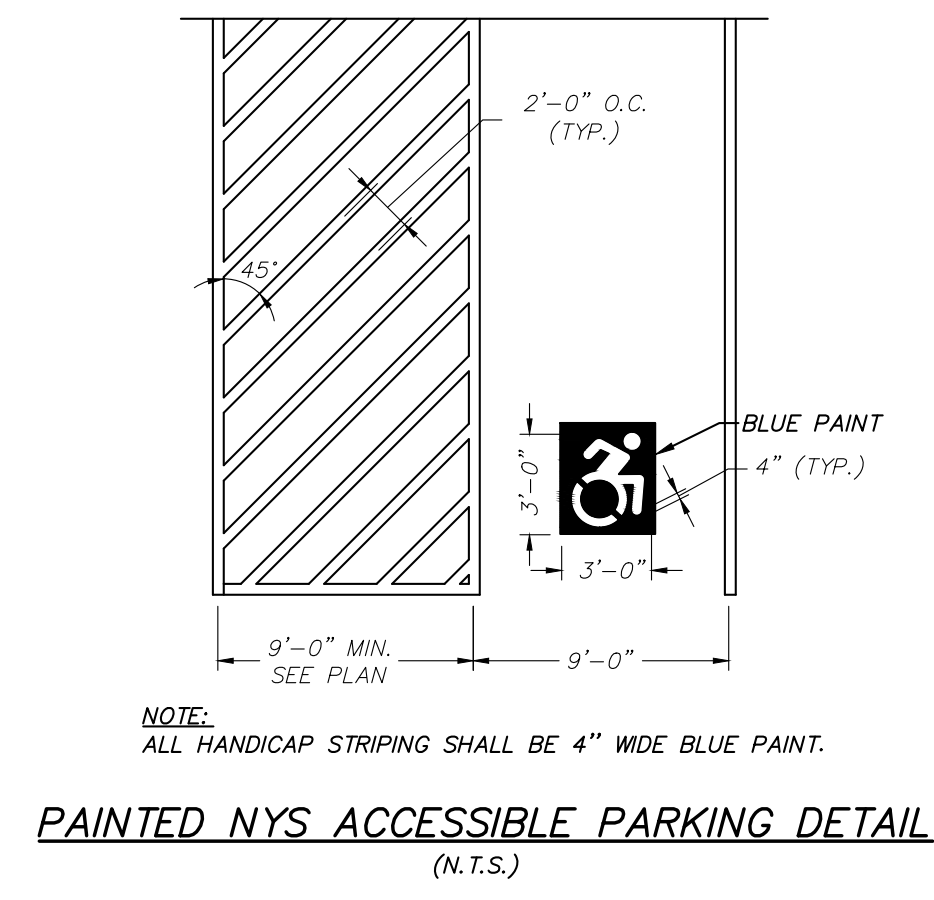
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

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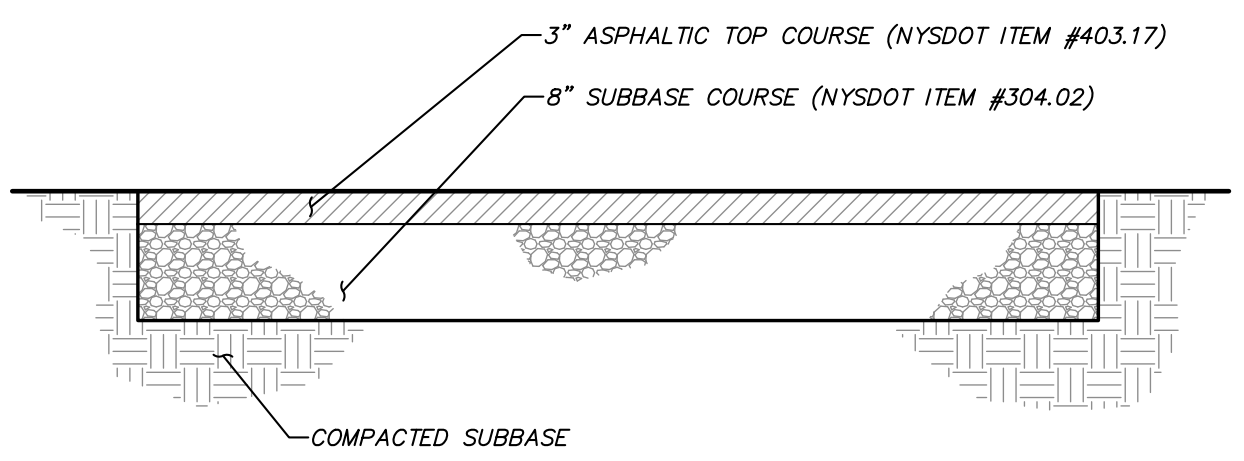


NOTE: CHECK WITH REFUSE HAULER PRIOR TO INSTALLATION OF REFUSE ENCLOSURE FOR DIMENSIONS.

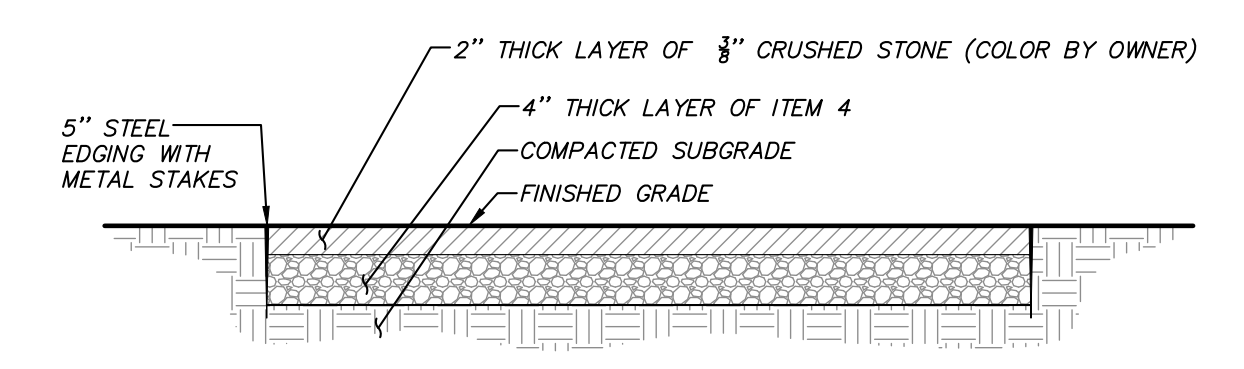
REFUSE ENCLOSURE DETAIL
(N.T.S.)



PAINTED NYS ACCESSIBLE PARKING DETAIL
(N.T.S.)



ASPHALT DRIVEWAY PAVEMENT DETAIL
(N.T.S.)

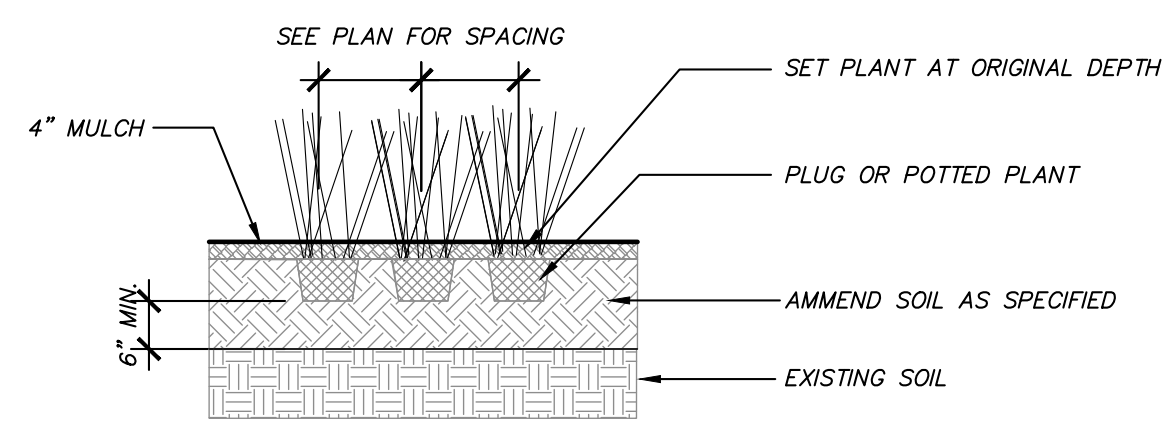


GRAVEL WALKWAY DETAIL
(N.T.S.)

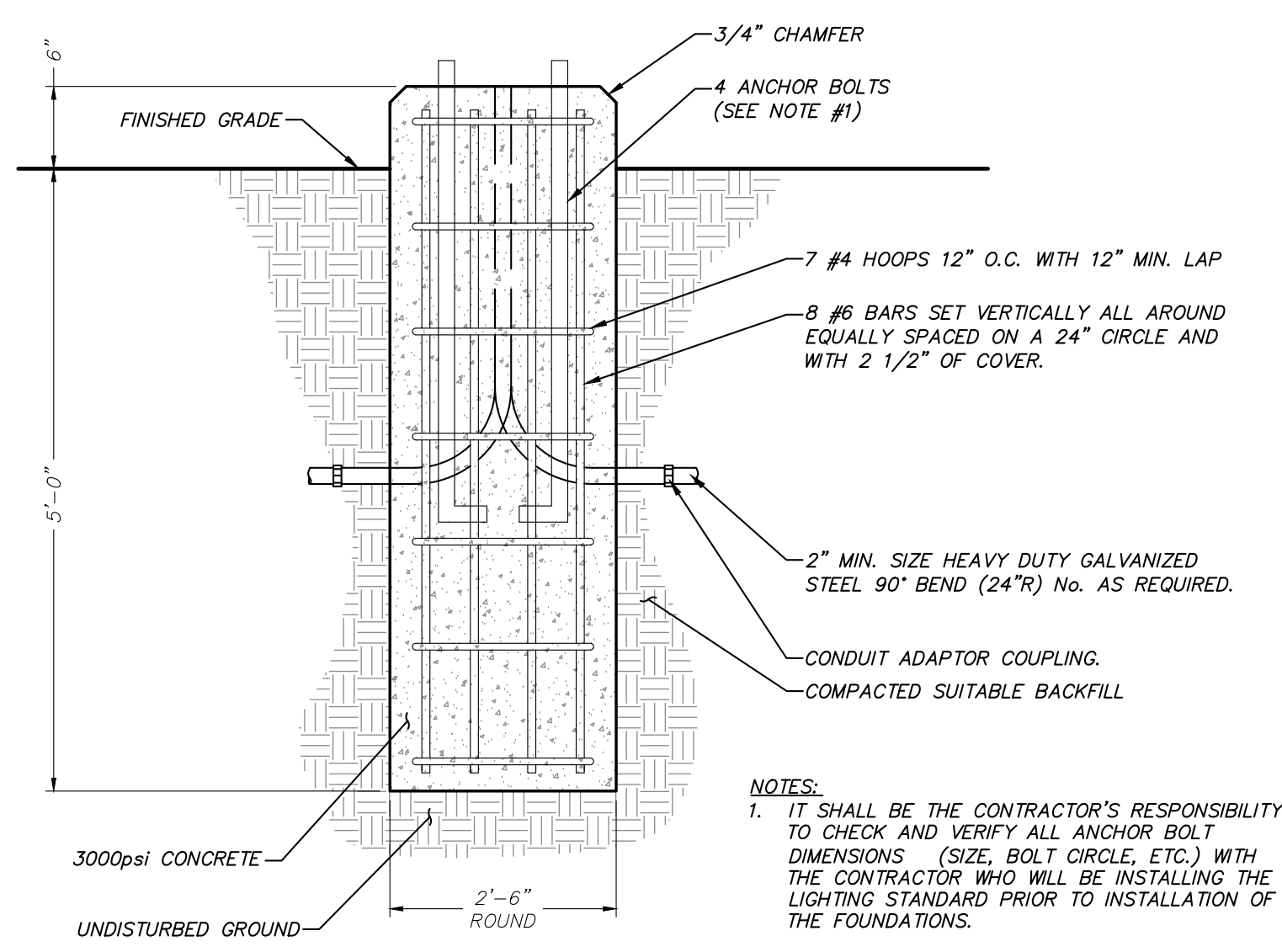
GRASS PLANT SPACING PLAN

SPACING "D"	ROW "A"	PLANTS PER SQ. FT.	NOTES:
24" O.C.	20.8"	0.29	PLANT QUANTITIES WERE DETERMINED BY MULTIPLYING AREA (SQ. FT.) BY NUMBER OF PLANTS PER SQ. FT. FOR REQUIRED SPACING
18" O.C.	15.6"	0.50	
12" O.C.	10.4"	1.15	
10" O.C.	8.7"	1.66	
8" O.C.	6.9"	2.60	

QUANTITY OF PLANTS AND SPACING AS NOTED IN PLANTING SCHEDULE

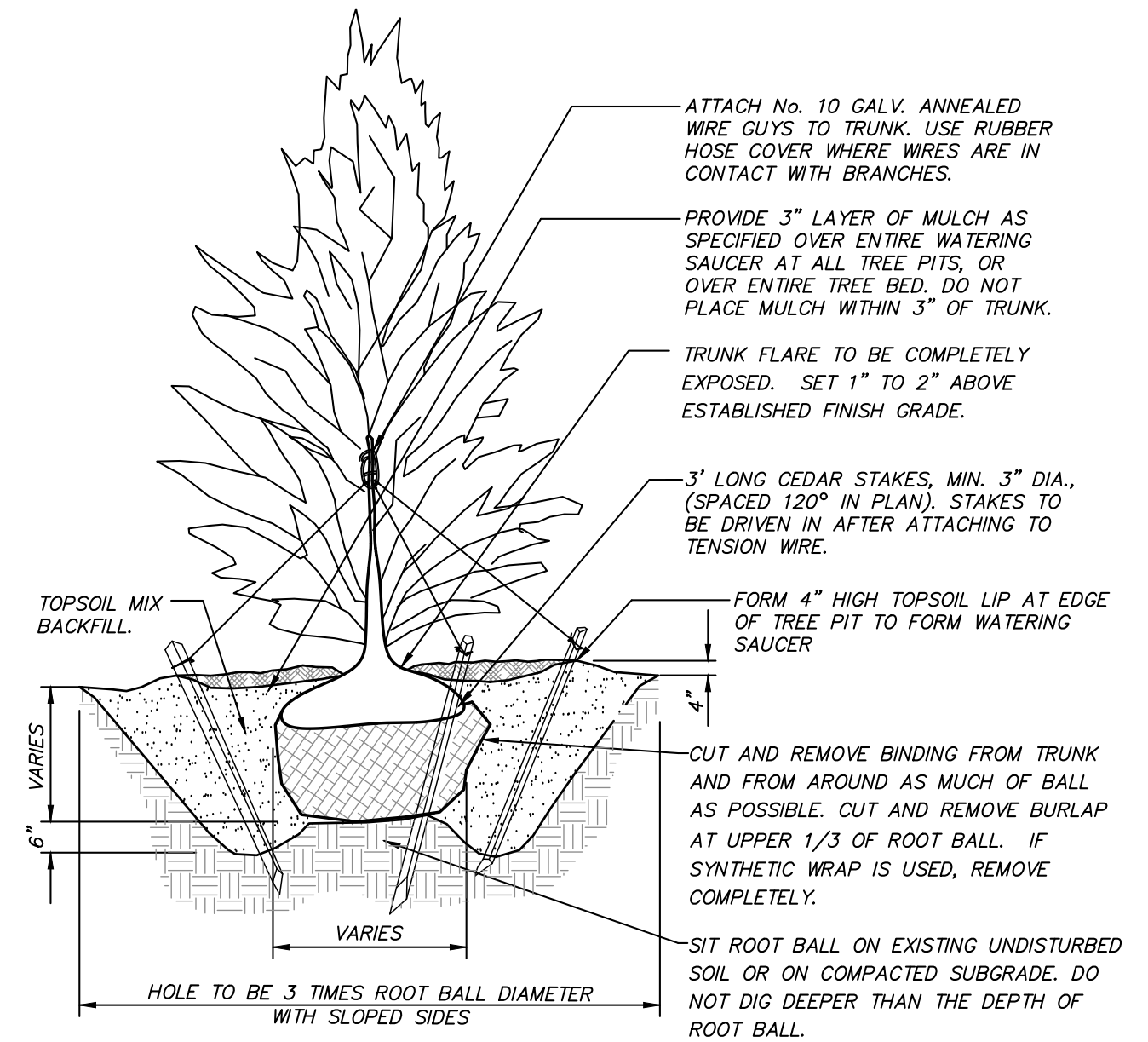


PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL
(N.T.S.)



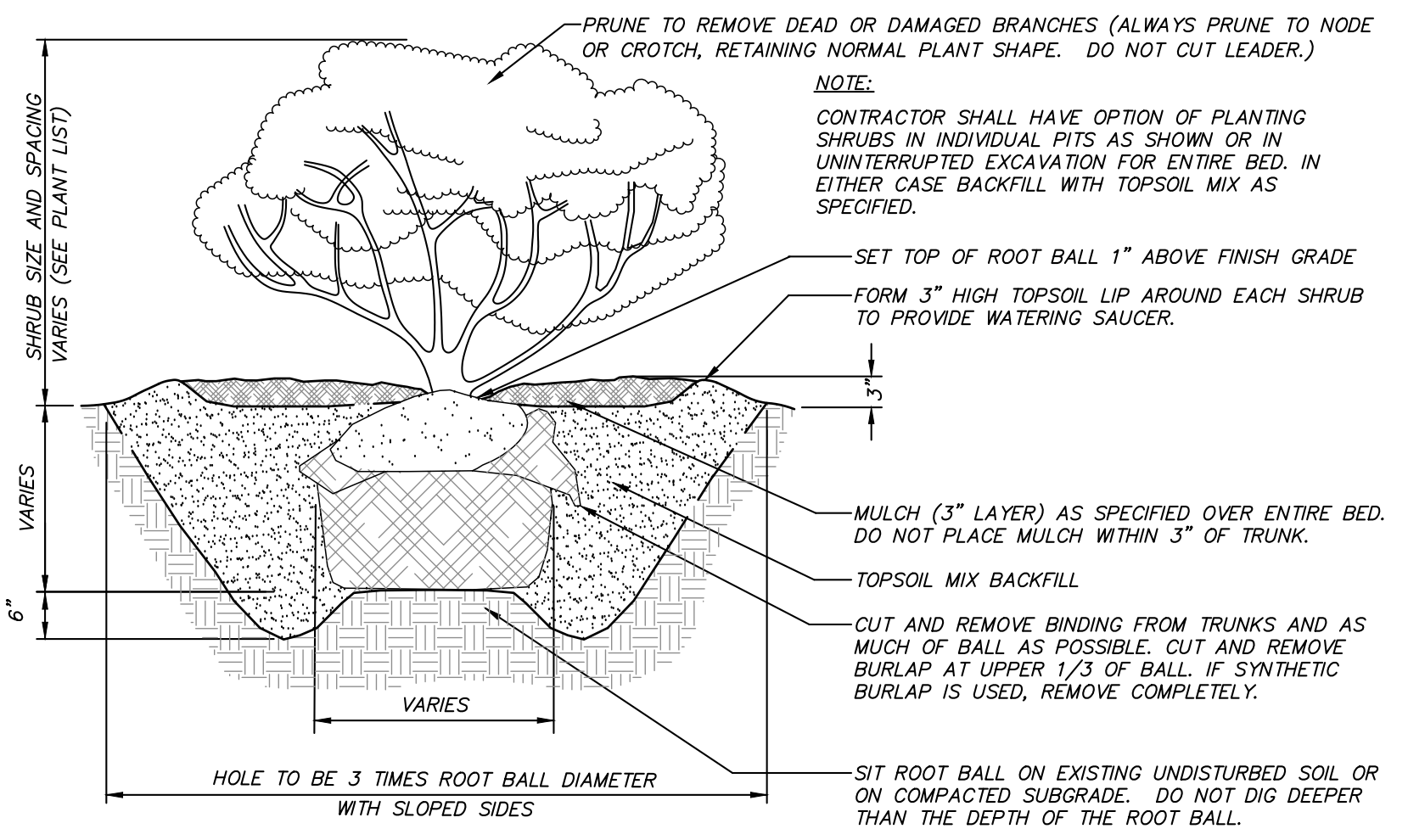
LIGHTING FOUNDATION DETAIL
(N.T.S.)

NOTES:
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.

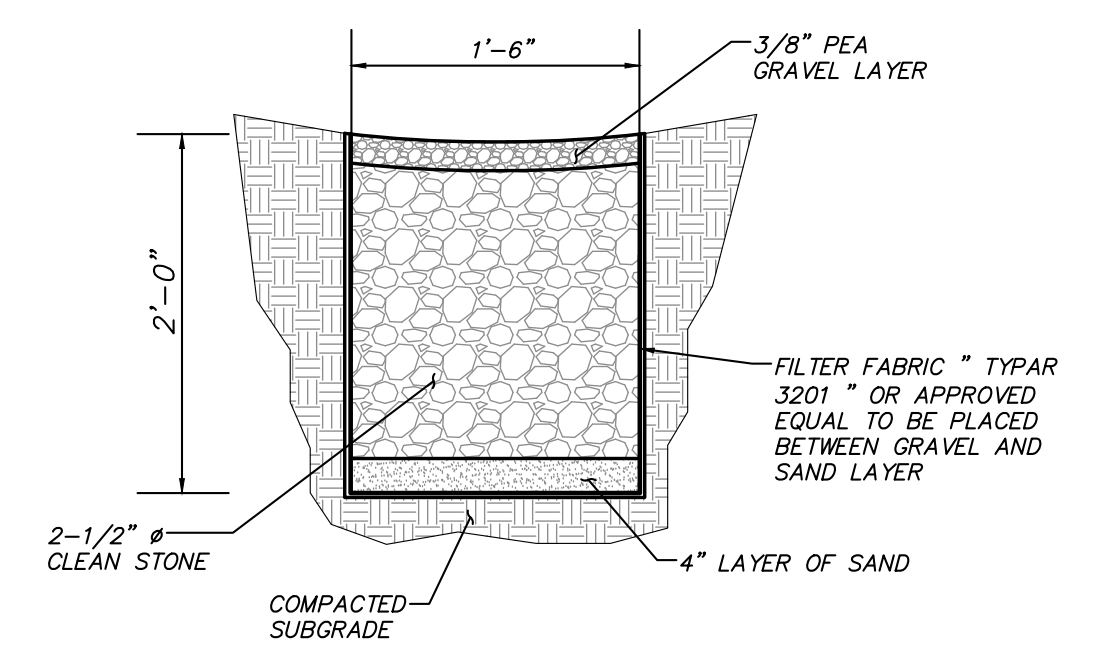


EVERGREEN TREE PLANTING DETAIL
(N.T.S.)

NOTES:
1. PROVIDE STAKING AND CUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V. IN EXPOSED, WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE MONTHS OF PLANTING.



SHRUB PLANTING DETAIL
(N.T.S.)



INFILTRATION TRENCH DETAIL
(N.T.S.)

NOTES:
1. INFILTRATION TRENCH LENGTH PER PLAN.
2. THE INFILTRATION TRENCH SHALL BE CORDONED OFF WITH SILT FENCE AND CONSTRUCTION FENCE DURING CONSTRUCTION RELATED ACTIVITIES. ONLY UPON STABILIZATION OF CONTRIBUTING AREAS SHALL THE TRENCH BE INSTALLED.

- EROSION & SEDIMENT CONTROL NOTES:**
- The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
 - All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
 - Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction.
 - When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
 - Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
 - All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. Aristook® Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
 - Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
 - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:
 - Kentucky Bluegrass 20%
 - Crescent Red Fescue 40%
 - Perennial Ryegrass 20%
 - Annual Ryegrass 20%
 - Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
 - Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYS DOT Standard Specification for Construction and Materials, Section 610-3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the site engineer.
 - Paved roadways shall be kept clean at all times.
 - The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
 - Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
 - Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.
 - Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
 - Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
 - All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
 - The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
 - As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
 - Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

3	8-2-21	REVISED PER PLANNING BOARD COMMENTS	SMR
2	7-26-21	REVISED PER PLANNING BOARD COMMENTS	PJM
1	5-14-21	REVISED PER PLANNING BOARD COMMENTS	ADT
NO.	DATE	REVISION	BY

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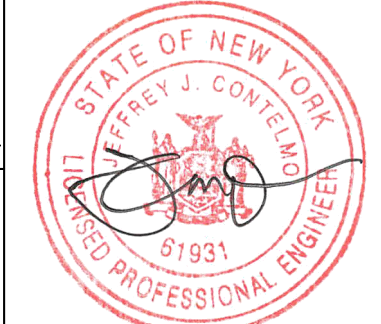
PROJECT: **DPL REALTY LLC.**

102 GLENEDA AVENUE, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **DETAILS**

PROJECT NUMBER	21125.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	04-14-21	DRAWN BY	E.R.A.	D-1	3
SCALE	AS SHOWN	CHECKED BY	A.D.T.		3

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.





August 2, 2021

Mr. Craig Paeprer
Chairman, Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541

Re: Hirsch Site Plan – Addition to Building
311 Drewville Road
T.M. 66.13-1-7

Dear Chairman Paeprer and Members of the Board,

The Zoning Board of Appeals heard the variance request presented to them at their July 22, 2021 meeting. The Zoning Board of Appeals voted to grant all four (4) variances:

Lot Width
Lot Area
Parking Spaces
Driveway Width

With the variances being granted we would like to move forward with the site plan application and ask the Board to set a public hearing date for the August 25th meeting.

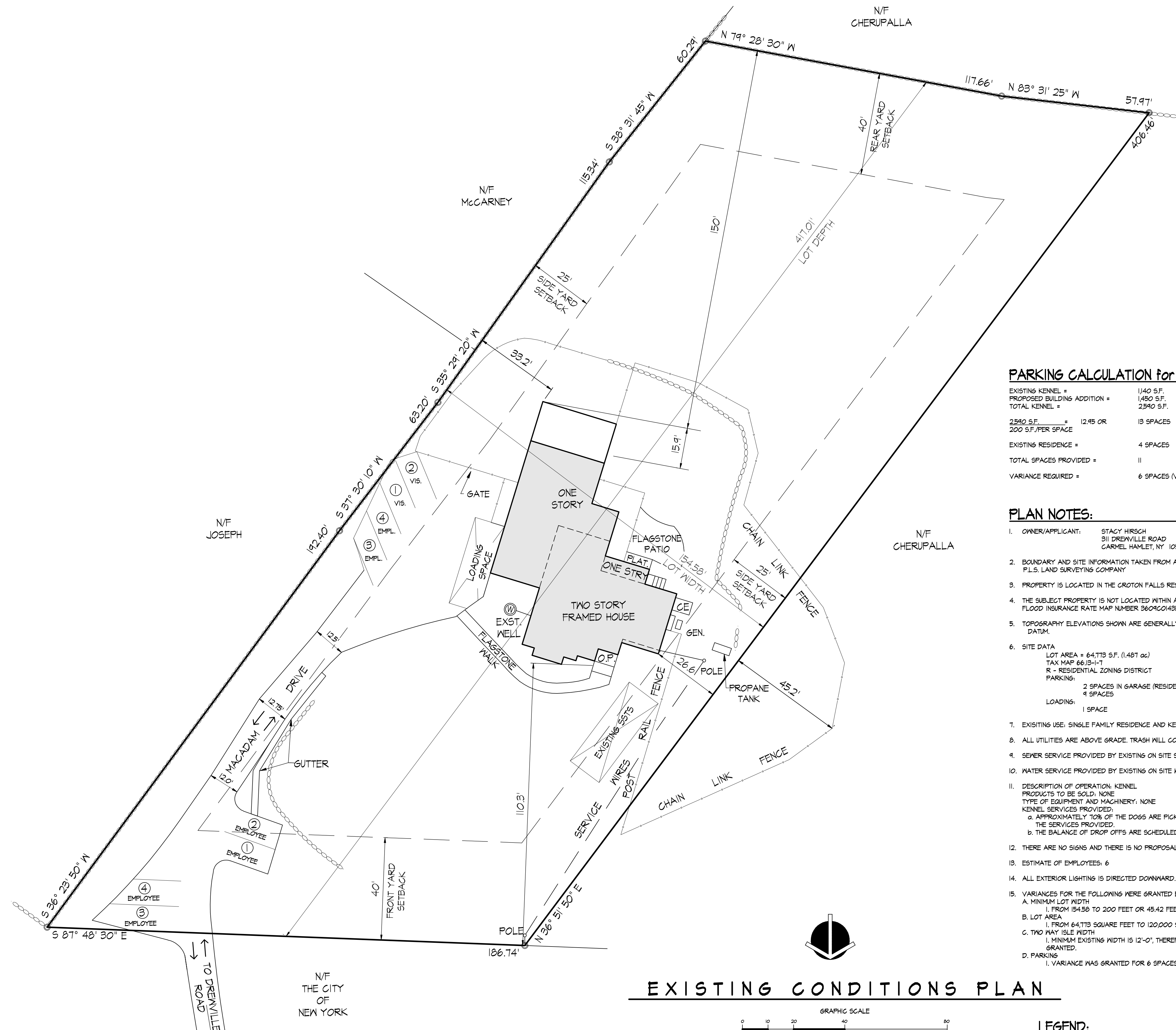
Sincerely,

PUTNAM ENGINEERING, PLLC

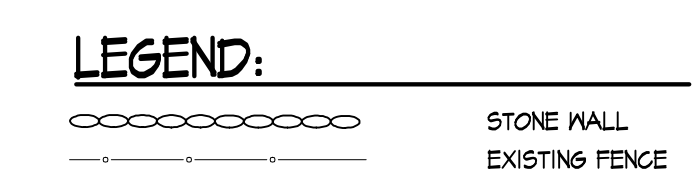
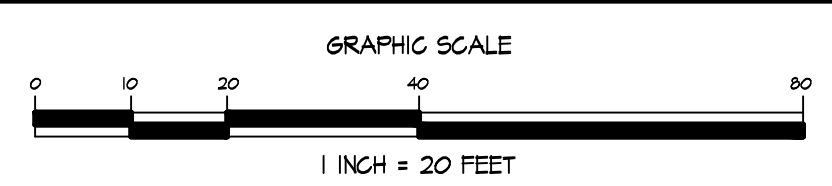
A handwritten signature in black ink, appearing to read 'Paul M. Lynch', written over a horizontal line.

Paul M. Lynch, P.E.
PML/rrm

L2015



EXISTING CONDITIONS PLAN

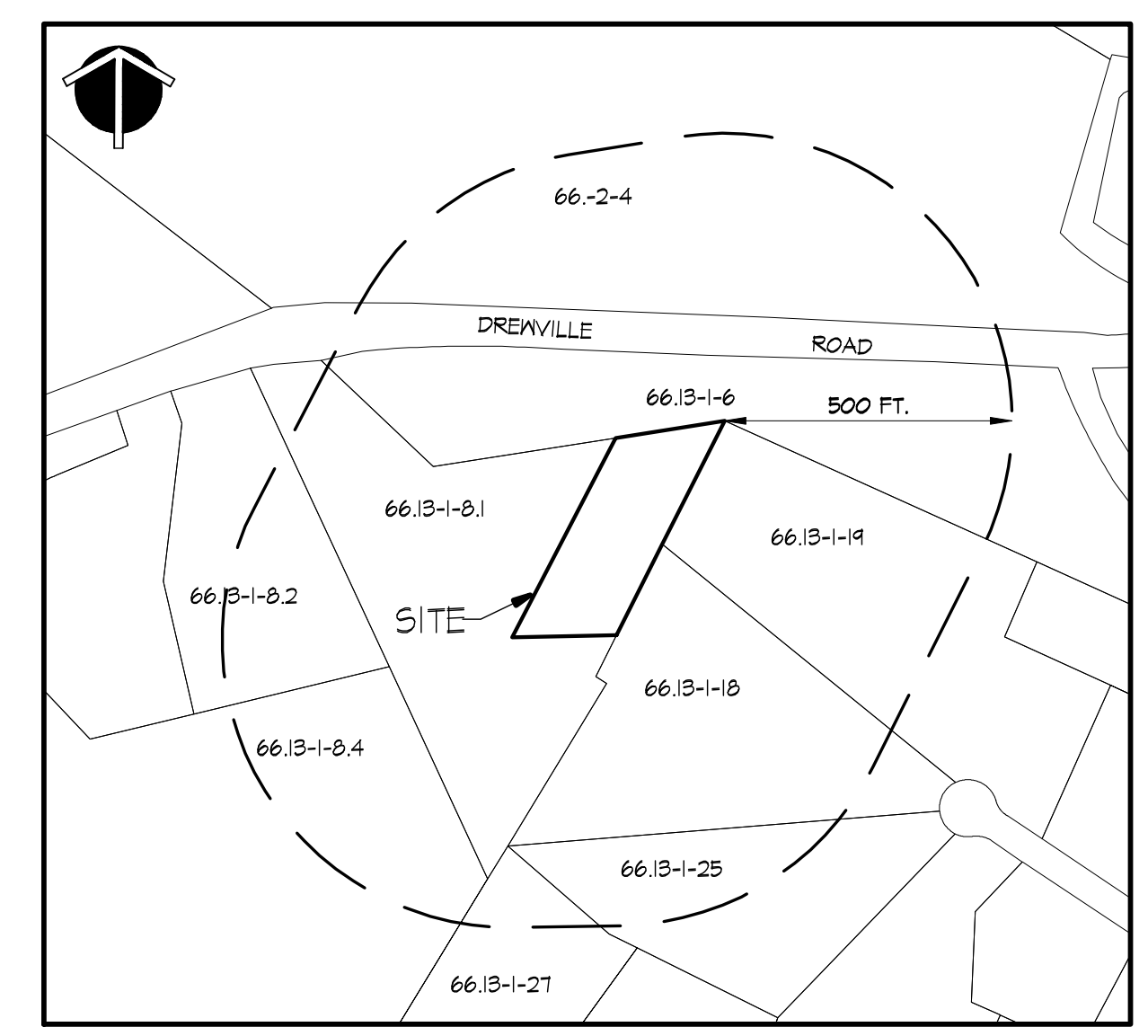


PARKING CALCULATION FOR KENNEL/RESIDENCE:

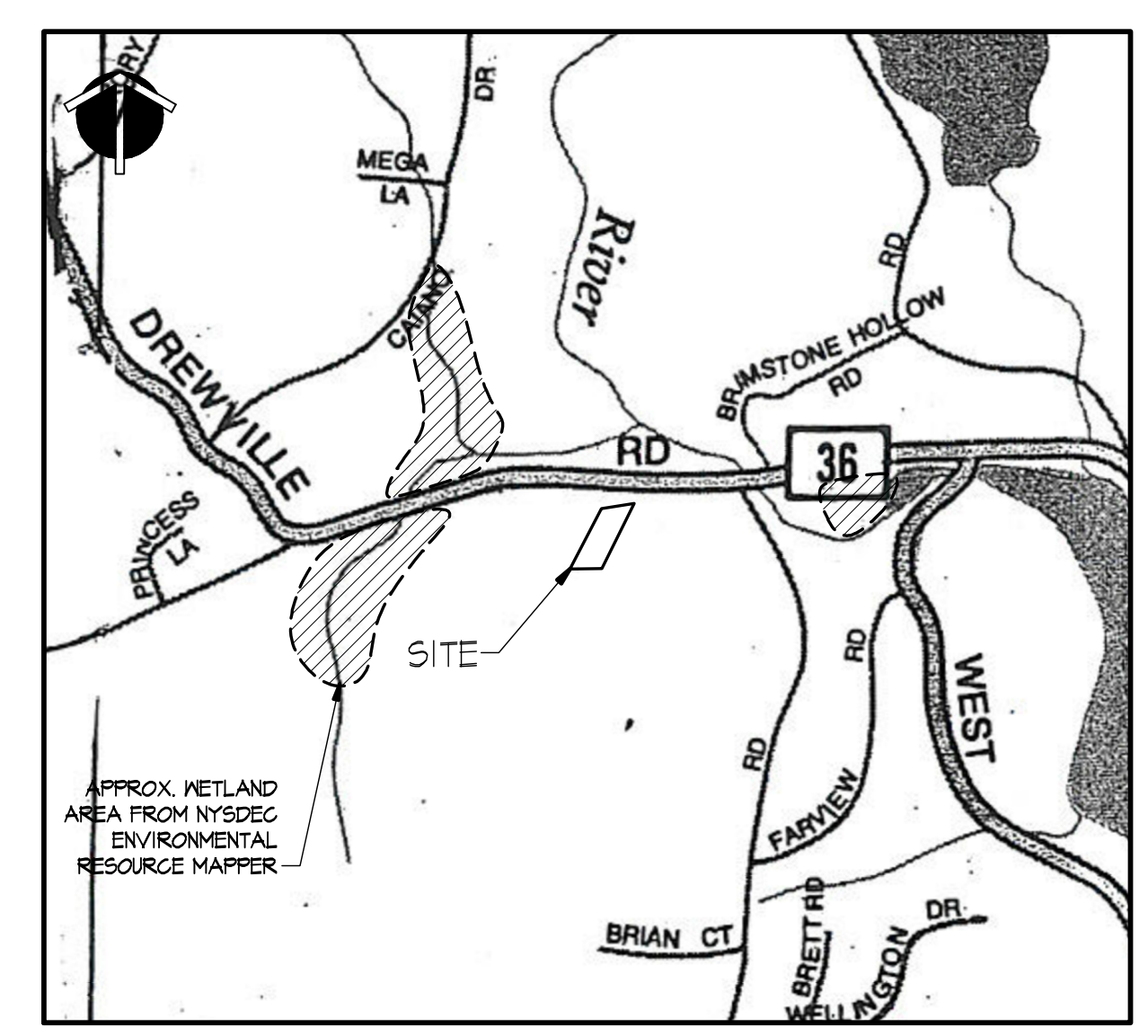
EXISTING KENNEL =	1,440 S.F.
PROPOSED BUILDING ADDITION =	1,450 S.F.
TOTAL KENNEL =	2,890 S.F.
2,890 S.F. /	12.95 OR 13 SPACES
200 S.F./PER SPACE	
EXISTING RESIDENCE =	4 SPACES
TOTAL SPACES PROVIDED =	11
VARIANCE REQUIRED =	6 SPACES (VARIANCE GRANTED 7/22/21)

PLAN NOTES:

- OWNER/APPLICANT: STACY HIRSCH
311 DRENVILLE ROAD
CARMEL HAMLET, NY 10512
- BOUNDARY AND SITE INFORMATION TAKEN FROM A SURVEY PREPARED BY DAVID L. ODELL, P.L.S. LAND SURVEYING COMPANY.
- PROPERTY IS LOCATED IN THE CROTON FALLS RESERVOIR BASIN.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 3609C043E, DATED 9/4/2018.
- TOPOGRAPHY ELEVATIONS SHOWN ARE GENERALLY IN ACCORDANCE WITH NAVD 1988 DATUM.
- SITE DATA
LOT AREA = 64,719 S.F. (1.481 ac)
TAX MAP 66.13-1-7
R - RESIDENTIAL ZONING DISTRICT
PARKING:
2 SPACES IN GARAGE (RESIDENTIAL)
4 SPACES
LOADING:
1 SPACE
- EXISTING USE: SINGLE FAMILY RESIDENCE AND KENNEL.
- ALL UTILITIES ARE ABOVE GRADE. TRASH WILL CONTINUE TO BE PICKED UP.
- SEWER SERVICE PROVIDED BY EXISTING ON SITE SUBSURFACE TREATMENT SYSTEM.
- WATER SERVICE PROVIDED BY EXISTING ON SITE WELL.
- DESCRIPTION OF OPERATION: KENNEL
PRODUCTS TO BE SOLD: NONE
TYPE OF EQUIPMENT AND MACHINERY: NONE
KENNEL SERVICES PROVIDED:
a. APPROXIMATELY 10% OF THE DOGS ARE PICKED UP AND DROPPED OFF AS PART OF THE SERVICES PROVIDED.
b. THE BALANCE OF DROP OFFS ARE SCHEDULED FOR SPECIFIC TIMES
- THERE ARE NO SIGNS AND THERE IS NO PROPOSAL TO CONSTRUCT A SIGN.
- ESTIMATE OF EMPLOYEES: 6
- ALL EXTERIOR LIGHTING IS DIRECTED DOWNWARD.
- VARIANCES FOR THE FOLLOWING WERE GRANTED BY THE CARMEL ZBA ON 7/22/21:
A. MINIMUM LOT WIDTH
1. FROM 154.58 TO 200 FEET OR 45.42 FEET.
B. LOT AREA
1. FROM 64,719 SQUARE FEET TO 120,000 SQ. FT. OR 55,221 SQ. FT.
C. TWO WAY ISLE WIDTH
1. MINIMUM EXISTING WIDTH IS 12'-0", THEREFORE A VARIANCE OF 12 FEET WAS GRANTED.
D. PARKING
1. VARIANCE WAS GRANTED FOR 6 SPACES.



AREA MAP
SCALE: 1" = 300'



LOCATION MAP
SCALE: 1" = 1000'

SCHEDULE OF DISTRICT REGULATIONS:

R - RESIDENTIAL	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA *	120,000 SF	64,719 S.F.	64,719 S.F.
MIN. LOT WIDTH *	200 FT	154.58	154.58
MIN. LOT DEPTH	200 FT	417.01	417.01
MINIMUM YARDS / PRINCIPAL			
FRONT	40 FT	110.3	110.3
SIDE	25 FT	26.6	25.0
REAR	40 FT	165.4	128
MINIMUM YARDS / ACCESSORY			
FRONT	40 FT	> 110.3	> 110
SIDE	20 FT	38.2	25
REAR	20 FT	150.0	128
MAX. BLDG. HEIGHT	35 FT	< 35	< 35
MAX. LOT COVERAGE	15%	6%	7.7%

PROPERTIES WITHIN 500':

66-2-4	City of New York	71 Smith Ave Kingston NY 12401
66.13-1-6	City of New York	71 Smith Ave Kingston NY 12401
66.13-1-18	Karen L. McCahey & Patrick W. McCahey	24 Brian Ct Carmel NY 10512
66.13-1-19	David Joseph & Kathie Ann Joseph	22 Brian Ct Carmel NY 10512
66.13-1-25	Jay Minuk & Carolyn Minuk	25 Brian Ct Carmel NY 10512
66.13-1-27	Jorge Pereira & Cassidi J Pereira	64 Hayley Hill Dr Carmel NY 10512
66.13-1-8.1	Shyan R Cherupalla & Jayashree S Cherupalla	243 Drenville Rd Carmel NY 10512
66.13-1-8.2	Juliette Faulkner Dudowitz	291 Drenville Rd Carmel NY 10512
66.13-1-8.4	William & Megan & Sandra H Regan	274 Drenville Rd Carmel NY 10512

PUTNAM ENGINEERING, PLLC
ENGINEERS - ARCHITECTS

4 OLD ROUTE 6, BREWSTER, NEW YORK 10504
(845) 279-6789 FAX (845) 279-6769
● PUTNAM ENGINEERING PLLC 2016

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 SUBDIVISION 2, "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

REVISIONS			
NO.	DATE	PER T.E. COMMENTS	DESCRIPTION
1	04 MAY 2021		
2	01 JUN 2021	PER TOWN COMMENTS	
3	17 JAN 2021	REVISED PARKING CALCULATIONS	
4	02 AUG 2021	ADDED ZBA APPROVAL	

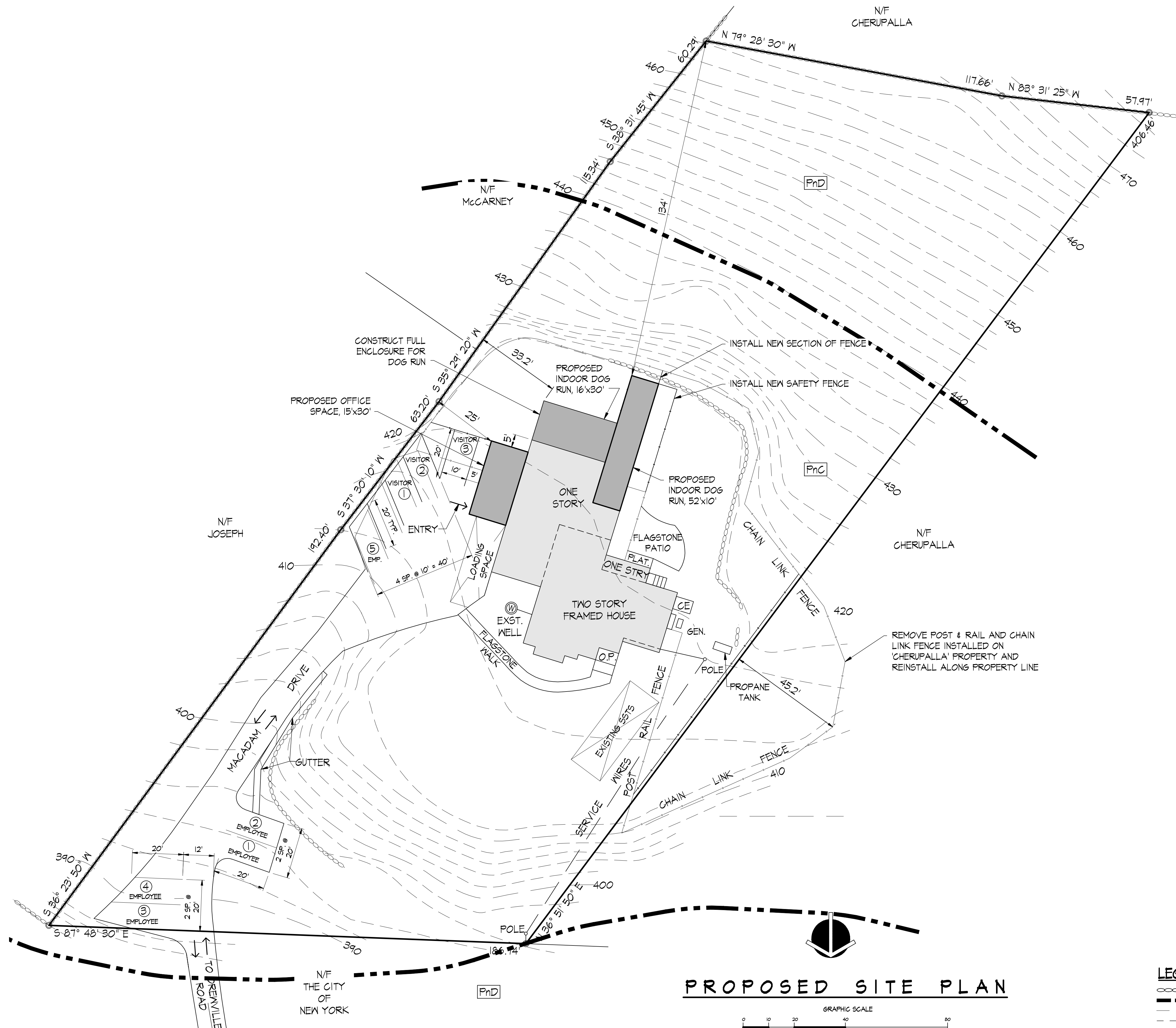
APPLICANT: PLAN PREPARED FOR:
STACY HIRSCH

LOCATION: 311 DRENVILLE ROAD, CARMEL, NY 10512
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK
TAX MAP 66.13, BLOCK 1, LOT 7

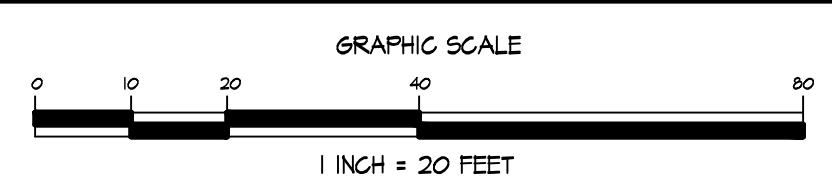
DATE: 16 MAY 14
PROJECT MANAGER: PML
DRAWN BY: PML
CHECKED BY: PML
SCALE: AS NOTED

DRAWING: **EXISTING SITE PLAN LAYOUT**

PROJECT NUMBER: 0395
DRAWING NUMBER: **S-1**
SHEET 1 OF 2



PROPOSED SITE PLAN



LEGEND:

- STONE WALL
- SOIL BOUNDARY
- EXISTING 10' CONTOURS
- EXISTING 2' CONTOURS
- SOIL TYPE
- EXISTING FENCE

SOILS LEGEND		
SOIL SYMBOL	SOIL GROUP	SOIL NAME
PnC	C	PAXTON FINE SANDY LOAM (0-15%)
PnD	C	PAXTON FINE SANDY LOAM (15-25%)

PUTNAM ENGINEERING, PLLC
ENGINEERS - ARCHITECTS

4 OLD ROUTE 6, BREWSTER, NEW YORK 10504
(845) 279-6789 FAX (845) 279-6769
● PUTNAM ENGINEERING PLLC 2016

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 SUBDIVISION 2, "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

REVISIONS			
NO.	DATE	PER T.E. COMMENTS	DESCRIPTION
1	04 MAY 2021	PER T.E. COMMENTS	
2	01 JUN 2021	PER TOWN COMMENTS	
3	17 JUN 2021	REVISED PARKING CALCULATIONS	
4	02 AUG 2021	ADDED ZBA APPROVAL	

APPLICANT: PLAN PREPARED FOR:
STACY HIRSCH

LOCATION: 311 DRENVILLE ROAD, CARMEL, NY 10512
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK
TAX MAP 66.13, BLOCK 1, LOT 1

DATE: 16 MAY 14
PROJECT MANAGER: PML
DRAWN BY: PML
CHECKED BY: PML
SCALE: AS NOTED

DRAWING: **PROPOSED SITE PLAN**

PROJECT NUMBER: 0255
DRAWING NUMBER: **S-2**
SHEET 2 OF 2

- **Main Office**
445 Hamilton Avenue
White Plains, NY 10601
Phone 914.946.4777
Fax 914.946.6868
- **Mid-Hudson Office**
200 Westage Business Center
Fishkill, NY 12524
Phone 845.896.0120
- **New York City Office**
505 Park Avenue
New York, NY 10022
Phone 646.794.5747

June 18, 2021

**VIA FIRST-CLASS MAIL
AND EMAIL (rtrombetta@ci.carmel.ny.us)**

Craig Paepfer, Chairperson
Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541

Re: Repurposing of 155 Hughson Road, Carmel, New York
Tax ID # 55.16-1-8.1
Waiver of Site Plan Approval Pursuant to § 156-61(L)

RICHARD L. O'ROURKE
Principal Member
ro'rourke@kblaw.com

Dear Chairperson Paepfer:

Keane & Beane, P.C. submits this letter on behalf of MCSS Properties (“Applicant”), the contract-vendee of real property located at 155 Hughson Road, Carmel, New York (Tax ID # 55.16-1-8.1) (“Property”), and respectfully requests a waiver of site development plan approval pursuant to § 156-61(L) of the Town of Carmel Town Code. As detailed below, and as discussed in further detail in the enclosed Project Narrative for the Property, the development of the site is for a conforming use that will not enlarge the existing building, and where said conforming use would also conform to all other requirements of the Town’s Zoning Code. Thus, the proposed renovation/repurposing of the site fits perfectly within the purview of § 156-61(L).

The Property is located in a Commercial Business Park (“CBP”) district and is currently a warehouse. Applicant’s proposed project will be an interior renovation/repurposing of the existing warehouse and office into a climate-controlled self-storage facility, which is permitted as of right in a CBP district pursuant to Town Code § 156-33 and the Town’s Schedule of District Regulations.

The Property currently houses a 36,000 square feet warehouse and office, twenty-four (24) parking spaces, and eight (8) loading berths. The proposed project will include the construction of a second floor within the existing warehouse, which would increase the total area of the building to approximately 72,000 square feet. Importantly, there will be no additions to the building—neither the height nor the footprint of the building will increase. Two new elevators, two new stairs, a small office/operations center, a breakroom, and an incidental retail area will be provided. Applicant intends to use the existing utility connections, and if new mechanical units are required on the roof, screening will be provided. The proposed interior renovation will comply with all current building codes and regulations. Finally, after the renovation is complete, the Property will comply with all other requirements for self-storage facilities set forth in § 156-33—i.e., on-site parking and loading

Chairperson Paeprrer
Town of Carmel Planning Board
June 18, 2021
Page 2

facilities, operational hours, etc.—and otherwise in the Town’s Zoning Code (e.g., buffer requirements pursuant to § 156-14, etc.). For a detailed discussion on the specifics of such compliance, please refer to the enclosed Project Narrative.

Enclosed herewith is also the Waiver of Site Plan Application found on the Town of Carmel’s website. While it is completed with the necessary information, most of which has already been discussed in this letter and in the Project Narrative, the Application also suggests that Applicant must provide five (5) copies of: (i) the Waiver of Site Plan Application itself; (ii) a floor layout drawn to scale; (iii) a parking layout drawn to scale on a survey of the property; and (iv) a location map. Because the proposed project would simply be an interior renovation of the site, we believe that such documents are already available in the Town’s files and would still be accurate despite any of our interior work. Thus, we have not enclosed said documents.

Overall, the proposed interior renovation and repurposing of the existing warehouse on the Property will be for a conforming use that will not enlarge the existing building, and which would also conform to all other requirements of the Town’s Zoning Code. It is for this reason that Applicant is requesting a waiver of the site development plan approval, as the Property is already conforming to Applicant’s desired use, and all requirements of the Town’s Zoning Code have already been met, and will continue to be met even after the proposed interior renovation of the site. The granting of this request for a waiver of site development plan approval would not impair the intent and purposes of the site development plan requirements, and for this reason, we respectfully request a waiver of site development plan approval pursuant to Town Code § 156-61(L).

Please let me know if you have any questions or need any additional documents.

Respectfully submitted,



Richard L. O'Rourke

RLO/
Enclosure

cc: Daniel Weinstein, MCSS Properties
Michael Carnazza, Building Inspector/Code Enforcement Officer
(c/o rtrombetta@ci.carmel.ny.us)

On behalf of MCSS, SGW Architecture and Design is respectfully requesting a waiver of the site plan review process for the proposed renovation of the existing warehouse at 155 Hughson Road. The following paragraphs will describe the proposal in detail and demonstrate the low impact nature of the project as well as stating that the renovation will be purely interior to the existing building.

The +/- 11 acre site is located on Hughson Road south of Route 6 and west of Stoneleigh Avenue. The site is zoned Commercial Business Park. The site is currently improved with a 36,000 sf warehouse and office, 24 parking spaces and 8 loading berths. The site does not have any neighboring structures directly adjacent to this property. To the north, south and east of the site are vacant parcels that are heavily vegetated with woods. Across the street to the west is a wetland. The closest neighbor is the Hughson Commons development to the SW of the site. This property is adjacent to a heavily vegetated south end of our subject site.

The proposed project will be an interior renovation of the existing warehouse and office into a premier climate controlled self-storage facility. The proposal will include construction of a second floor within the existing warehouse building envelope to increase the total area of the building to approximately 72,000 sf. There will be no additions to this building. The footprint will not increase, and the height will not increase. Two new elevators and two new stairs will be provided. A small office/ operations center, breakroom, and incidental retail area will be provided. We intend to reuse the existing utility connections. If new mechanical units are required on the roof, screening will be provided. Although the proposal will double the area of the building, other than a new elevator overrun, the bulk of the building will not increase. This interior renovation will comply with current building codes and regulations.

After the renovation is complete, the following are prohibited: auctions, garage sales, flea markets, hobby shops, servicing and repair of motor vehicles, boats, etc.; the operation of power tools, spray painting equipment, kilns or other similar equipment. All storage will be interior. There will be no exterior storage or storage unit access from the exterior. Vehicle parking will be for customers and employees only. No outdoor motor vehicle storage will be provided. And finally, the operational hours of the facility will be limited between 7am and 11pm.

The Town of Carmel zoning ordinance allows self-storage by-right in the Commercial Business Park district. All of the existing setbacks for the building comply and are much greater than the setbacks required for a lot greater than 1 acre. The front setback is approximately 60' where 40' is required. The side setbacks are much greater than the required 25' as is the 40' required rear setback. The required parking for the new self-storage building will be 8 based on the 1/10,000 sf. The existing building has 24 exterior parking spaces that will be reused. The proposal will require five loading berths, one for the first 10,000 sf and 1 for each 20,000 sf and fraction thereof. We will reconfigure the four loading docks at the south side of the building into five interior loading berths. Therefor all loading and unloading will be interior to the building. The only

anticipated sitework will be to infill the existing dock leveler at the south side of the building. There will be no change to the impervious surface or drainage patterns on site.

Overall, the interior renovation of this existing warehouse will provide a new low impact use with minimal site work, maintaining the existing bulk of the building and currently substantially screened from adjacent sites. Given these criteria, we believe that this will qualify for a waiver of the site plan approval process.

Respectfully Submitted-

A handwritten signature in black ink, appearing to read 'C. Michalek', with a long horizontal flourish extending to the right.

Christopher Michalek
Associate Partner



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

WAIVER OF SITE PLAN APPLICATION

To: Town of Carmel Planning Board

I would like to request a waiver of the site plan requirements in connection with a change of use on the property located at:

155 Hughson Rd, Carmel, NY 10512

Tax Map # 55.16-1-8.1 in the CBP Zone.

For the following reasons: We are not making any changes to the existing building and Self-Storage is an as of right use in the CBP zone.

I do not plan to make any exterior changes to the building.

My proposed use of the site is Self-Storage Facility

The present use of the site is Warehouse/Industrial

I will employ 2-4 people (number).

There is (is not) a loading dock to receive my supplies.

Signs will conform to the code.

Special Comments _____

In support of my request, I have attached the following:

- Requirements:
- 5 copies of this waiver request.
 - 5 copies of a floor layout drawn to scale.
 - 5 copies of a parking layout drawn to scale on your survey.
 - 5 copies of a location map.

Daniel Weinstein 2801 SW 31st Ave #2B, Miami, FL 33133 561-423-4829

Print Applicant's Name, Address & Telephone Number

6/18/2021


Applicant's Signature & Date

■ **Main Office**
445 Hamilton Avenue
White Plains, NY 10601
Phone 914.946.4777
Fax 914.946.6868

■ **Mid-Hudson Office**
200 Westage Business Center
Fishkill, NY 12524
Phone 845.896.0120

■ **New York City Office**
505 Park Avenue
New York, NY 10022
Phone 646.794.5747

July 29, 2021

**VIA FEDEX OVERNIGHT
AND EMAIL [rtrombetta@ci.carmel.ny.us]**

Rose Trombetta
Planning Office
Carmel Town Hall
60 McAlpin Ave
Mahopac, New York 10541

RICHARD L. O'ROURKE
Principal Member
ro'rourke@kblaw.com

Re: Repurposing of 155 Hughson Road, Carmel, New York
Tax ID # 55.16-1-8.1
Additional Documents Requested for Waiver of Site Plan Application

Dear Ms. Trombetta:

Pursuant to your email dated July 19, 2021, in which you requested additional documents for the request for the waiver of site plan approval regarding 155 Hughson Road, Carmel, New York (the "Property"), enclosed herewith, please find the following documents pertaining to the Property:

- (1) Five copies of a location map;
- (2) Five copies of a floor layout drawn to scale; and
- (3) Five copies of a parking layout drawn to scale.

Please let me know if you need any additional documents, information, etc.

Respectfully submitted,


Richard L. O'Rourke

RLO/

Enclosure

cc: Daniel Weinstein, MCSS Properties
Patrick Cleary, AICP



155 HUGHSON ROAD | CARMEL, NEW YORK

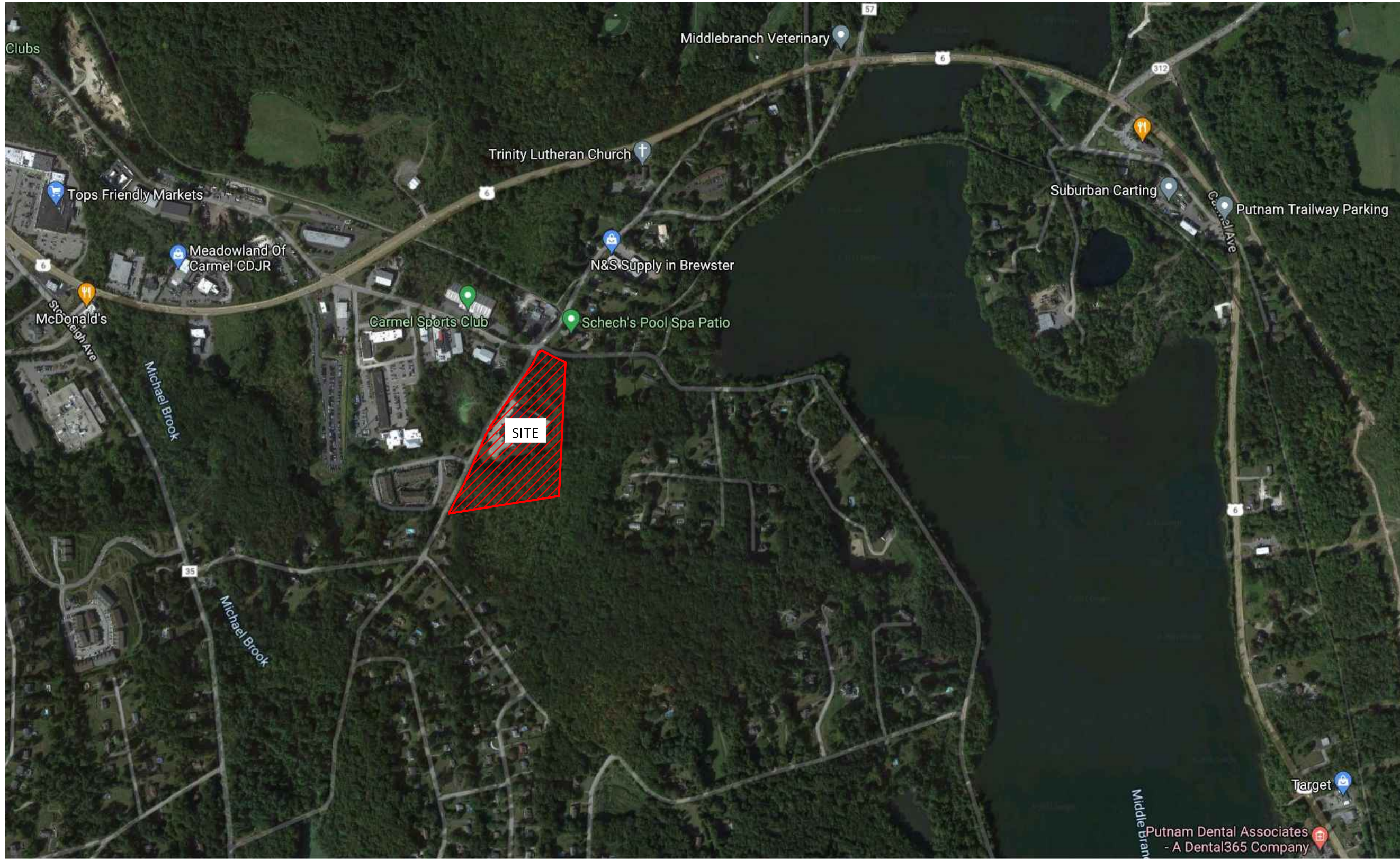
JULY 28, 2021

LIST OF EXHIBITS

1. COVER SHEET
2. SITE AERIAL
3. SITE PLAN
4. GROUND FLOOR PLAN
5. MEZZANINE PLAN
6. ROOF PLAN



MCSS SELF-STORAGE
2801 SW 31st AVENUE #2B
COCONUT GROVE, FL 33133



155 HUGHSON ROAD
CARMEL, NEW YORK



SITE AERIAL PHOTOGRAPH

JULY 28, 2021
© 2021 SULLIVAN GOULETTE & WILSON, LTD. / SGWARCH.COM

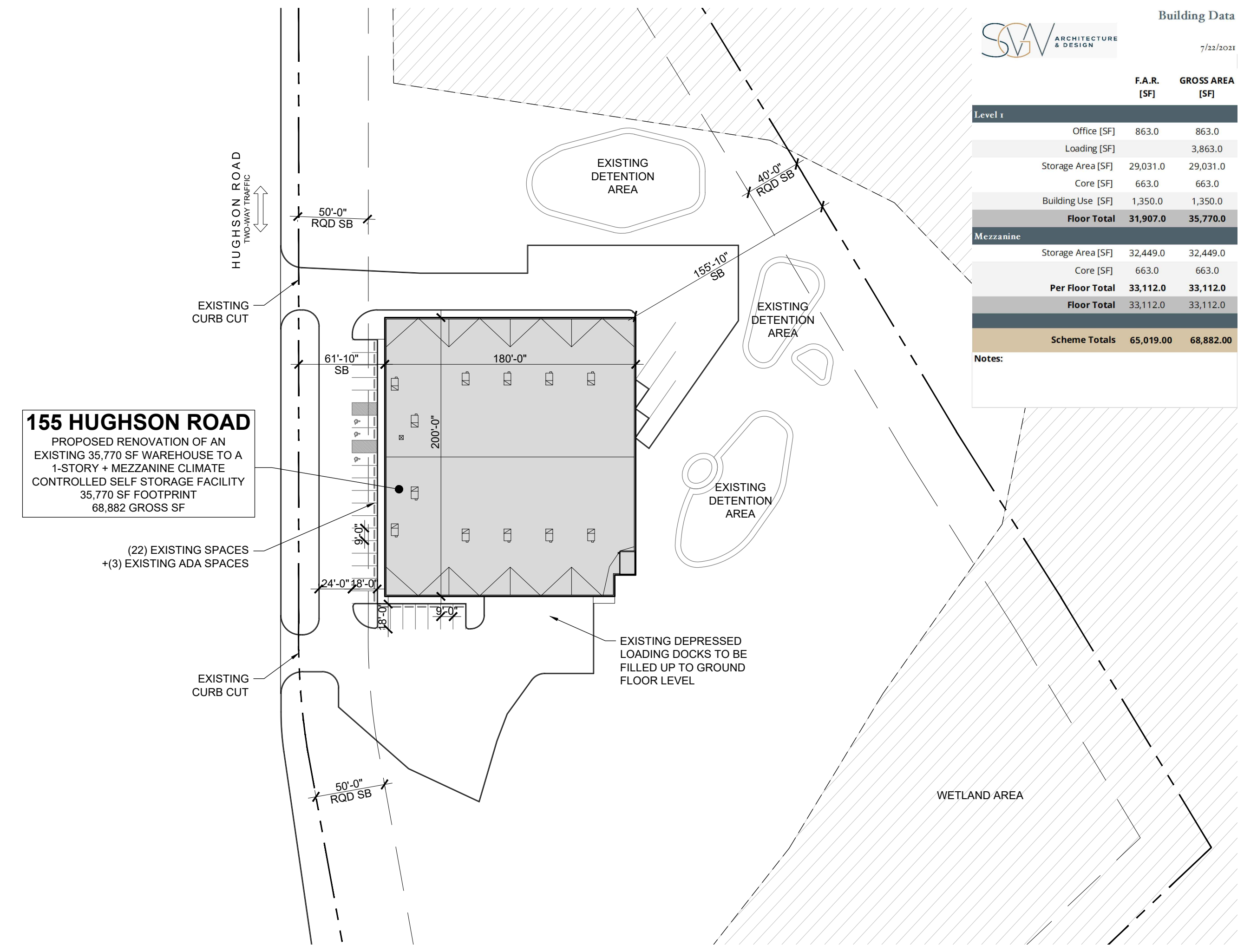
	F.A.R. [SF]	GROSS AREA [SF]
Level 1		
Office [SF]	863.0	863.0
Loading [SF]		3,863.0
Storage Area [SF]	29,031.0	29,031.0
Core [SF]	663.0	663.0
Building Use [SF]	1,350.0	1,350.0
Floor Total	31,907.0	35,770.0
Mezzanine		
Storage Area [SF]	32,449.0	32,449.0
Core [SF]	663.0	663.0
Per Floor Total	33,112.0	33,112.0
Floor Total	33,112.0	33,112.0
Scheme Totals	65,019.00	68,882.00

Notes:

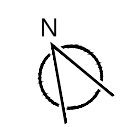
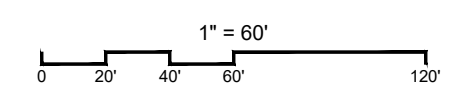


155 HUGHSON ROAD
 PROPOSED RENOVATION OF AN EXISTING 35,770 SF WAREHOUSE TO A 1-STORY + MEZZANINE CLIMATE CONTROLLED SELF STORAGE FACILITY
 35,770 SF FOOTPRINT
 68,882 GROSS SF

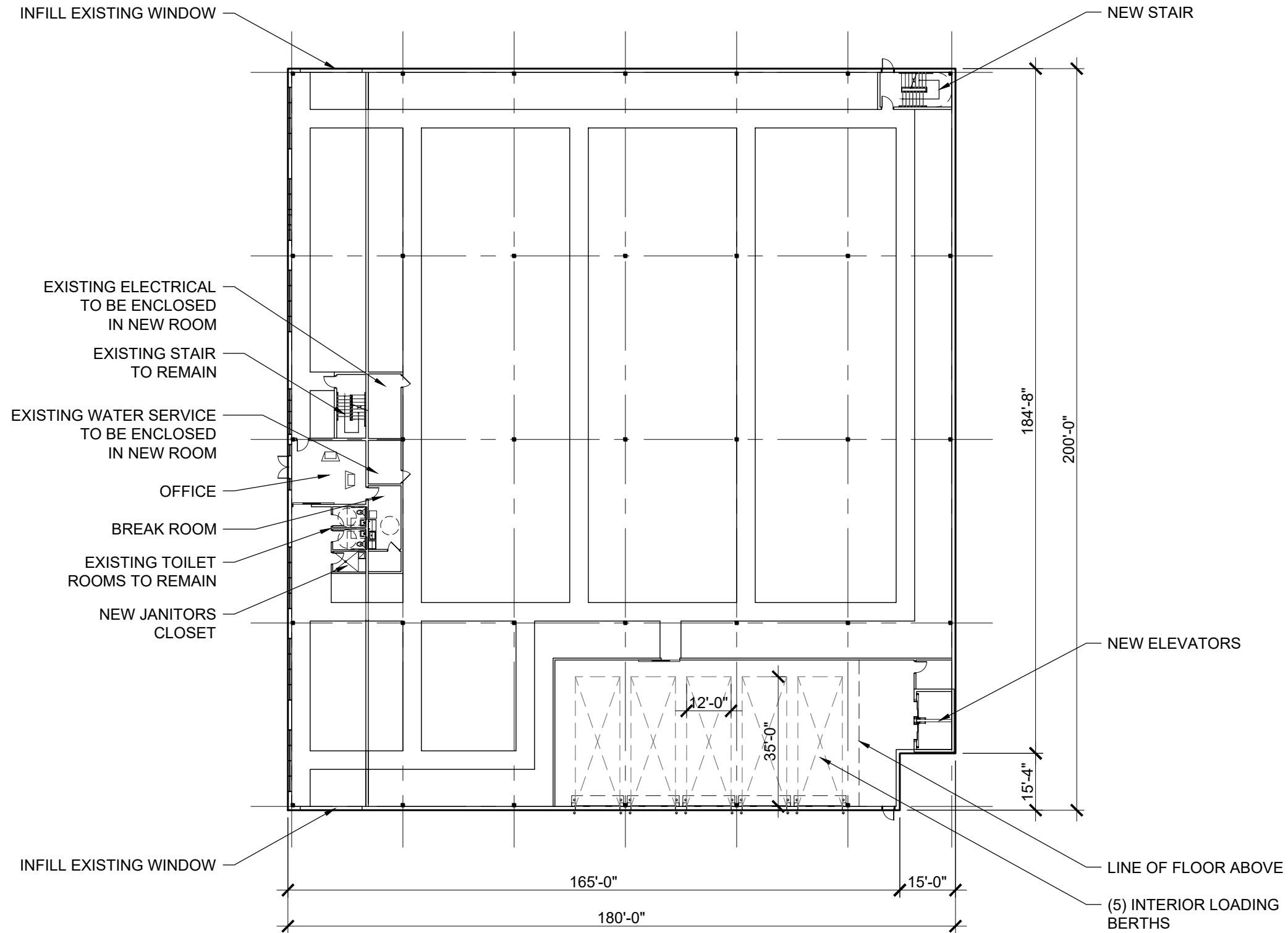
(22) EXISTING SPACES
 +(3) EXISTING ADA SPACES



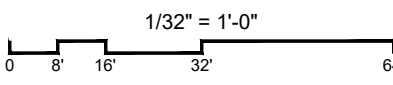
155 HUGHSON ROAD
 CARMEL, NEW YORK



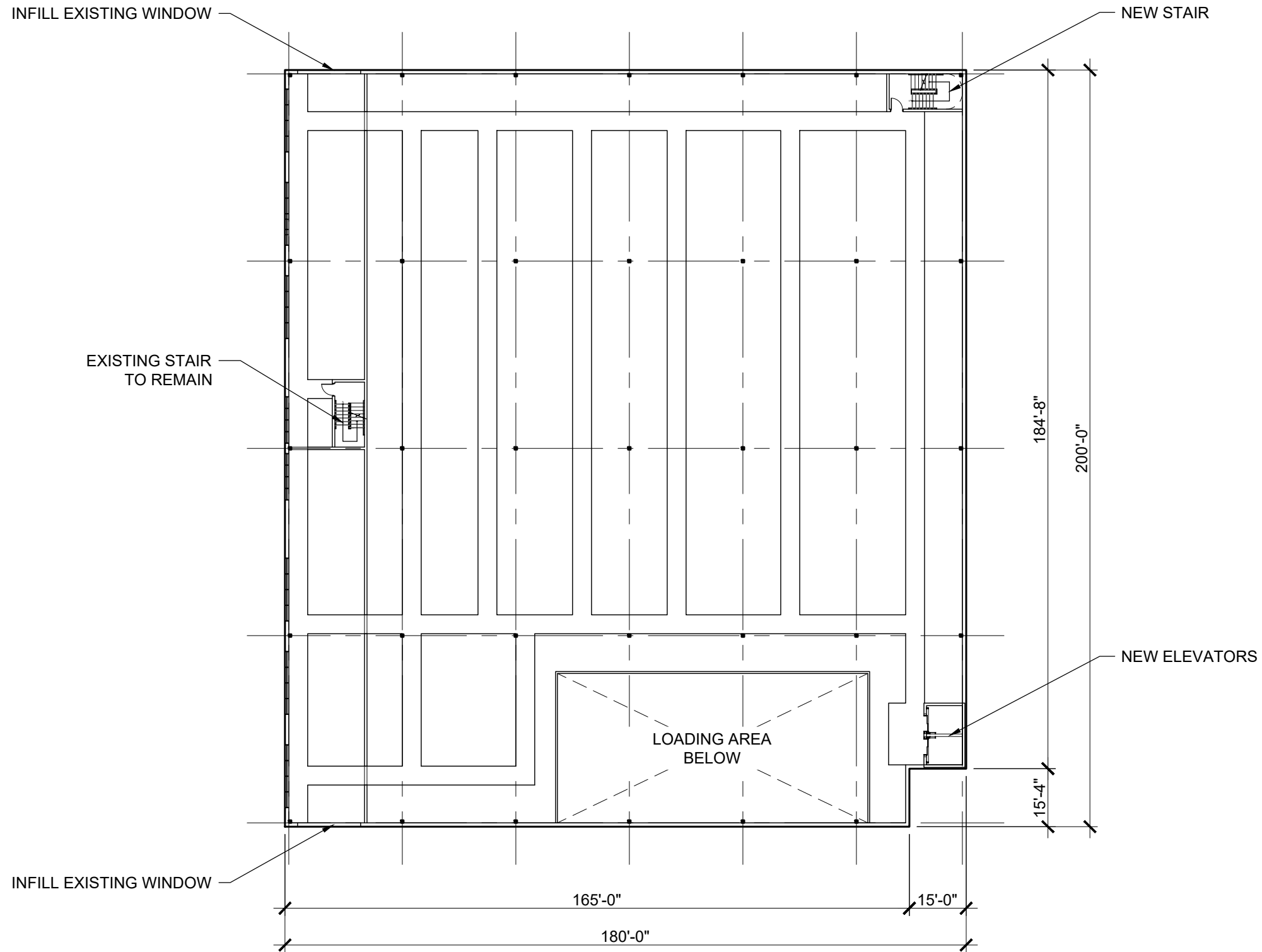
SITE PLAN



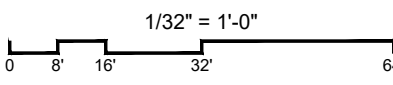
155 HUGHSON ROAD
CARMEL, NEW YORK



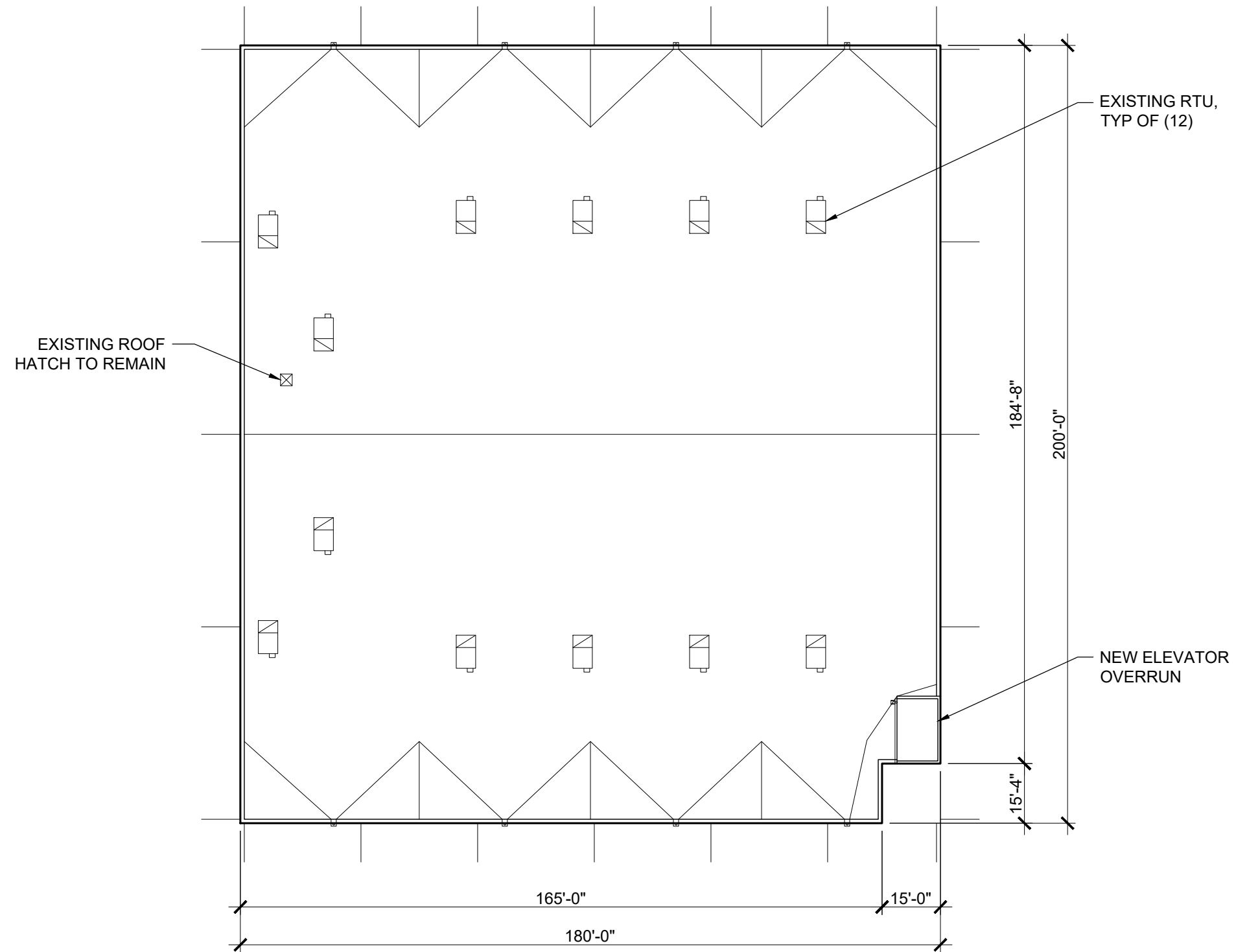
GROUND FLOOR PLAN



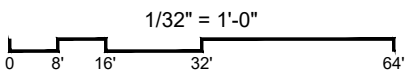
155 HUGHSON ROAD
CARMEL, NEW YORK



MEZZANINE PLAN



155 HUGHSON ROAD
CARMEL, NEW YORK



ROOF PLAN