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Chairman

ANTHONY GIANNICO
Vice Chairman

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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
AUGUST 25, 2021 – 7:00 P.M.

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

- | | | | | |
|--|------------|---------|---------|-----------------------|
| 1. DPL Realty LLC – 102 Gleneida Ave, Carmel | 44.14-1-22 | 8/25/21 | 8/2/21 | Residential Site Plan |
| 2. Hirsch, Stacy – 311 Drewville Road | 66.13-1-7 | 8/25/21 | 8/16/21 | Site Plan |

SITE PLAN

- | | | | | |
|---|-----------|--|---------|-----------|
| 3. Binns Family Trust – 5 Veschi Lane South | 75.20-2-2 | | 8/12/21 | Site Plan |
|---|-----------|--|---------|-----------|

SUBDIVISION

- | | | | | |
|--|-----------|--|---------|----------------------|
| 4. Fante Subdivision – 419 Union Valley Road | 87.7-1-22 | | 7/30/21 | Sketch Plan (2 Lots) |
|--|-----------|--|---------|----------------------|

MISCELLANEOUS

- | | | | | |
|--|-------------|--|--|--|
| 5. Yankee Development – Piggott Road | 76.15-1-12 | | | Extension of Preliminary
Subdivision Approval |
| 6. MCSS Self Storage – 155 Hughson Ave, Carmel | 55.16-1-8.1 | | | Waiver of Site Plan
Application |
| 7. Minutes – 07/28/21 | | | | |



August 11, 2021

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

RE: Binns Family Trust
5 Veschi Lane South
Mahopac, NY 10541
TM #: 75.20-2-2

Dear Mr. Paepre and Members of the Board,

The following is my response to Michael Carnazza's memo dated July 27th, 2021.

1. The uses of the existing buildings have been added to the Site Plan.
2. The parking calculations have been added to the Site Plan.
3. The aisle widths have been added to the Site Plan.
4. The dumpster enclosure has been relocated.
5. The lot coverage has been added to the Zoning Chart.
6. The previous variances are attached.
7. The variances are shown on the Zoning Chart.
8. The use of the proposed building has been noted on the Site Plan. The proposed building will be used by the owner. No additional signage will be installed.
9. The NY Telephone Easement does not indicate any restriction with regard to pavement over it. A copy of the Easement has been sent to Joe Charbonneau.

The following is my response to Patrick Cleary's memo of July 28th, 2021.

1. The use of the proposed building is noted on the Site Plan. The owner will be occupying the building. No heating or air conditioning proposed.
2. The parking requirements are noted on the Zoning Chart.
3. The dimensions of the indoor parking spaces have been added to the Site Plan.
4. Exterior lighting has been added to the Site Plan.
5. The NY Telephone Easement does not indicate any restrictions that would impact the proposed use of the site.
6. Minor grading is required around the new warehouse.
7. Roof drainage will be accommodated by storm-tech units.
8. Only electric will be provided for the proposed building.

The following is my response to Richard Franzetti's memo dated July 21st, 2021.

1. The Site Plan was referred to the Mahopac Fire Department.
2. A determination will be made regarding the NYSDEC based on the area of disturbance.

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



3. Erosion and sediment control measures have been added to the Site Plan.
4. Storm-tech units have been added to control the storm water on the site.
5. No public improvements are proposed.
6. The owner agrees to a storm-water maintenance agreement.
7. There is an existing well and septic system which will not be affected by the proposed building since no plumbing is proposed.
8. Driveway easements are not required since Veschi Road South is a town road.
9. A survey of the property is attached.
10. A legend has been added.
11. The Site Plan has been divided in to existing and proposed Site Plans.
12. Topography at 2 FT intervals has been added.
13. Vehicle movements have been added to the Site Plan.
14. Turning radii for the site has been added.
15. Site distance has been added to the Site Plan.
16. No sidewalks, manholes or guide rails are proposed.
17. No new landscaping is proposed.
18. Erosion and sediment controls have been added to the Site Plan.
19. A construction sequence has been added to the Site Plan.
20. Electric for the proposed building will come from an existing electric pole adjacent to the proposed building.
21. A lighting spill plan has been added to the Site Plan.
22. Access for the Fire Department around the rear of the building is not required.

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

Very truly yours,

A handwritten signature in cursive script that reads "Joel Greenberg". The signature is written in black ink and is positioned above a horizontal line.

Joel Greenberg, AIA, NACRB

REQUEST

BINNS - VESCHI LANE - TM 75.20-2-2

MR. GIRVEN SAID THE BOARD HAD RECEIVED A LETTER FROM MR. JOEL GREENBERG REQUESTING THAT THE DECISION & ORDER GRANTED APRIL 23, 1998 BE AMENDED. VARIANCES WERE GRANTED FOR THE FRONT AND REAR YARD AND IT WAS BASED ON A SURVEY DONE IN 1965. HE SAID THEY HAD AN AS BUILT DONE BY A DIFFERENT SURVEYOR AND MR. GREENBERG REQUESTED THE REAR YARD VARIANCE BE CHANGED FROM 29.80 TO 29.98 AND THE FRONT YARD SETBACK CHANGED FROM 17.0 FEET TO 18.4 FEET. HE SAID THE FRAME WAS PUT OVER THE EXISTING FOUNDATION AND CREATED A SLIGHTLY DIFFERENT SETBACK. HE SAID IT IS .02 VERSUS .2 AND 29.98 INSTEAD OF 29.80 IN THE REAR AND 18.4 INSTEAD OF 17 IN THE FRONT.

MR. GIRVEN ASKED HOW DID THIS COME UP.

MR. GREENBERG SAID BEFORE HE CAN GET A C.O. HE HAS TO HAVE AN AS BUILT.

MR. GIRVEN SAID THE BOARD RECEIVED A STRONG LETTER FROM MR. & MRS. JAMES BROWN WHICH HE SAID SOUNDS VERY PERSONALIZED TO HIM. HE SAID THE LETTER SAYS -

"HOW CAN YOU AS CHAIRMAN OF THE ZONING BOARD ALLOW THIS TO CONTINUE? JUST AS IN THE CASE WITH MR. BAROLOMEO WHO IS BEING FORCED TO ABIDE BY THE RULES OF THE ZONING BOARD SO SHOULD MR. BINNS."

MR. GIRVEN SAID HE DID NOT DO THIS.

MR. DECOLA, SITTING IN THE AUDIENCE, SAID HIS NAME IS ON THE DEED WITH MR. & MRS. BROWN, HIS DAUGHTER AND SON-IN-LAW. HE SAID SOME OF THE BOARD MEMBERS WERE NOT ON THIS BOARD WHEN THIS CAME TO PASS. HE SAID IT HAS BEEN A VERY SENSITIVE ISSUE. HE SAID WITHOUT GOING BACK OVER THE OLD LAUNDRY, HE SAID HIS CONCERN WAS THIS. HE SAID HE DID NOT WANT THE BUILDING TO BE MORE THAN WHAT IT WAS ORIGINALLY DESIGNED FOR WHICH WAS 800 SQ. FT. ON A SO-CALLED FOUNDATION WHICH WAS NOT A FOUNDATION BUT A PATIO. HE SAID HE PUT THIS SECOND FLOOR ON WHICH IS USED AS A STORAGE AREA AND THAT INCREASED THE SQUARE FOOTAGE. HE SAID THAT OVERHANG IS THE DISCREPANCY THEY WERE TALKING ABOUT. HE SAID WHEN SOMEONE COMES IN AND ASKS FOR A VARIANCE AND THE NEIGHBOR MAKES A COMPLAINT THERE IS A REASON. HE SAID WE DO NOT WANT TO GET OVERCROWDED.

MR. DECOLA SAID NOW THAT THIS IS BUILT HE ONLY FEELS IT IS A SLAP IN THE FACE TO THE ZONING BOARD, THAT THE APPLICANT KNEW IT WAS GOING TO BE OVER THE SIZE OF THE PLATFORM. HE SAID THEY DID IT AND ARE ASKING FOR ANOTHER VARIANCE. HE SAID PEOPLE DO WHAT THEY WANT TO DO AND THE ZONING BOARD IS AN EASY MARK. HE SAID HE THOUGHT THEY HAD TO STOP IT. HE SAID THE HARDSHIP SHOULD NOT BE HIS. HE SAID HE DID NOT BUILD THE BUILDING INCORRECTLY. HE SAID NUMBERS DO NOT LIE. HE SAID THERE IS SOMEONE ELSE IN TOWN WHO HAD PROBLEMS WITH THE SETBACK WHO IS NOW BEFORE THE COURTS. HE SAID THE BOARD SHOULD MAKE A DECISION. HE SAID THERE SHOULD BE SOME PENALTY. YOU SAID YOU JUST CAN'T DO WHATEVER YOU WANT TO DO.

MR. GIRVEN SAID THE BOARD DOES NOT HAVE ANY ENFORCEMENT POWERS.

MR. BAUMGARNER SAID TO TRY TO COMPARE THIS CASE TO THE BARTOLOMEO CASE, THAT CASE WAS 9 FT. HE SAID IN THIS CASE THERE WAS A DIFFERENT

MR. BAUMGARNER SAID IT SEEMS MR. DECOLA IS INDICATING HIS CLIENT BUILT WHAT HE WANTED AND NOW HE IS COMING BACK TO THE BOARD. HE SAID WITH THE RELATIONSHIP OF THESE PARTIES, HIS CLIENT WOULD NEVER HAVE DONE THIS PURPOSELY. HE SAID THERE IS TOO MUCH BAD BLOOD BETWEEN THE PARTIES.

MR. DECOLA SAID THAT IS AN ASSUMPTION ON MR. BAUMGARNER'S PART.

MR. GIRVEN SAID TO MR. DECOLA "YOU NEVER MADE A MISTAKE IN YOUR LIFE"?

MR. DECOLA SAID HE MADE A LOT OF THEM. HE SAID HE IS IN A PREDICAMENT TOO.

MR. GIRVEN ASKED HOW IS THE BUILDING DETRIMENTAL TO MR. DECOLA OTHER THAN HE THINKS MR. BINNS ZAPPED IT TO HIM AGAIN.

MR. DECOLA SAID HE IS JUST CONCERNED. HE SAID IT IS THE SAME STORY ALL THE TIME. HE ASKED WHEN DOES IT STOP.

MR. DECOLA'S SON-IN-LAW, MR. BROWN, ASKED WAS IT TRUE THIS WOULD BE PASSED IF HE WAS NOT PRESENT TONIGHT. HE SAID HE WAS WILLING TO WORK IT OUT.

MR. BAUMGARNER SAID IT COMES BACK TO AN ISSUE ON THE ROAD.

MR. GIRVEN SAID NO, THEN MR. BROWN WAS TRYING TO USE THE BOARD AND HE SAID THEN HE HAD A PROBLEM. HE SAID "DO NOT USE THIS BOARD". HE SAID HE WAS SURPRISED.

MR. FRASER SAID THERE IS NO MOTION REQUIRED ON THIS.

MR. BAUMGARNER SAID HE WOULD LIKE CLARIFICATION FROM THE BOARD.

MR. DECOLA ASKED IF HE COULD MAKE A SUGGESTION. HE SAID HE APOLOGIZED. HE SAID HE WOULD ASK IF THE BOARD HAS THE PATIENCE TO LET HIM DO A LITTLE RESEARCH AND GET IN TOUCH WITH THE SURVEYOR AND GO OVER IT WITH HIM.

MR. GIRVEN SAID HE WOULD LIKE TO RESOLVE THIS TONIGHT.

MR. DECOLA, MR. BROWN, MR. GREENBERG AND MR. BAUMGARNER LEFT THE MEETING FOR A SHORT PERIOD AND WHEN THEY RETURNED IT APPEARED EVERYTHING HAD BEEN WORKED OUT.

MR. FRASER MOVED TO AMEND THE DECISION AND ORDER TO PROVIDE A REAR YARD VARIANCE OF 29.98 FEET AND A FRONT YARD VARIANCE OF 18.4 FT. THE MOTION WAS SECONDED BY MR. FERRICK, WITH ALL IN FAVOR.

DECISION

REQUEST

APPLICATION OF WILLIAM BINNS FOR A VARIATION OF SECTION 63.9 & 63.11 FOR PERMISSION TO AMEND EXISTING VARIANCE WHICH ALLOWED ONLY ONE USE IN THE EXISTING BUILDING. APPLICANT NOW SEEKS VARIANCE TO ALLOW MORE THAN ONE USE IN EXISTING BUILDING. CODE REQUIRES 40,000 SQ. FT. MINIMUM LOT AREA; 29,284 FT. WILL EXIST; VARIANCE REQUIRED OF 10,716 SQ. FT. CODE REQUIRES MINIMUM LOT DEPTH OF 200 FT.; 134.06 FT. WILL EXIST; VARIANCE REQUIRED OF 65.94 FEET. CODE REQUIRES 5000 SQ. FT. MINIMUM FLOOR AREA OF BUILDINGS; 2600 SQ. FT. WILL EXIST; VARIANCE REQUIRED OF 2400 SQ. FT. CODE REQUIRES 24 FT. PARKING AISLE WIDTH; 12.80 FT. WILL EXIST; VARIANCE REQUIRED OF 11.20 FT. CODE REQUIRES 40 FT. FRONT YARD SETBACK; 31.80 FT WILL EXIST; VARIANCE REQUIRED OF 8.60 FT. CODE REQUIRES PERMANENTLY IMPROVED PARKING; EXISTING GRAVEL SURFACE TO BE USED. PROPERTY IS LOCATED AT 5 VESCHI LANE SOUTH, MAHOPAC, NY AND IS KNOWN BY TAX MAP #75.20-2- 2.

MR. PAUL LYNCH, APPLICANT'S ENGINEER, WAS SWORN IN BY THE CHAIRMAN. HE WAS ACCOMPANIED BY THOMAS COSTELLO, ESQ., APPLICANT'S ATTORNEY.

MR. COSTELLO SAID THIS IS SOMEWHAT UNUSUAL. HE SAID THIS WAS LAST IN FRONT OF THE BOARD ALMOST 7 YEARS AGO TODAY AND AT THAT TIME HIS CLIENT SOUGHT VARIANCES TO ERECT A SECOND BUILDING ON THE SITE. HE SAID THE VARIANCE WAS GRANTED AND THE BUILDING WAS BUILT WITH SEVERAL CONDITIONS. HE SAID ONE CONDITION WAS THAT THERE BE ONLY ONE BUSINESS ON THE SITE AND ONE WALL MOUNTED 40 SQ. FT. SIGN. HE SAID SINCE THEN HIS CLIENT ACQUIRED ADDITIONAL LAND, THE RIGHT OF WAY. HE SAID VESCHI LANE SOUTH BECAME A TOWN ROAD. HE SAID THE CONDITIONS HAVE CHANGED SO THEY WOULD LIKE TO HAVE THE CONDITIONS TO THE PREVIOUS VARIANCE REMOVED AND BE ABLE TO USE THE SECOND BUILDING FOR ANY RETAIL BUSINESS. HE SAID THERE ARE TWO BUILDINGS THERE NOW AND NO NEW BUILDINGS ARE PROPOSED. HE SAID THERE MIGHT BE SOME TRAFFIC CIRCULATION BASED ON THE PLANNING BOARD. HE SAID THEY ARE ALSO LOOKING FOR A WAIVER FROM THE IMPERVIOUS SURFACES REQUIREMENT.

MR. FRASER ASKED WHY.

MR. COSTELLO SAID BECAUSE OF DEP REQUIREMENTS.

MR. FRASER SAID PREVIOUSLY THIS BOARD MADE AN INTERPRETATION THAT OPEN SPACE PAVERS ARE EQUAL TO BLACKTOP. HE SAID IT WILL COST THE APPLICANT MONEY BUT HE SAID HE WAS GOING TO STICK WITH OPEN SPACE PAVERS.

MR. COSTELLO SAID THE VARIANCES ARE PRIMARILY BECAUSE OF THE CHANGES IN THE ZONING LAW IN 2000. HE SAID THIS PROPERTY IS NOT 40,000 SQ. FT.

MRS. FABIANO SAID THERE IS A MARTIAL ARTS TENANT IN THERE NOW. SHE SAID WHEN SHE WAS THERE PEOPLE WERE DROPPING OFF THEIR KIDS LIKE CRAZY.

MR. FRASER ASKED MR. COSTELLO DID HE KNOW THAT MARTIAL ARTS STUDIO EXISTS.

MR. COSTELLO SAID NO.

MR. LYNCH ALSO SAID NO.

MR. FAVICCHIA SAID HE SAW SOMETHING THERE.

MR. FRASER SAID HE HEARD SOMETHING TOO. HE ASKED WHAT WOULD BE THE RESTRICTION ON THE NUMBER OF KIDS.

MR. CARNAZZA SAID HE WOULD HAVE TO FIGURE IT OUT.

MR. LYNCH SAID THE SITE IS FLAT. HE SAID THEY ARE NOT TALKING ABOUT A SLOPE AND BEHIND IT IS THE BIKE TRAIL.

MR. FRASER ASKED WHY CAN'T THE PARKING BE BLACKTOPPED.

MR. LYNCH SAID IT COULD BE.

MR. FRASER SAID THE TOWN REQUIRES PERMANENTLY IMPROVED.

DECISION OF THE BOARD

MR. COSTELLO SAID HE CONTACTED MR. BINS WHO AUTHORIZED HIM TO WITHDRAW THE PERVIOUS SURFACE.

MR. FERRICK MOVED TO GRANT.

MR. FRASER SAID IT WILL COMPLY WITH BLACKTOP OR PAVERS.

THE MOTION WAS SECONDED BY MRS. FABIANO.

MR. FRASER SAID THERE APPEARS TO BE AN ILLEGAL BUSINESS IN THE BUILDING, HE ASKED MR. CARNAZZA TO GO DOWN THERE AND IF AN ILLEGAL BUSINESS EXISTS, HE SHOULD GIVE THEM A CEASE AND DESIST ORDER UNTIL HE GETS A C.O. HE SAID HE FEELS THE APPLICANT WAS NOT PRESENT BECAUSE HE DID NOT WANT THAT QUESTION ASKED.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION AS FOLLOWS:

MOTION

VOTE

MR. MAXWELL FOR THE MOTION

MR. FERRICK FOR THE MOTION

MR. FAVICCHIA FOR THE MOTION

MRS. MARIANI FOR THE MOTION

MRS. FABIANO FOR THE MOTION

MR. FRASER FOR THE MOTION

MR. COSTELLO ASKED WERE THE EXISTING CONDITIONS IMPOSED IN 1998, ONE BUSINESS ON THE SITE, REMOVED?

MR. FRASER SAID THE CONDITIONS FROM THE PREVIOUS APPLICATION WERE REMOVED.

REQUEST

APPLICATION OF <u>WILLIAM BINNS</u> FOR A VARIATION OF SECTION 63.9 AND A USE VARIANCE.		
<u>REQUIRED</u>	<u>PROVIDED</u>	<u>VARIANCE REQUIRED</u>
LOT AREA 40,000 SQ. FT.	23,677 SQ. FT.	16,323 SQ. FT. SQ. FT.
LOT WIDTH 200 FT.	165 FT.	35 FT.
LOT DEPTH 200 FT.	95 FT.	105 FT.
FRONT YARD 40 FT.	23 FT.	17 FT.
REAR YARD 30 FT.	2 FT.	29.8 FT.
SIDE YARD 25 FT.	13.3 FT.	11.7 FT.
MIN. FLOOR AREA 5000 SQ.FT.	2400 SQ. FT.	2600 SQ. FT.
2 WAY AISLE WIDTH 24 FT.		13 FT.
2 SIGNS EXISTING		
TOTALING 90 SQ. FT.		50 SQ. FT.

PROPERTY IS LOCATED AT 5 VESCHI ROAD SOUTH, MAHOPAC AND IS KNOWN BY TAX MAP #75.20-2.2.

MR. SPAIN SAID THIS APPLICATION WAS ON THE AGENDA LAST MONTH AND THERE WAS A NEIGHBOR CONCERNED WITH THIS PROPOSAL. HE SAID THE BOARD SUGGESTED THE APPLICANT DISCUSS HIS PROPOSAL WITH THE NEIGHBOR TO SEE IF THERE IS ANY COMMON AGREEMENT.

MR. SPAIN SAID HE HAD A LETTER FROM MR. DEFRANCESCO ABOUT VESCHI LANE. HE SAID THERE IS AN OFFICE AND ONE DWELLING UNIT.

MR. GREENBERG, REPRESENTING THE APPLICANT, SAID THERE ARE TWO DWELLING UNITS. HE SAID THE PROPOSAL IS TO PUT A BUILDING ON AN OLD FOUNDATION. HE SAID THERE ARE TWO PEOPLE IN THE OFFICE NOW.

MR. SPAIN ASKED IS IT REALISTIC TO HAVE TWO OFFICES ON THE SAME PROPERTY SEPARATED BY 75 FT.

MR. GREENBERG SAID MOST OF THE BUSINESS IS CUSTOMER SERVICES, GOING OUT. HE SAID ORIGINALLY THEY WERE GOING TO EXTEND VESCHI BUT HE SAID THEY NIXED THAT IDEA. HE SAID THE APPLICANT WILL COME OFF AN EXISTING CURB CUT AND HAVE PARKING IN THE REAR. HE SAID THE OTHER QUESTION AT THE LAST MEETING WAS WITH REGARD TO THE MAINTENANCE OF THE ROAD. HE SAID THERE IS A LETTER FROM MR. DEFRANCESCO.

MR. SPAIN SAID THE LETTER STATES THE ROAD IS NOT MAINTAINED BY THE TOWN BUT IT IS PLOWED, ETC.

MR. GIRVEN SAID THERE MIGHT BE ANOTHER ISSUE, A 280A WHICH WAS NOT ADVERTISED. HE SAID ACCORDING TO THE HIGHWAY SUPERINTENDENT, THIS IS NOT A TOWN ROAD. HE ASKED MR. GREENBERG WHY DIDN'T HE ASK FOR A 280A IF HE KNEW IT WASN'T A TOWN ROAD.

MR. GREENBERG SAID IT WAS DISCUSSED AT THE LAST MEETING. HE SAID IT WAS AN OVERSIGHT.

MR. GIRVEN SAID YOU CAN'T AMEND AN APPLICATION FOR A WHOLE NEW SECTION OF THE CODE.

MR. SPAIN SAID IN THE PAST THE BOARD HAD ADDENDUMS.

MR. GIRVEN SAID THIS IS THE SECOND MONTH THE APPLICANT IS BEFORE THE BOARD. HE SAID IT IS NOT THE BOARD'S FAULT. HE SAID THERE IS A STRUCTURE THERE. HE SAID CONCRETE HAS BEEN POURED AND THE WORK HAS STARTED.

MR. GREENBERG SAID THAT WAS TO REPAIR WHAT WAS THERE. HE SAID MR. DECOLA HAD

DECISION

MR. GIRVEN SAID MAYBE THE APPLICANT JUST HAS TO AMEND THE APPLICATION NEXT MONTH.

MR. SPAIN SAID THE BOARD AMENDS APPLICATIONS AT THE MEETING.

MR. GIRVEN SAID NOT FOR A 280A.

MR. SPAIN SAID IT DOES NOT AFFECT THE USE OF THIS PREMISES AT ALL. HE SAID IT DOESN'T CHANGE THE OPERATION OF THIS PREMISES. HE SAID THE MOTION HE MADE DOES INCLUDE THE GRANTING OF THE 280A.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION AS FOLLOWS:

MR. CAPPIELLO	FOR THE MOTION
MR. FRASER	FOR THE MOTION
MR. KOBLENZ	FOR THE MOTION
MR. GIRVEN	AGAINST THE MOTION
MR. FERRICK	AGAINST THE MOTION
MRS. MARIANI	AGAINST THE MOTION
MR. SPAIN	FOR THE MOTION

ZBA

Town of Carmel
ZONING BOARD OF APPEALS

McALPIN AVENUE - MAHOPAC, NEW YORK 10541

(845) 628 - 1500

DECISION AND ORDER

NAME OF PETITIONER:	WILLIAM BINNS
ADDRESS:	5 VESCHI LANE SOUTH, MAHOPAC, NY 10541
TAX MAP NUMBER:	75.20-2-1, 2
PROPERTY ADDRESS	5 VESCHI LANE SOUTH, MAHOPAC, NY 10541
NATURE OF PETITION:	VARIATION OF SECTION 63.9
PRESENT AT THE MEETING:	CHAIRMAN, MARK FRASER, RICHARD FAVICCHIA, ROSE FABIANO, LORRAINE MARIANI, JOHN MAXWELL. JAMES FERRICK.

THE ABOVE REFERRED TO PETITION, HAVING BEEN DULY ADVERTISED FOR A PUBLIC HEARING IN THE PUTNAM COURIER TRADER, THE OFFICIAL PAPER OF THE TOWN OF CARMEL, IN THE ISSUE PUBLISHED ON JUNE 9, 2005 AND THE PRESS, THE OTHER OFFICIAL PAPER OF THE TOWN OF CARMEL IN THE ISSUE PUBLISHED ON JUNE 8, 2005, THE MATTER HAVING DULY COME ON TO BE HEARD BEFORE A DULY CONVENED MEETING OF THE BOARD AT THE TOWN HALL, MAHOPAC, NEW YORK ON JUNE 23, 2005 AND ALL THE FACTS AND EVIDENCE PRODUCED BY THE PETITIONER, BY THE ADMINISTRATIVE OFFICIAL CONCERNED, AND BY INTERESTED PARTIES HAVING BEEN DULY HEARD, RECEIVED AND CONSIDERED, AND DUE DELIBERATION HAVING BEEN HAD, THE FOLLOWING DECISION IS HEREBY MADE:

REQUEST

FINDING OF FACT

APPLICATION CONCERNS TWO PARCELS; TAX MAP 75.20-2-2 CONSISTS OF A TWO STORY FRAME AND BRICK BUILDING IDENTIFIED ON THE SITE PLAN AS BUILDING #1. THE BUILDING CONTAINS 2158 SQ. FT. AND THERE IS ALSO A SHED ON THE SITE. THE SECOND PARCEL IDENTIFIED AT 75.20-1-1 CONTAINS A TWO STORY MULTI-USE BUILDING. THE TOTAL LOT AREA IS 0.672 ACRES.

APPLICANT SEEKS PERMISSION TO AMEND EXISTING VARIANCE, WHICH ONLY ALLOWED ONE USE ON THE ENTIRE SITE, TO PERMIT MORE THAN ONE USE IN BUILDING NUMBER 2 AND TO BE RELIEVED FROM THE IMPERVIOUS SURFACES REQUIREMENTS BECAUSE OF DEP REQUIREMENTS.

CHAIRMAN FRASER SAID PREVIOUSLY THE BOARD MADE AN INTERPRETATION THAT OPEN SPACE PAVERS ARE EQUAL TO BLACKTOP AND HE SAID HE FELT THE BOARD WOULD REQUIRE SOME KIND OF IMPERVIOUS SURFACE.

APPLICANT WAS REPRESENTED BY HIS ENGINEER, PAUL LYNCH, AND HIS ATTORNEY, THOMAS COSTELLO, ESQ.

MR. COSTELLO SAID SINCE THE PREVIOUS VARIANCE WAS GRANTED CONDITIONS HAVE CHANGED. HE SAID HIS CLIENT HAS ACQUIRED ADDITIONAL PROPERTY, THE FORMER RIGHT OF WAY, AND VESCHI LANE SOUTH BECAME A TOWN ROAD. MR. COSTELLO SAID THERE IS ADEQUATE GRAVEL PARKING TO ACCOMMODATE AN ADDITIONAL USE IN BUILDING #2.

PURCHASE OF ADDITIONAL LAND IN ORDER TO CONFORM TO CODE IS NOT AN OPTION.

THERE WAS NO PUBLIC OPPOSITION TO THE GRANTING OF THE VARIANCE.

CONCLUSION

MEMBERS OF THE BOARD ARE FAMILIAR WITH THE SUBJECT PREMISES AND THE CONDITIONS IN THE IMMEDIATE NEIGHBORHOOD. THE BOARD HAS TAKEN INTO CONSIDERATION THE BENEFIT TO THE APPLICANT IF THE VARIANCE IS GRANTED AS WEIGHED AGAINST THE DETRIMENT TO THE HEALTH, SAFETY AND WELFARE OF THE NEIGHBORHOOD AND COMMUNITY.

THE BOARD ALSO CONSIDERED THOSE CRITERIA FOR AN AREA VARIANCE AS SET FORTH AT TOWN LAW SECTION 267-b(3)(b) AND DETERMINED THAT:

- 1) AN UNDESIRABLE CHANGE WILL NOT BE PRODUCED IN THE CHARACTER OF THE NEIGHBORHOOD AND A SIGNIFICANT DETRIMENT WILL NOT RESULT TO NEARBY PROPERTIES IF THE VARIANCE IS GRANTED.
- 2) THE BENEFIT SOUGHT BY THE APPLICANT CANNOT BE ACHIEVED BY OTHER METHODS;
- 3) THE VARIANCE REQUESTS ARE NOT SUBSTANTIAL AND MOST OF THEM ARE FOR PRE-EXISTING CONDITIONS.
- 4) THE VARIANCE, IF GRANTED, WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL AND ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD.
- 5) THE DIFFICULTY, CREATED BY THE APPLICANT, DOES NOT PRECLUDE THE GRANTING OF THE VARIANCE.

THIS ACTIVITY IS A TYPE II ACTION REQUIRING NO DETERMINATIONS AS SET FORTH AT 6 N.Y.C.R.R. 617.13 (s)(8) (S.E.Q.R.)

DECISION

PERMISSION TO AMEND EXISTING VARIANCE TO PERMIT A SECOND BUSINESS, RETAIL SALES OR SERVICES AND OR GENERAL BUSINESS OFFICE USE OF SECOND FLOOR OF BUILDING #2 IS HEREBY GRANTED.

THE FOLLOWING VARIANCES WERE ALSO GRANTED:

LOT AREA VARIANCE OF 10,716 FT. FROM THE 40,000 SQ. FT. CODE REQUIREMENT.

LOT DEPTH VARIANCE OF 65.94 FT. FROM THE 200 FT. CODE REQUIREMENT.

MINIMUM FLOOR AREA VARIANCE OF 2400 SQ. FT. FROM THE CODE REQUIREMENT OF 5000 SQ. FT.

PARKING AISLE WIDTH OF 11.20 FT. FROM THE 24 FT. CODE REQUIREMENT.

FRONT YARD SETBACK VARIANCE OF 8.60 FT. FROM THE 40 FT. CODE REQUIREMENT.

CONDITIONS PLACED ON THE ZONING BOARD OF APPEALS DECISION OF JUNE 24, 1998 RESTRICTING THE SITE TO ONE BUSINESS ON THE ENTIRE SITE AND ONE 40 SQ. FT. WALL MOUNTED SIGN FACING ROUTE 6 ARE HEREBY ELIMINATED.

A REQUEST FOR IMPERVIOUS PARKING AREAS IS DENIED AND APPLICANT MUST EITHER BLACKTOP OR USE OPEN SPACE PAVERS.

IF A BUILDING PERMIT IS NOT ISSUED WITHIN TWO YEARS OF THE DATE OF THIS DECISION AND ORDER, THE VARIANCE SHALL BE NULL AND VOID.

Request

ZBA

Town of Carmel
ZONING BOARD OF APPEALS

no

McALPIN AVENUE - MAHOPAC, NEW YORK 10541
APPLICATION FOR:

(845) 628 - 1500

VARIATION OF SECTION 63-9 & 11 INTERPRETATION OF SECTION _____
() VARIATION OF SECTION 280-A OTHER _____

1. NAME OF APPLICANT MR + MRS WILLIAM BINNS

2. MAILING ADDRESS 5 VESCHI LANE SOUTH, MAHOPAC, NY 10541

ZONING DISTRICT COMMERCIAL HOME TEL. 845-628-7592 BUSINESS TEL. _____

3. LOCATION OF SUBJECT PROPERTY 5 VESCHI LANE SOUTH TAX MAP # 75.20-2-1 & 75.20-2-2

4. STATE WHAT IS ON THE LOT (HOUSE, POOL, ETC.) TWO 2 STORY FRAME + MULTI USE STRUCTURES YR. PURCHASED 1972 & 1999

5. APPLICANT IS (OWNER) (~~LESSEE~~) (~~CONTRACTOR~~) OF PROPERTY. IF LESSEE, ATTACH COPY OF LEASE. IF CONTRACT VENDEE, ATTACH COPY OF CONTRACT. IF OWNER, ATTACH COPY OF DEED.

6. IF ANY PORTION OF THE PROPERTY IS WITHIN 500 FT. OF A STATE, COUNTY HIGHWAY, TOWN BOUNDARY, PARKWAY OR PUBLIC LANDS, DESCRIBE:

NYS ROUTE 6

SIZE OF LOT 0.672 ac.

7. HAS AN APPLICATION WITH REFERENCE TO THIS PROPERTY BEEN PREVIOUSLY BEFORE THIS BOARD OR ANY OTHER BOARD SUCH AS PLANNING BOARD, ETC. IF YES, GIVE DATES & DETAILS.

YES - TOWN OF CARMEL PLANNING BOARD - 06/01/05: REFERRED TO ZBA.

Site Plan Approval - Planning Board, 1998; ZBA for variances, 1998

8. NAME, ADDRESS & TELEPHONE NUMBER OF ANY AGENT OR ATTORNEY REPRESENTING APPLICANT
PUTNAM ENGINEERING, PLLC, 4 OLD ROUTE 6, BREWSTER, NY 10509 SEE Below

AMEND EXISTING SITE PLAN TO PERMIT RETAIL SALES OR

9. NATURE OF RELIEF - SERVICES OR GEN. BUSINESS OFFICE USE OF 2ND FLOOR OF BUILDING #2

10. THIS IS A DETERMINATION MADE BY Planning Board and Building Inspector

11. TO YOUR KNOWLEDGE, ARE THERE ANY WETLANDS ON OR NEAR YOUR PROPERTY? NO

* 8. Attorney - Thomas J. Costello, PO Box 1200, Carmel, NY 10512

CODE REQUIRES	WILL EXIST	VARIANCE REQUIRED
MIN. LOT AREA (SF)(AC) 40,000 / 0.918	29,284 / 0.672	10,716 / 0.246
MIN. LOT DEPTH 200 FT	134.06	65.94
MIN. FLOOR AREA OF BUILDINGS 5,000 SF	2,600	2,400

STATE OF NEW YORK)
COUNTY OF PUTNAM) SS

SEE PAGE 2 FOR CONTINUATION OF VARIANCES REQUESTED

THE UNDERSIGNED PETITIONER, BEING DULY SWORN, DEPOSES AND SAYS THAT (HE) (SHE) HAS READ THE FOREGOING PETITION AND KNOWS THE CONTENT THEREOF, AND THAT THE SAME IS TRUE TO (HIS) (HER) KNOWLEDGE EXCEPT AS TO THE MATTERS THEREIN STATED TO BE ON INFORMATION AND BELIEF, AND AS TO THOSE MATTERS (HE) (SHE) BELIEVES IT TO BE TRUE.

SWORN TO BEFORE ME THIS 9TH DAY OF JUNE 2005

Thomas J. Costello
Notary Public - State of New York
Number 4647160
Qualified in Putnam County
Commission expires 7/31/2005

William Binns
SIGNATURE OF PETITIONER

<u>Code Requires</u>	<u>Will Exist</u>	<u>Variance Required</u>
Parking Area Aisle Width 24ft	12.80@Min	11.20
Min. Yard Dimensions- Front Yard Setback 40ft	31.80	8.60

-A variance from section 63-11 B (1) (c) of the zoning code requires off street parking area or off street loading area for three (3) or more vehicles to be permanently improved. An existing gravel surface will be used.

-The current approved site plan allows for use of only the first floor in Building #2 for commercial purposes. The Applicant is further limited by the Zoning Board of Appeals decision of June 24, 1998, to one (1) business on the entire site and one (1) 40 sq. ft. wall-mounted sign facing NYS Route 6. As part of the variance application to the ZBA, the Applicant intends to ask the Zoning Board of Appeals to eliminate these conditions as, since these conditions were imposed, the Applicant has acquired additional land and Veschi Lane South has become a town road.

ZBA

ZONING BOARD OF APPEALS

McALPIN AVENUE - MAHOPAC, NEW YORK 10541

914-628-1500

DECISION AND ORDER

NAME OF PETITIONER: WILLIAM BINNS
ADDRESS OF PETITIONER: 5 Veschi Road South, Mahopac, New York 10541
LOCATION OF PROPERTY: Same
TAX MAP NUMBER: 75.20-2-2
NATURE OF PETITION: A variation of code section 63-9 and 11
PRESENT AT THE MEETING: William Spain, Joseph Girven, Morris Koblenz, Mark Fraser, Vito Cappiello, Lorraine Mariani and James Ferrick.

The above referred to Petition, having been duly advertised for a public hearing in the Putnam Courier Trader, the official paper of the Town of Carmel, in the issue published April 16, 1998, the matter having duly come on to be heard before a duly convened meeting of the board at the Town Hall, Mahopac, New York and all the facts, matters and evidence produced by the petitioner, by the administrative official concerned and by interested parties having been duly heard, received and considered, and due deliberation having been had, the following decision is hereby made:

FINDING OF FACT

Application concerns property located at 5 Veschi Road South, Mahopac, New York in the C-G zoning district.

The parcel is approximately .54 acres and is improved with a single family dwelling which has been converted to mixed commercial/residential use. There is also a concrete foundation located in the rear of the property. The applicant is the owner having acquired the property in 1994. Applicant is appealing a determination made by the building inspector. The matter was heard before the Zoning Board on March 26, and April 23, 1998. The applicant was represented by Joel Greenberg, architect.

The applicant has operated a pest control business out of the property since 1976⁷². The business is growing and more space is needed. Moreover, the applicant hopes to turn the business over to his son who presently actively manages the business. The property is located just off Route Six on a private right of way.

Applicant seeks a use variance and numerous area variances in order to construct a second office building on the existing on the existing concrete pad.

A neighbor, claiming to own the bed of the private right of way (Veschi Lane South) strongly objected to the proposal. However it was stipulated that the applicant did have deeded rights to access his property. The applicant has reconfigured the entrance to the property and claims that there will be no increase in employees.

The board also discussed the signs which are in excess of that permitted by code.

It was the board's belief that it would be beneficial to the neighborhood and the town if this site were redeveloped under a site plan approved by the planning board. The impact on the private right of way will be minimal, if any, and the applicant will continue the same use even if denied. The property is in a very commercial area with many lots smaller than the applicant's. It has constantly been the board's policy to bring non-conforming properties up to code or as close as possible while giving the owner relief from the strict code provisions that cannot be met.

Members of the board have had the opportunity to see the applicant's property and consider the impact on the neighborhood if the variance were granted. There was no public comment.

CONCLUSION

Members of the board are familiar with the subject premises and the conditions in the immediate neighborhood. The Board has taken into consideration the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood and community.

The Board also considered those criteria for a AREA VARIANCE as set forth at Town law Section 267-b(3)(b) and determined that: (1) An undesirable change will not be produced in the character of the neighborhood and no detriment will result to nearby properties; (2) The benefit sought by the applicant cannot be achieved by any other method; (3) The variances sought are not substantial; (4) The variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood; and (5) The difficulties, if created by the applicant, do not preclude the granting of the variances. The variances granted are deemed the minimum necessary and adequate.

The Board further considered those criteria for a USE VARIANCE as set forth at Town Law section 267-b(2)(b)(1) thru (4) and has determined that the applicant has met the statutory burden in so far as is required to partially expand this non-conforming

use. The variance granted is the minimum necessary to address the hardship demonstrated by the applicant.

This activity is a Type II action requiring no determinations as set forth at 6 N.Y.C.R.R. 617.13(d)(8) (S.E.Q.R.).

DECISION

Request for a variation of Section 63-9 and 11 and Town Law Section 280A to permit the expansion of a non-conforming, pre-existing mixed use is granted with the necessary area variances as requested **WITH THE CONDITION** that the applicant be permitted one business on the entire site and signs be limited to one 40 sq. ft. wall mounted sign facing Route Six as approved by the A.R.B. in accordance with the CMRR guidelines.

DATED, MAHOPAC, N.Y.
ON JUNE 24, 19 98
FILED IN THE OFFICE OF THE TOWN CLERK
MAHOPAC, N.Y. ON JUNE 24, 19 98
SUBMITTED TO PUTNAM COUNTY DIVISION
OF PLANNING ON MARCH 12, 19 98
APPROVED BY PUTNAM COUNTY DIVISION
OF PLANNING ON JUNE 23, 19 98



WILLIAM D. SPAIN, JR., CHAIRMAN



MARGARET MOORE, CLERK

Request

ZBA

Town of Carmel
ZONING BOARD OF APPEALS

no

McALPIN AVENUE - MAHOPAC, NEW YORK 10541
APPLICATION FOR:

(845) 628 - 1500

VARIATION OF SECTION 63-9 & 11 INTERPRETATION OF SECTION
() VARIATION OF SECTION 280-A OTHER

1. NAME OF APPLICANT MR + MRS WILLIAM BINNS

2. MAILING ADDRESS 5 VESCHI LANE SOUTH, MAHOPAC, NY 10541

ZONING DISTRICT COMMERCIAL HOME TEL. 845-628-7592 BUSINESS TEL.

3. LOCATION OF SUBJECT PROPERTY 5 VESCHI LANE SOUTH TAX MAP # 75.20-2-1 & 75.20-2-2

4. STATE WHAT IS ON THE LOT (HOUSE, POOL, ETC.) TWO 2 STORY FRAME + MULTI USE STRUCTURES
~~EXISTING HOUSE~~ YR. PURCHASED 1972 & 1999

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Notary Public - State of New York
Number 4647160
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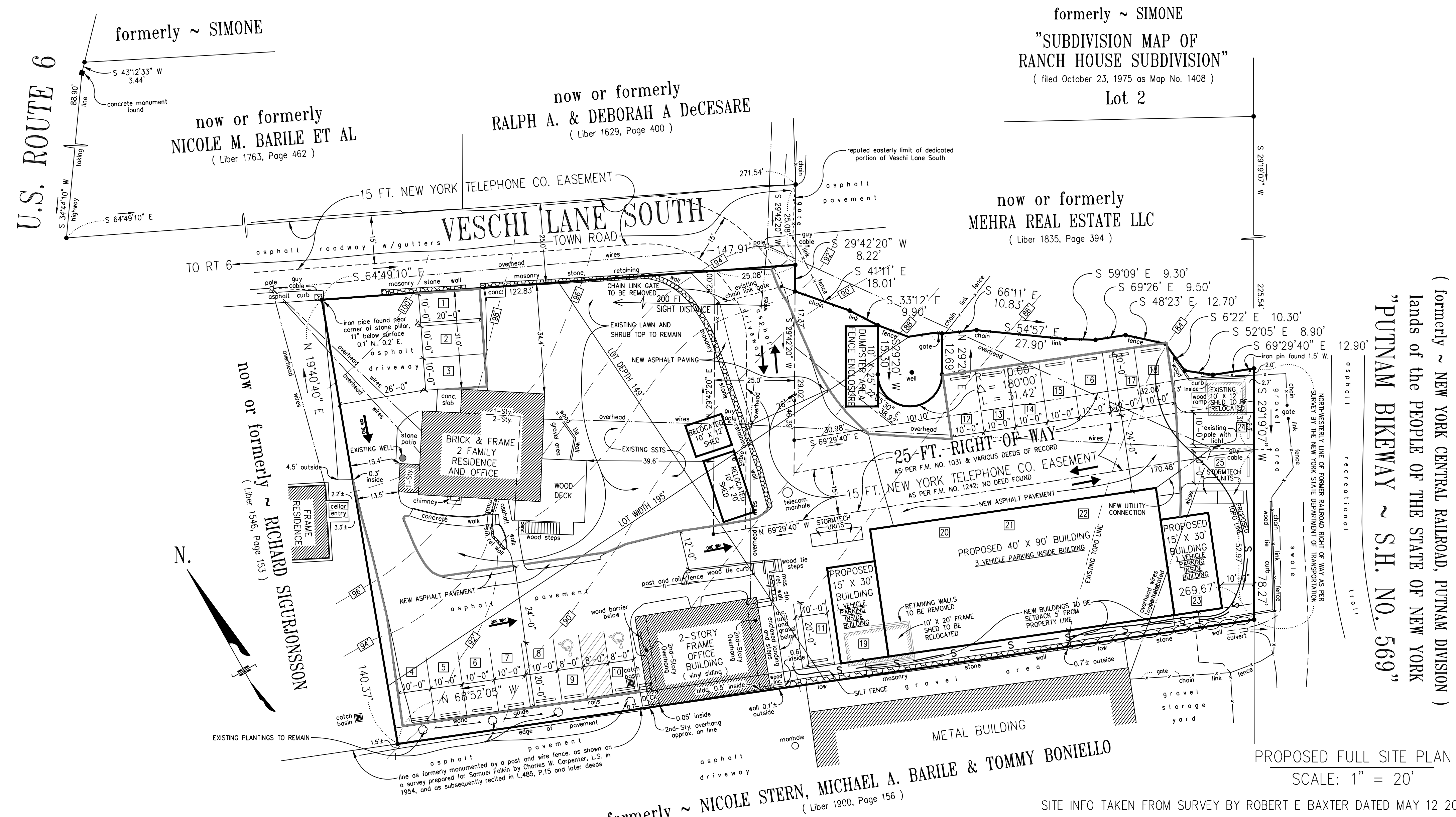
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WILLIAM D. SPAIN, JR., CHAIRMAN



MARGARET MOORE, CLERK



LEGEND

- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- PROPERTY LINES
- EASEMENT LINES
- TOPOGRAPHIC LINES
- PROPOSED TOPOGRAPHIC LINES
- ASPHALT CURB
- EXISTING ASPHALT CURB
- WOOD CURB
- SILT FENCE
- OVERHEAD WIRES
- CHAIN LINK FENCE

SEQUENCE OF CONSTRUCTION

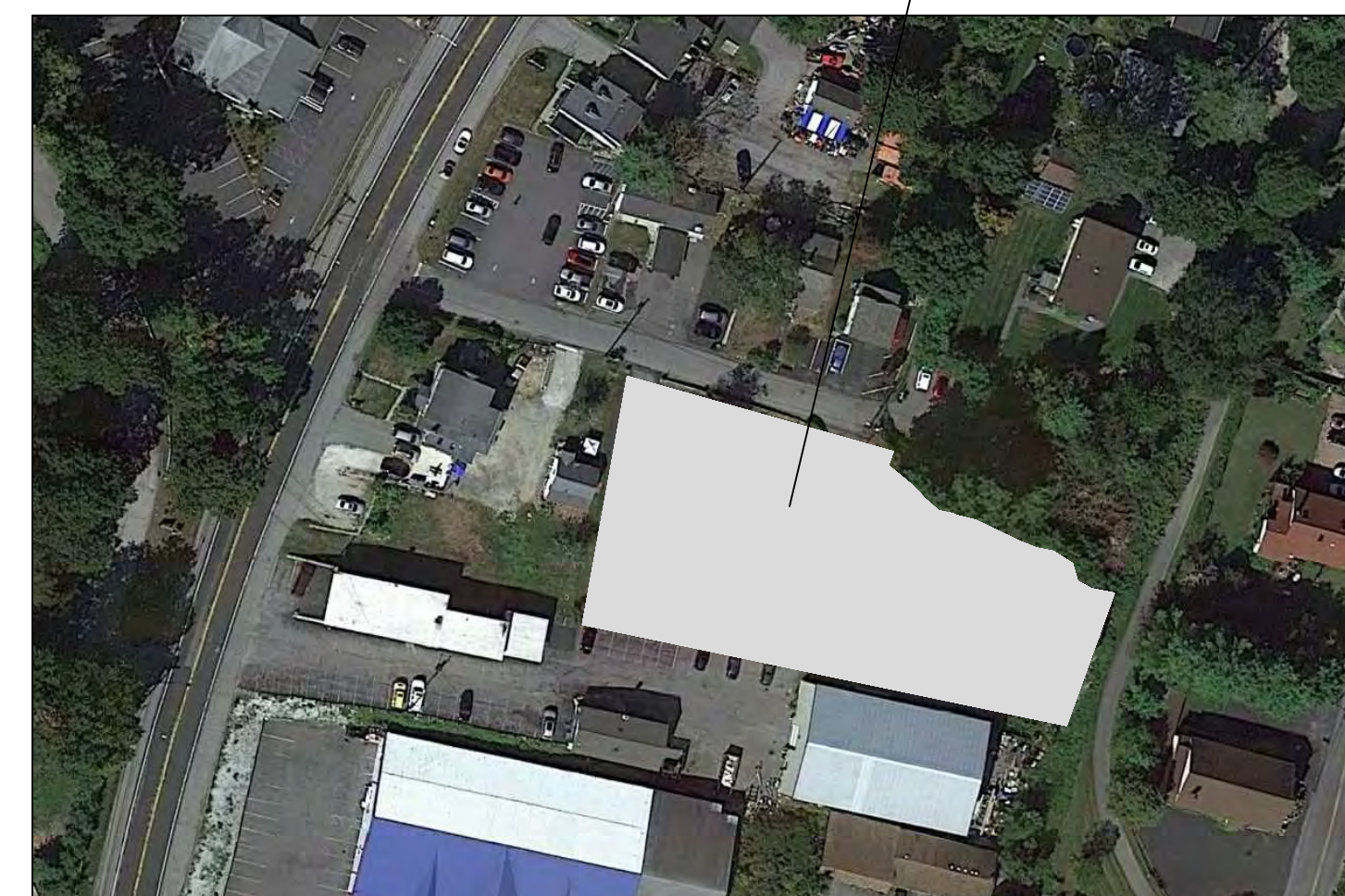
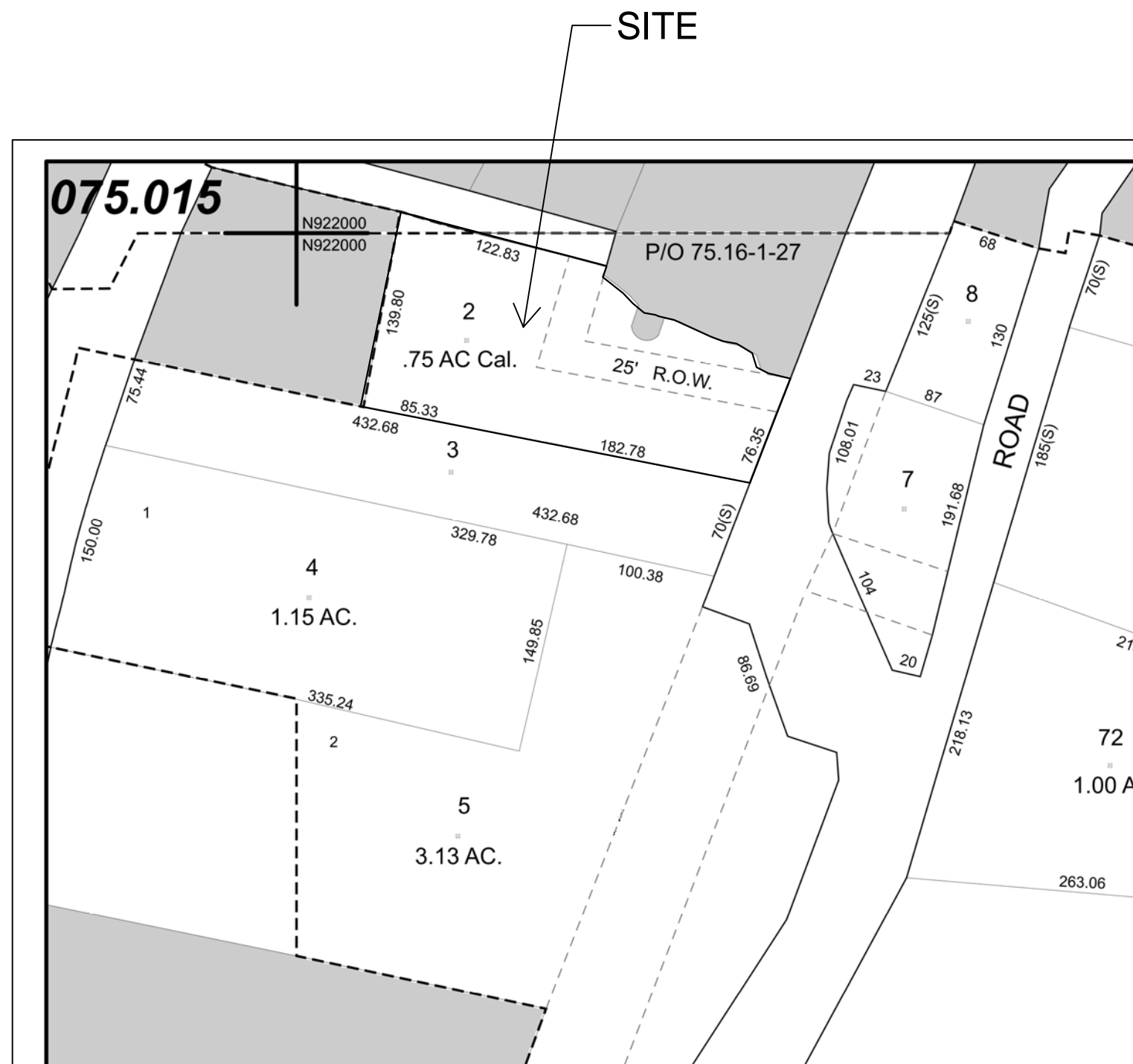
1. INSTALL SILT FENCE AS NOTED ON SITE PLAN.
2. CLEAR AREA FOR PROPOSED BUILDING AND PARKING LOT.
3. EXCAVATE FOR FOOTINGS AND FOUNDATION FOR PROPOSED BUILDING.
4. INSTALL CONCRETE FOUNDATION AND FOOTINGS FOR STORAGE BUILDING.
5. INSTALL GRAVEL BASE FOR PARKING LOT.
6. INSTALL ASPHALT PAVING & ASPHALT CURB.
7. INSTALL NEW STORAGE BUILDING.
8. INSTALL ELECTRIC SERVICE AND LIGHTING & OUTLETS AS PER PLAN.
9. CLEAN UP SITE AND REMOVE SILT FENCE.

NOTES

1. PROPOSAL IS FOR 1 STORAGE BUILDING TO BE USED BY THE OWNER FOR VEHICLES AND BEST CONTROL EQUIPMENT. NO HEATING OR AIR CONDITIONING OR ADDITIONAL SECURITY MEASURES PROPOSED.
2. NO EMPLOYEES, OWNER ONLY.
3. EXISTING LANDSCAPING TO REMAIN, NO NEW LANDSCAPING PROPOSED.
4. NO PROPOSED SIDEWALKS, MANHOLES OR GUIDE RAILS.
5. THE EXISTING 15' NEW YORK TELEPHONE EASEMENT HAS NO RESTRICTION ON PAVING WITHIN THE EASEMENT.
6. THE 25' R.O.W. IS NO LONGER IN USE SINCE THE BIKE PATH NOW BLOCKS THE R.O.W. THE ONLY PORTION OF VESCHI LANE SOUTH THAT IS IN USE IS SHOWN ON THE SITE PLAN AND HAS BEEN ACCEPTED AS A TOWN ROAD.
7. NO PUBLIC IMPROVEMENTS ARE PROPOSED. VESCHI LANE SOUTH IS A TOWN ROAD. THEREFORE, NO EASEMENTS ARE REQUIRED.
8. STORMWATER MAINTENANCE AGREEMENT WILL BE PROVIDED
9. THERE IS AN EXISTING SEPTIC SYSTEM AND WELL ON THE PROPERTY. THEY WILL NOT BE AFFECTED BY THE PROPOSED BUILDING SINCE NO PLUMBING IS BEING INSTALLED.

PROPERTIES WITHIN 500'

75.19-1-7 RICHARD SIGURJONSSON 246 BUCKSHOLLOW RD MAHOPAC, NY 10541	75.15-1-14 JOSEPH HART 10 VESCHI LANE N MAHOPAC, NY 10541	75.16-1-27 MEHRA REAL ESTATE LLC 10 VESCHI LANE S MAHOPAC, NY 10541
75.16-1-19 FIB PROPERTIES, LLC PO BOX 627 MAHOPAC, NY 10541	75.20-2-73 122 BUCKSHOLLOW LLC PO BOX 627 JEFFERSON VALLEY, NY 10535	75.15-1-9 E.S. FLUK PO BOX 388 MAHOPAC, NY 10541
75.20-2-71 VERDON NEW YORK INC PO BOX 2749 ADDISON, TX 75001	75.20-2-72 VERDON NEW YORK INC PO BOX 2749 ADDISON, TX 75001	75.15-1-13 ANTHONY M RUSH 14 VESCHI LANE N MAHOPAC, NY 10541
75.20-2-7 ITALIAN AMERICAN CLUB INC PO BOX 531 MAHOPAC, NY 10541	75.20-2-70 JLR HOLDING CORP 148 BUCKSHOLLOW RD MAHOPAC, NY 10541	75.20-2-8 ARJANA GEROUERA PO BOX 782 CROTON FALLS, NY 10519
75.20-2-69 RICHARD & BRIDGET GERVONE 251 BARRETT HILL RD MAHOPAC, NY 10541	75.16-1-1 GEORGE P SHAWNO 149 BUCKSHOLLOW RD MAHOPAC, NY 10541	75.16-1-61 RICHARD & BRIDGET GERVONE 251 BARRETT HILL RD MAHOPAC, NY 10541
75.16-1-2 JOHN BATTISTA 157 BUCKSHOLLOW RD PO BOX 773 MAHOPAC, NY 10541	75.16-1-3 JOHN BATTISTA 157 BUCKSHOLLOW RD PO BOX 773 MAHOPAC, NY 10541	75.16-1-8 CHARLES MARIN INC 187 SOUTH LANE R MAHOPAC, NY 10541
75.19-1-8 DAG ROUTE SIX, LLC PO BOX 636 MAHOPAC, NY 10541	75.20-2-5 DAG ROUTE SIX, LLC PO BOX 636 MAHOPAC, NY 10541	75.15-1-16 JOSEPH E SIMONE JR 3 HAZEN LN CARMEL, NY 10512
75.15-1-4 PATRICK J DELAMERE PO BOX 758 MAHOPAC, NY 10541	75.19-1-6 A-CLASS BUILDERS 888 RT 6 MAHOPAC, NY 10541	75.20-2-3 NICOLE STERN 888 RT 6 MAHOPAC, NY 10541
75.15-1-6 FISHER THOMAS INC 10 FOWLER AVE CARMEL, NY 10512	75.15-1-5 KATHLEEN F DELAMERE 8 FLOWERS LN MAHOPAC, NY 10541	75.15-1-5 KATHLEEN F DELAMERE 8 FLOWERS LN MAHOPAC, NY 10541
75.15-1-7 JUDGE HOLDINGS, LLC 422 RT 6 MAHOPAC, NY 10541	75.16-1-25 LILLIAN BARILE 888 ROUTE 6 MAHOPAC, NY 10541	75.16-1-24 JACQUE REALTY CORP. 421 RT 6 MAHOPAC, NY 10541
75.16-1-31 OF GROUP REALTY, LLC SCOTT NIGARD VICTOR DELGADO 430 RT 6 MAHOPAC, NY 10541	75.16-1-23 SCOTT NIGARD 427 ROUTE 6 MAHOPAC, NY 10541	75.16-1-22 SCOTT NIGARD 427 ROUTE 6 MAHOPAC, NY 10541
75.16-1-32 ERIC GRUBER 436 RT 6 MAHOPAC, NY 10541	75.16-1-21 THOMAS SIMONE 155 BUCKSHOLLOW RD MAHOPAC, NY 10541	75.16-1-20 THOMAS SIMONE 155 BUCKSHOLLOW RD MAHOPAC, NY 10541
75.20-2-2 BINNS FAMILY TRUST #1 5 VESCHI LANE S MAHOPAC, NY 10541	75.16-1-18 ACHILLES DOULPS 441 RT 6 MAHOPAC, NY 10541	75.16-1-28 BOHMIK FLIP 5 BATTISTA DR MAHOPAC, NY 10541
75.16-1-29 SANTA PORTINO 7 BATTISTA DR MAHOPAC, NY 10541	75.16-1-26 DEBORAH A DECESARE 20 STEWARTS FIELDS LN MAHOPAC, NY 10541	75.16-1-29 ANTHONY M KADLOCK 7 BATTISTA DR MAHOPAC, NY 10541
75.15-1-30 THOMAS SIMONE 155 BUCKSHOLLOW RD MAHOPAC, NY 10541	75.15-1-8 JOSEPH E SIMONE 7 VESCHI LANE N MAHOPAC, NY 10541	75.15-1-15 JOHN GRECCO 20 PROMISE ST KATONAH, NY 10536



Town of Carmel Zoning Requirements				
Basic Data:				
Owner: Binns Family Trust				
Address: 5 Veschi Lane South, Mahopac, NY 10541				
T.M. #: 75.20-2-2				
Zoning District: C				
Proposed Use: Proposed Storage Building – For Use By Owner’s Business Only – All County Pest Control				
Bulk Regulations:	Required/Allowable:	Existing/Proposed:	Variance Required:	
Lot Area:	40,000 SF	32,135 SF	7,865 SF	
Lot Width:	200 LF	195 FT	5 FT	
Lot Depth:	200 LF	149 FT	51 FT	
Parking:	2 PS / Apt 1 PS – 200 SF Office 1 PS- 1,000 SF Storage	4 PS 3,100/200 = 16ps 4,500/1,000 = 5ps Total: 25 PS – 25 PS provided	None	
Front Yard:	40 FT	31 FT	Pre-Exist.- Non-Conforming	
Side Yard: West	25 FT	13.5 FT	Pre-Exist.- Non-Conforming	
Side Yard: East	25 FT	10 FT	15 FT	
Rear Yard:	30 FT	0.05 FT Exist. Building 5 FT New Building	Pre-Exist.- Non- Conforming 25 FT	
Height:	35 FT	24 FT Proposed Building	None	
Area of Disturbance:	5,000 SF	4,050 SF	None	
Parking Surface:	Macadam	Macadam	None	
Lot Coverage:	30%	Existing: 8.27% (2,659 SF) Proposed: 22.28% (7159 SF)	None	
Area of Disturbance:	5,000 SF	8,628SF	None	

ARCHITECTURAL VISIONS, LLC
A GREENBERG DESIGN GROUP

2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
JOEL.GREENBERG@ARCH-VISIONS.COM

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

PROJECT-NEW STORAGE BUILDING FOR BINNS FAMILY TRUST

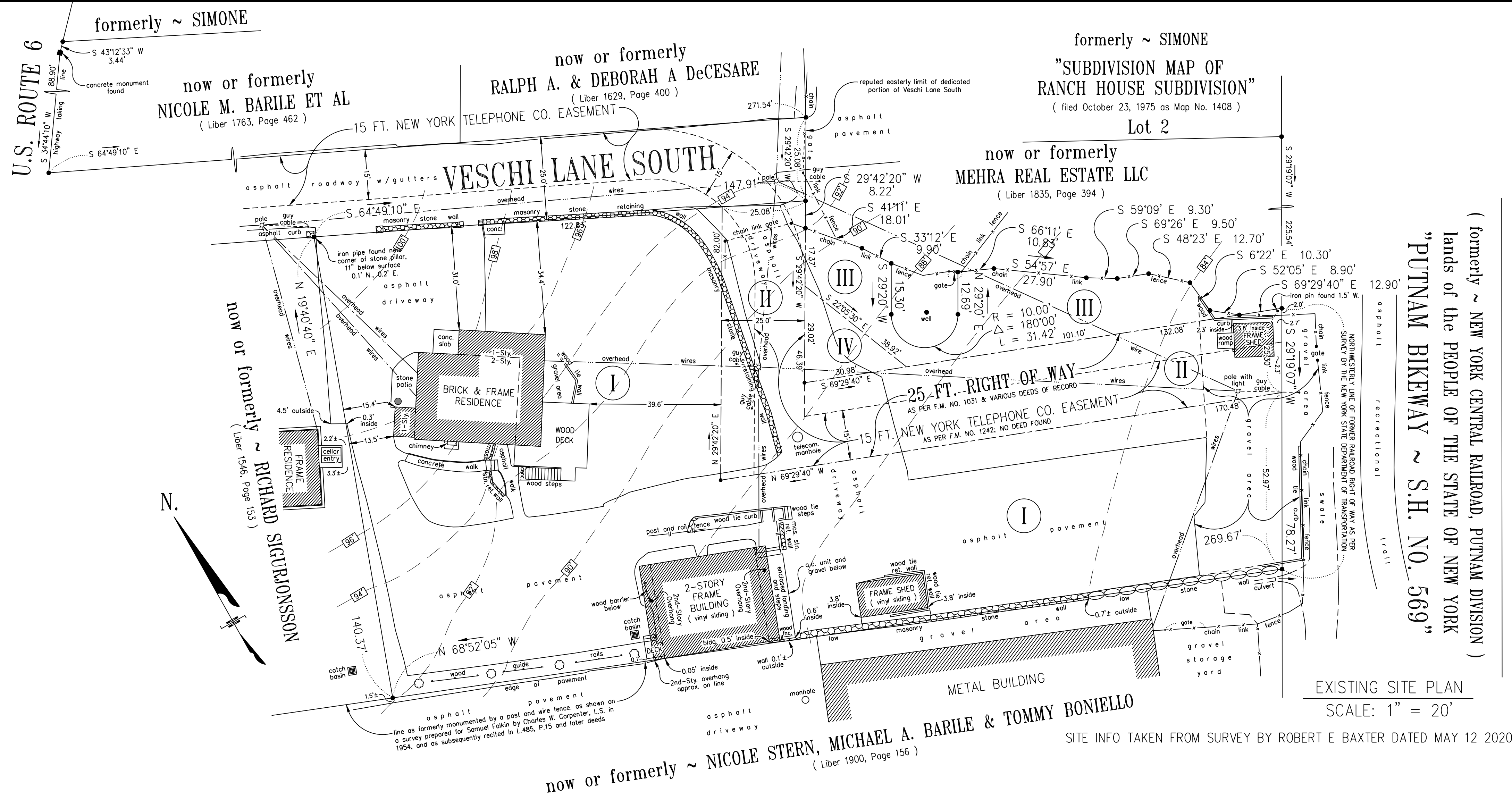
PROJECT ADDRESS: 5 VESCHI LANE SOUTH MAHOPAC, NY 10541
MAILING ADDRESS: SAME AS PROJECT ADDRESS
TAX MAP NO. 75.20-2-2

SITE PLAN

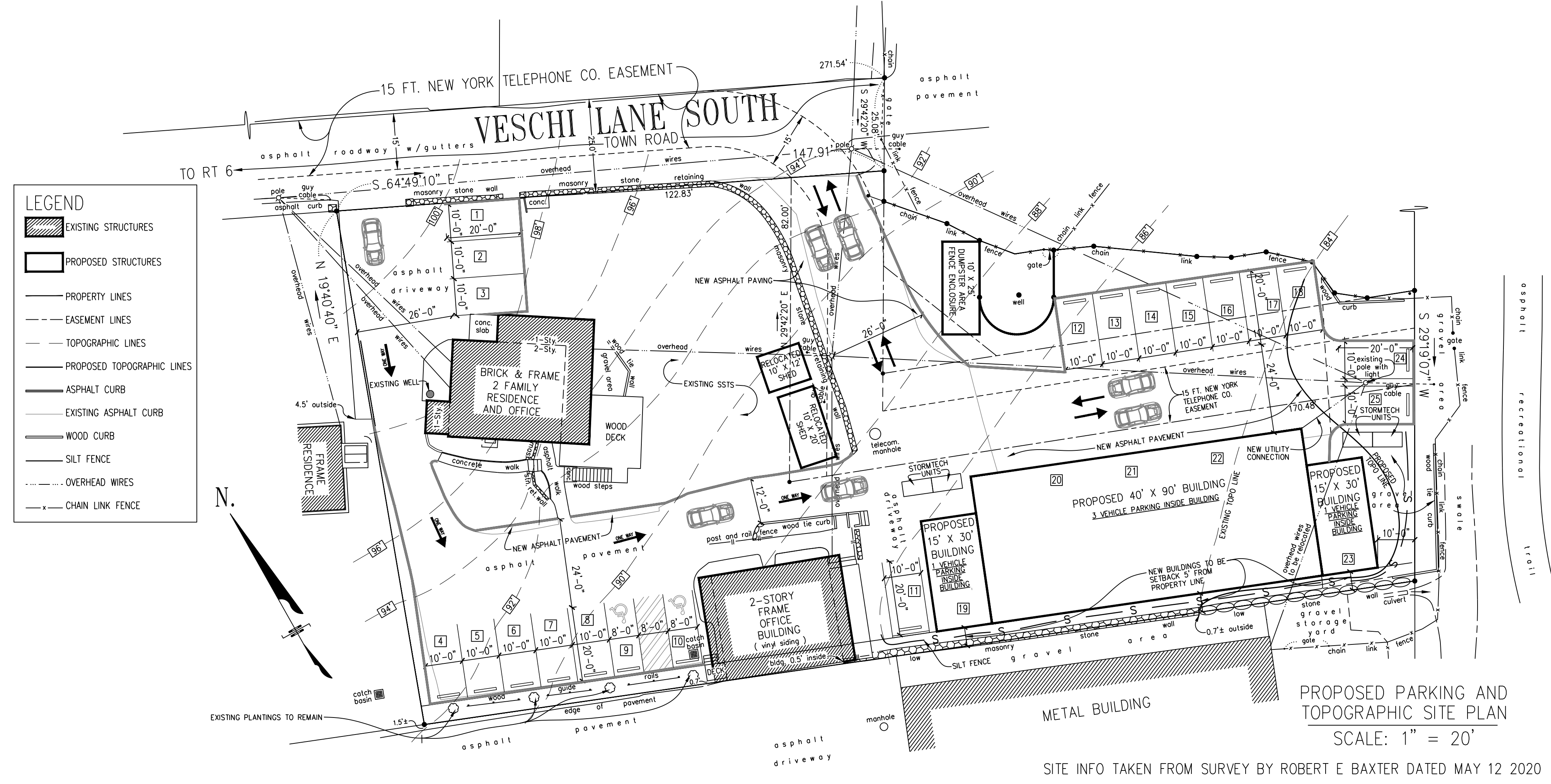
ISSUANCE	DATE
FOR REVIEW	01/14/2021
FOR REVIEW	01/29/2021
FOR REVIEW	02/09/2021
FOR REVIEW	02/23/2021
FOR REVIEW	03/09/2021
FOR REVIEW	03/24/2021
FOR REVIEW	04/07/2021
FOR REVIEW	04/21/2021

SCALE AS NOTED
DRAWN BY: CHKD BY: MCK
PROJECT NO. 01-21-020

S-100



(formerly ~ NEW YORK CENTRAL RAILROAD, PUTNAM DIVISION)
lands of the PEOPLE OF THE STATE OF NEW YORK
"PUTNAM BIKEWAY ~ S.H. NO. 569"



ARCHITECTURAL VISIONS
A GREENBERG DESIGN GROUP

2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
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P: 845-628-6613
F: 845-628-2807

PROJECT: BINNS, ED

PROJECT ADDRESS: 5 VESCHI LANE SOUTH MAHOPAC, NY 10541
MAILING ADDRESS: SAME AS PROJECT ADDRESS

TAX MAP NO. 75.202-2

EXISTING & PROPOSED SITE PLAN

ISSUANCE FOR REVIEW 08/13/2021

SCALE AS NOTED
DRAWN BY: CHKD BY: MCK/ JLG
PROJECT NO. 01-21-020

S-101

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THESE PLANS AND DOCUMENTS IN ANY WAY. PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DENIES ANY AND ALL RESPONSIBILITY FOR ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.

JOHN KARELL, JR., P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK, 12563
845-878-7894 FAX 845 878 4939
jack4911@yahoo.com

July 31, 2021

RESPONSE TO TOWN CONSULTANT COMMENTS ON SKETCH PLAN
Fante, 419 Union Valley Road, Carmel (T)
TM # 87.7-1-22

Attached please find plans and documents revised in accordance Town comments as follows:

Richard Franzetti, P.E., Town Engineer dated July 16, 2021

PRELIMINARY COMMENTS RELATIVE TO THE "SKETCH PLAN"

1. Subdivision plan will be provided later in the Preliminary Plan submission.
2. Frontage variance requirement noted.
3. Driveway maintenance noted and will be provided prior to Preliminary approval.
4. Colorized steep slope plan provided.
5. Note added.
6. Open space reservation will be discussed with the Board prior to Preliminary approval.

GENERAL COMMENTS

- Noted on all identified referrals, except that it is believed that referrals to the DEC and DEP are not required.
- Noted on all identified permits, except that DEP permitting is not required since the area of disturbance does not exceed one acre, nor is DEP permitting required for the septic system and ECB permitting is not required since no disturbance is proposed within 100 feet of any Town regulated wetland.
- Total area of disturbance was identified on the previously submitted plan by a "limit of disturbance line" and surveyed calculation of the area of disturbance at 23,800 square feet.
- No public improvements are proposed at this time. Should public improvements be proposed during the Preliminary Plat review and approval an appropriate bond will be posted.
- Should stormwater bonding be required, during the Preliminary Plat review and approval an appropriate bond will be posted.

Pat Cleary, dated July 28th, 2021

1. Subdivision configuration – noted that variance required.
2. Subdivision zoning – noted variance required.
3. The owner wishes to locate the house in the location shown to have a view of the pond and to take advantage of the slope for a walkout basement. Actual disturbance of the slope will be minimum.

The well and septic are located in accordance with PCHD requirements. HD approval will be obtained prior to final approval.

Total area of disturbance was identified on the previously submitted plan by a "limit of disturbance line" and surveyed calculation of the area of disturbance at 23,800 square feet.

Trees in the area of disturbance are minimal. A waiver of a tree survey is requested.

4. Easements will be provided during the preparation of the Preliminary Plan
5. There are no wetlands or watercourses along the west side of the pond. A 100 foot setback from the pond is shown on the previously submitted plan. The nearest proposed disturbance is 200 feet from the pond.

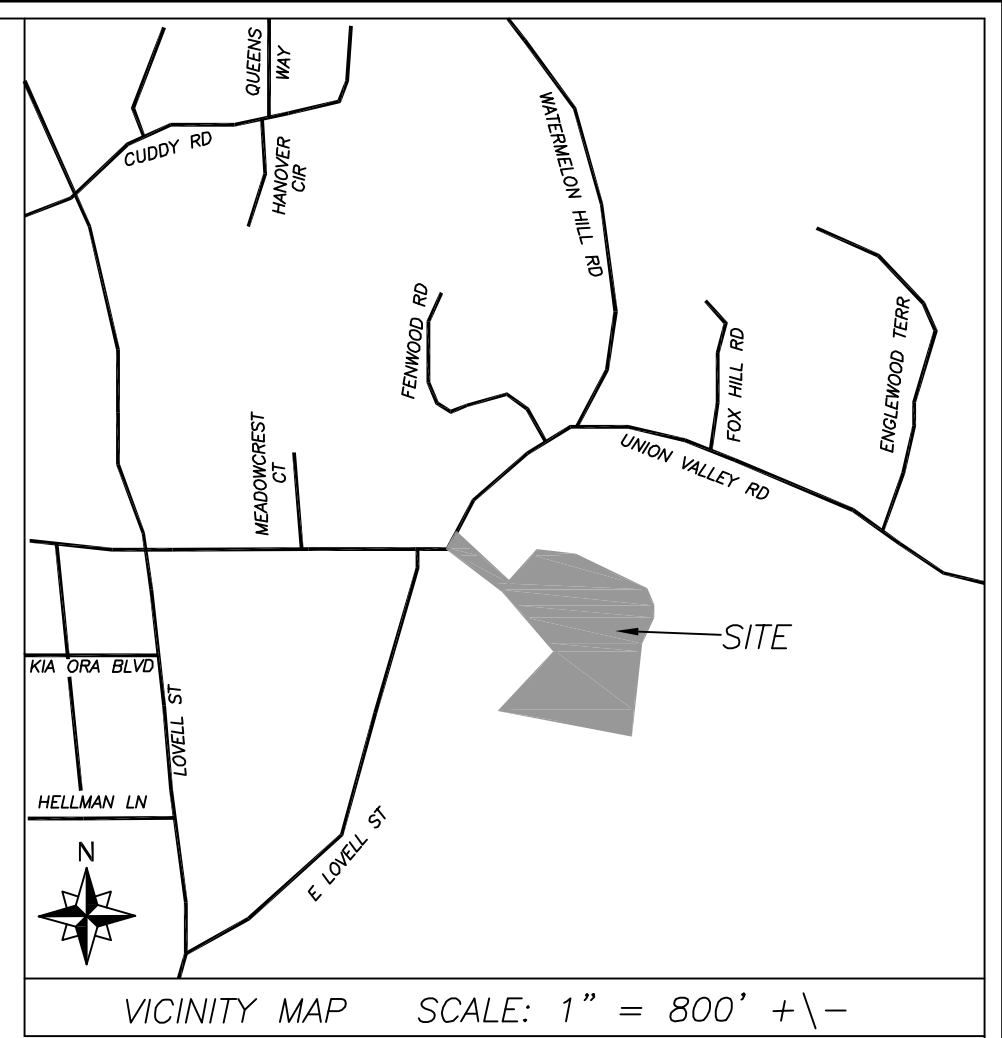
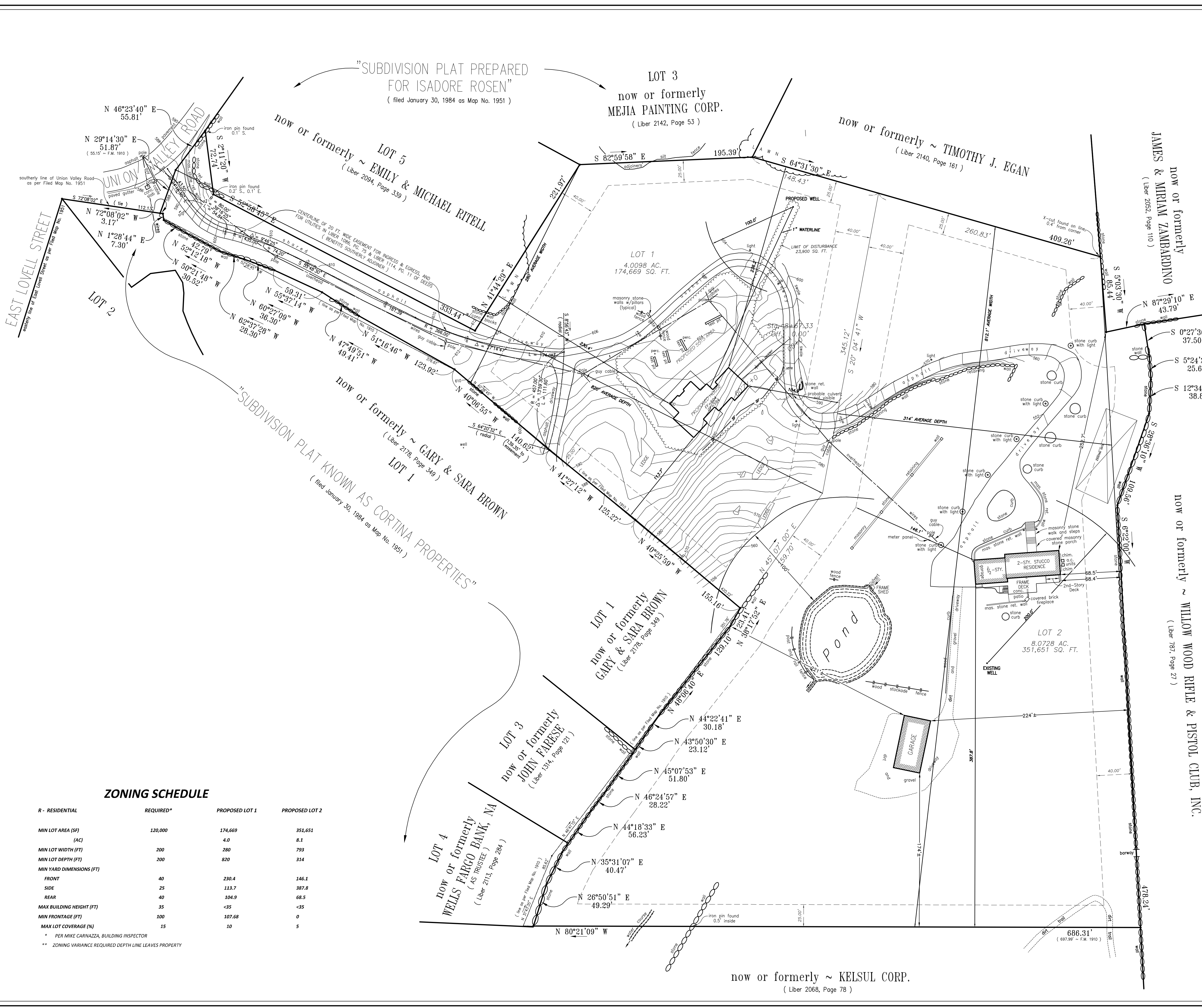
Michael Carnazza, Building Inspector dated July 27, 2021

1. Noted on the 280 A variance for frontage
2. Easements will be provided during preparation of the Preliminary Plan.
3. Setbacks corrected.
4. Lot depth has been revised in accordance with discussions with Mr. Carnazza.
5. Noted on the variance for lot depth.

Very truly yours,



John Karell, Jr., P.E.



ADJOINING OWNERS WITHIN 500'

87.6-2-44 George F Heinz 15 East Lovell St Mahopac, NY 10541	87.6-2-27 John Faresse 16 East Lovell St Mahopac, NY 10541	76.18-2-47 Steven Donatone 17 Fenwood Rd Mahopac, NY 10541
87.6-2-28 Wells Fargo Bank Nat'l Assoc 1661 Worthington Rd Ste 100 West Palm Beach, FL 33409	76.18-2-48 Elvis Aponte 23 Fenwood Rd Mahopac, NY 10541	87.6-2-39 Justin Kehoe 26 E. Lovell St Mahopac, NY 10541
76.18-2-49 Micha Sprague 29 Fenwood Rd Mahopac, NY 10541	87.6-2-30 Muriel Wines 30 East Lovell St Mahopac, NY 10541	87.6-2-31 Carlos Rondon 36 East Lovell St Mahopac, NY 10541
87.6-2-26 James T Coyle 4 East Lovell St Mahopac, NY 10512	87.6-2-46 Filomena Martin 401 Union Valley Rd Mahopac, NY 10541	87.6-2-22 Lisa K Rapuno 402 Union Valley Rd Mahopac, NY 10541
87.6-2-45 Joseph N Bilotta 407 Union Valley Rd Mahopac, NY 10541	87.6-2-23 James Meyer 24 Highland View Rd Mahopac, NY 10541	87.7-1-23 Gary Brown 417 Union Valley Rd Mahopac, NY 10541
87.7-1-22 Frank Fante PO BOX 102 Mahopac, NY 10541	87.6-2-32 Alberto Sosa 42 East Lovell St Mahopac, NY 10541	87.6-2-24 Camillo Zicca 422 Union Valley Rd Mahopac, NY 10541
87.7-1-21 Michael S Ritell 425 Union Valley Rd Mahopac, NY 10541	87.6-2-25 Debra Houck 431 Union Valley Rd Mahopac, NY 10541	87.7-1-20 Eileen A DeMayo 431 Union Valley Rd Mahopac, NY 10541
76.18-2-45 Daniel McGinn 432 Union Valley Rd Mahopac, NY 10541	87.7-1-19 Mejia Painting Corp. 11 Ridgeway Ave North Salem, NY 10560	76.18-2-46 Joseph Torino 440 Union Valley Rd Mahopac, NY 10541
76.19-1-76 Cary M Grazer 445 Union Valley Rd Mahopac, NY 10541	87.7-1-24 Ketail Corp 1524 Broad St North Bellmore, NY 11710	76.19-1-75 William Weaver 459 Union Valley Rd Mahopac, NY 10541
87.7-1-18 Timothy J Egan 463 Union Valley Rd Mahopac, NY 10541	87.7-1-17 Robert P J Barry II 465 Union Valley Rd Mahopac, NY 10541	76.19-1-74 James Talbert 473 Union Valley Rd Mahopac, NY 10541
87.7-1-16 James Zambardino 481 Union Valley Rd Mahopac, NY 10541	87.7-1-15 Tamika W Ruffin 485 Union Valley Rd Mahopac, NY 10541	87.7-1-14 Ernest Martindelli 491 Union Valley Rd Mahopac, NY 10541
76.19-1-1 John L Cipollone 5 Fenwood Rd Mahopac, NY 10541	87.7-1-12 Patricia Perez 507 Union Valley Rd Mahopac, NY 10541	87.7-1-7 Willow Wood Rifle & Pistol Club PO BOX 181 Lincolndale, NY 105400181

ZONING SCHEDULE

R - RESIDENTIAL	REQUIRED*	PROPOSED LOT 1	PROPOSED LOT 2
MIN LOT AREA (SF)	120,000	174,669	351,651
(AC)		4.0	8.1
MIN LOT WIDTH (FT)	200	280	793
MIN LOT DEPTH (FT)	200	820	314
MIN YARD DIMENSIONS (FT)			
FRONT	40	230.4	146.1
SIDE	25	113.7	387.8
REAR	40	104.9	68.5
MAX BUILDING HEIGHT (FT)	35	<35	<35
MIN FRONTAGE (FT)	100	107.68	0
MAX LOT COVERAGE (%)	15	10	5

* PER MIKE CARNAZZA, BUILDING INSPECTOR
** ZONING VARIANCE REQUIRED DEPTH LINE LEAVES PROPERTY

SURVEY AND TOPOGRAPHIC INFORMATION BASE ON SURVEY PREPARED BY BAXTER LAND SURVEYING, P.C., PREPARED FOR FRANK & ANTONIETTA FANTE ON JANUARY 29, 2021.

ALTERATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL. ANY ALTERATION BY A P.E. OR ARCHITECT OR SURVEYOR MUST BE INDICATED AND BEAR HIS SEAL SIGNATURE AND DATE OF ALTERATION.

No.	DATE	TOWN COMMENTS
1	7-30-21	

JOHN KARELL, JR. P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK 12563

OWNER: TWO LOT SUBDIVISION
FRANK & ANTONIETTA FANTE
419 UNION VALLEY ROAD
CARMEL (T)

SCALE: 1" = 50'

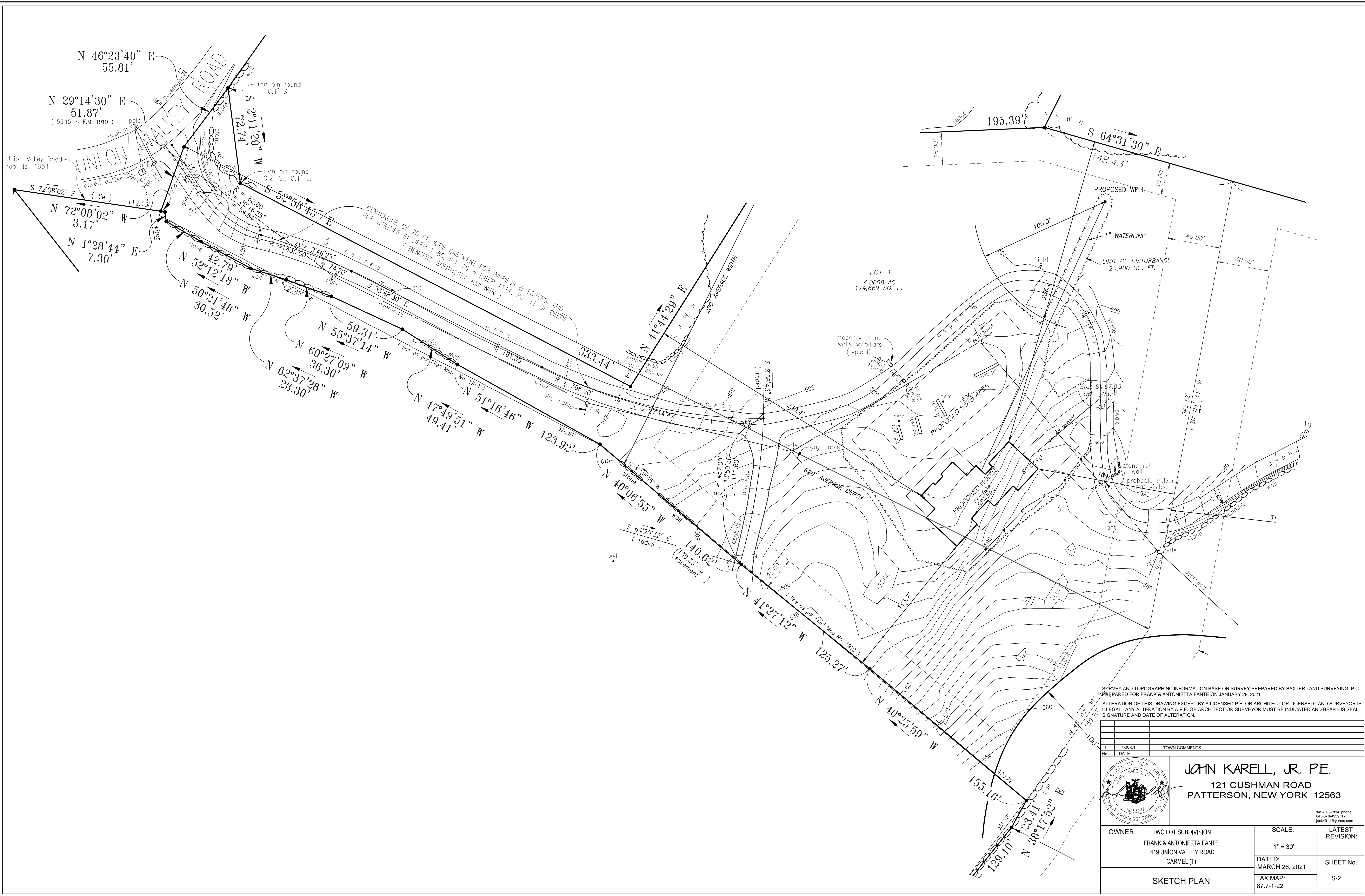
DATED: MARCH 26, 2021

TAX MAP: 87.7-1-22

LATEST REVISION:

SHEET No. S-1

845-878-7804 phone
845-878-4939 fax
jack@karell.com



SURVEY AND TOPOGRAPHIC INFORMATION BASE ON SURVEY PREPARED BY BAXTER LAND SURVEYING, P.C., PREPARED FOR FRANK & ANTONIETTA FANTE ON JANUARY 29, 2021

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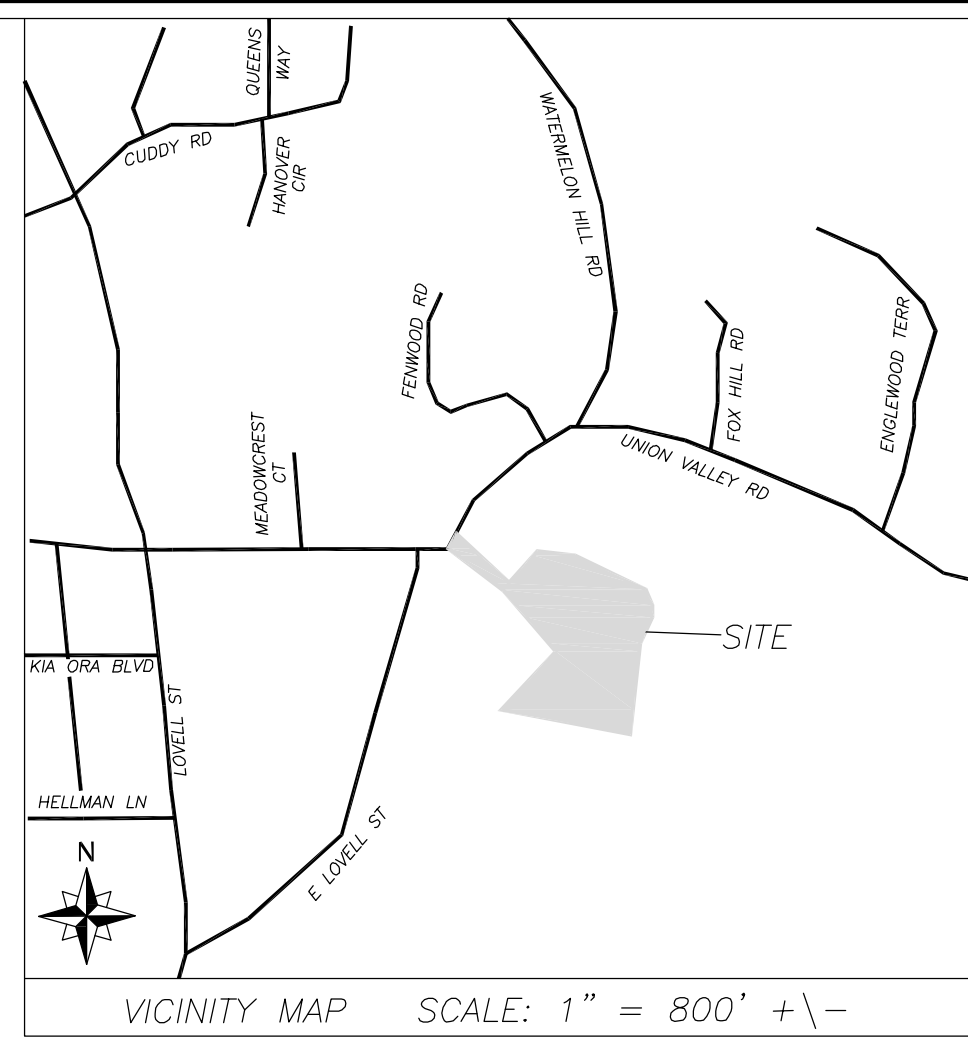
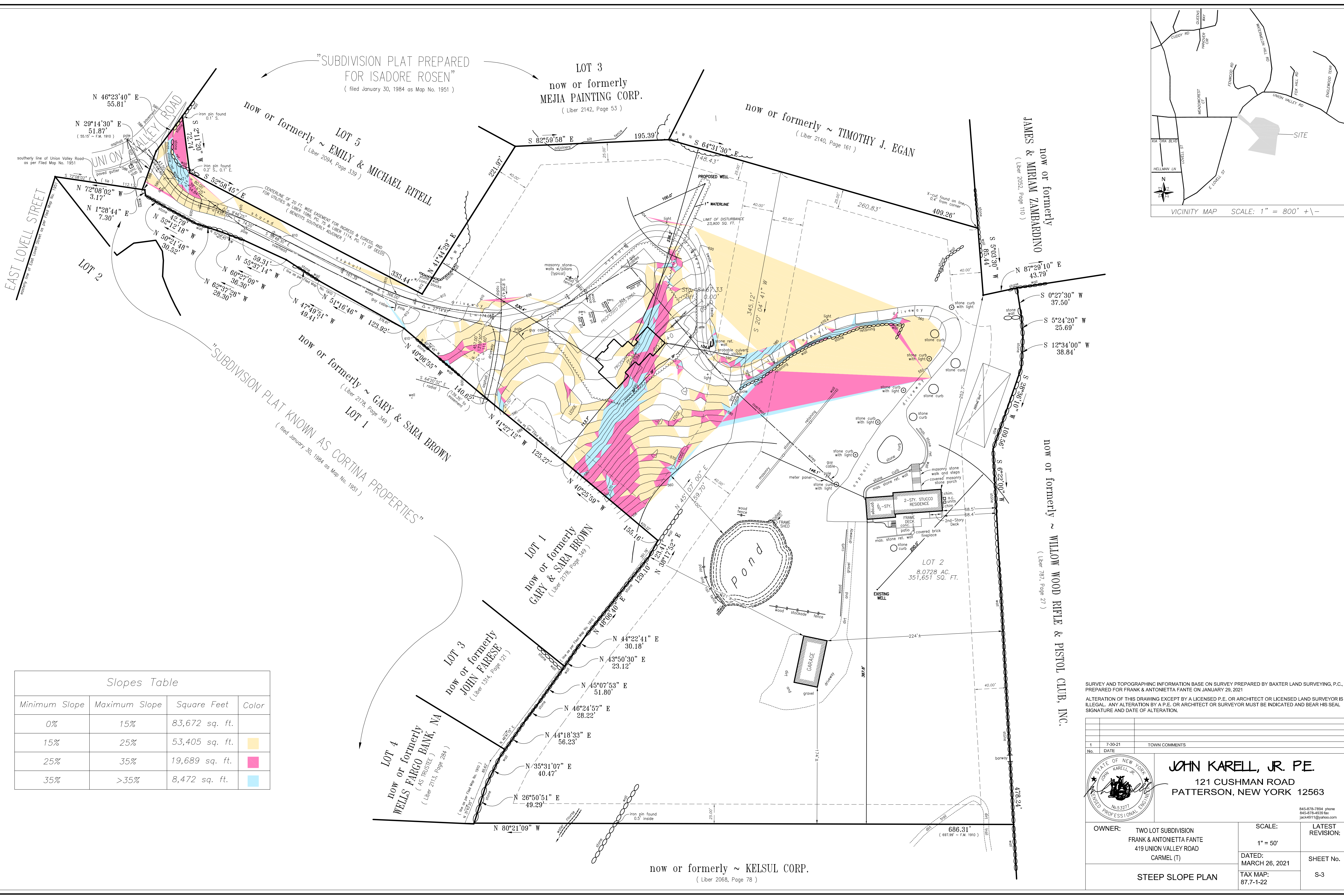
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OWNER: TWO LOT SUBDIVISION FRANK & ANTONIETTA FANTE 419 UNION VALLEY ROAD CARMEL (T)	SCALE: 1" = 30'	LATEST REVISION:
	DATED: MARCH 26, 2021	SHEET No. S-2
SKETCH PLAN		TAX MAP: 87.7-1-22



"SUBDIVISION PLAT PREPARED FOR ISADORE ROSEN"
(filed January 30, 1984 as Map No. 1951)

LOT 5
now or formerly ~ EMILY & MICHAEL RITELL
(Liber 2094, Page 339)

LOT 3
now or formerly MEJIA PAINTING CORP.
(Liber 2142, Page 53)

now or formerly ~ TIMOTHY J. EGAN
(Liber 2140, Page 161)

now or formerly JAMES & MIRIAM ZAMBARDINO
(Liber 2052, Page 110)

"SUBDIVISION PLAT KNOWN AS CORTINA PROPERTIES"
LOT 1
now or formerly ~ GARY & SARA BROWN
(Liber 2176, Page 349)

LOT 1
now or formerly GARY & SARA BROWN
(Liber 2178, Page 349)

LOT 3
now or formerly JOHN FARHSE
(Liber 1314, Page 121)

LOT 4
now or formerly WELLS FARGO BANK, NA
(Liber 2113, Page 284)

now or formerly ~ KELSUL CORP.
(Liber 2068, Page 78)

now or formerly ~ WILLOW WOOD RIFLE & PISTOL CLUB, INC.
(Liber 781, Page 27)

Slopes Table

Minimum Slope	Maximum Slope	Square Feet	Color
0%	15%	83,672 sq. ft.	
15%	25%	53,405 sq. ft.	
25%	35%	19,689 sq. ft.	
35%	>35%	8,472 sq. ft.	

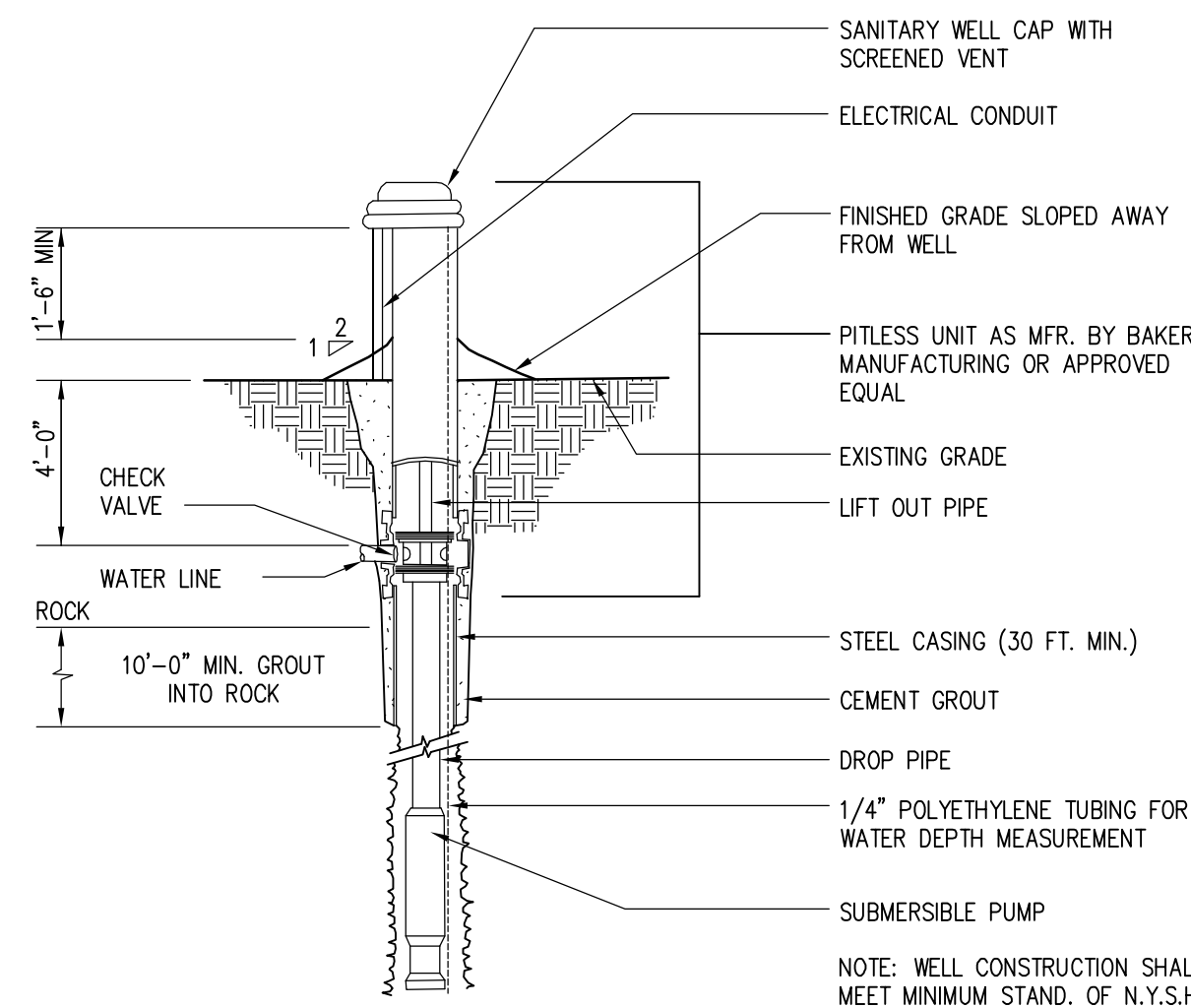
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1	7-30-21	TOWN COMMENTS
No.	DATE	

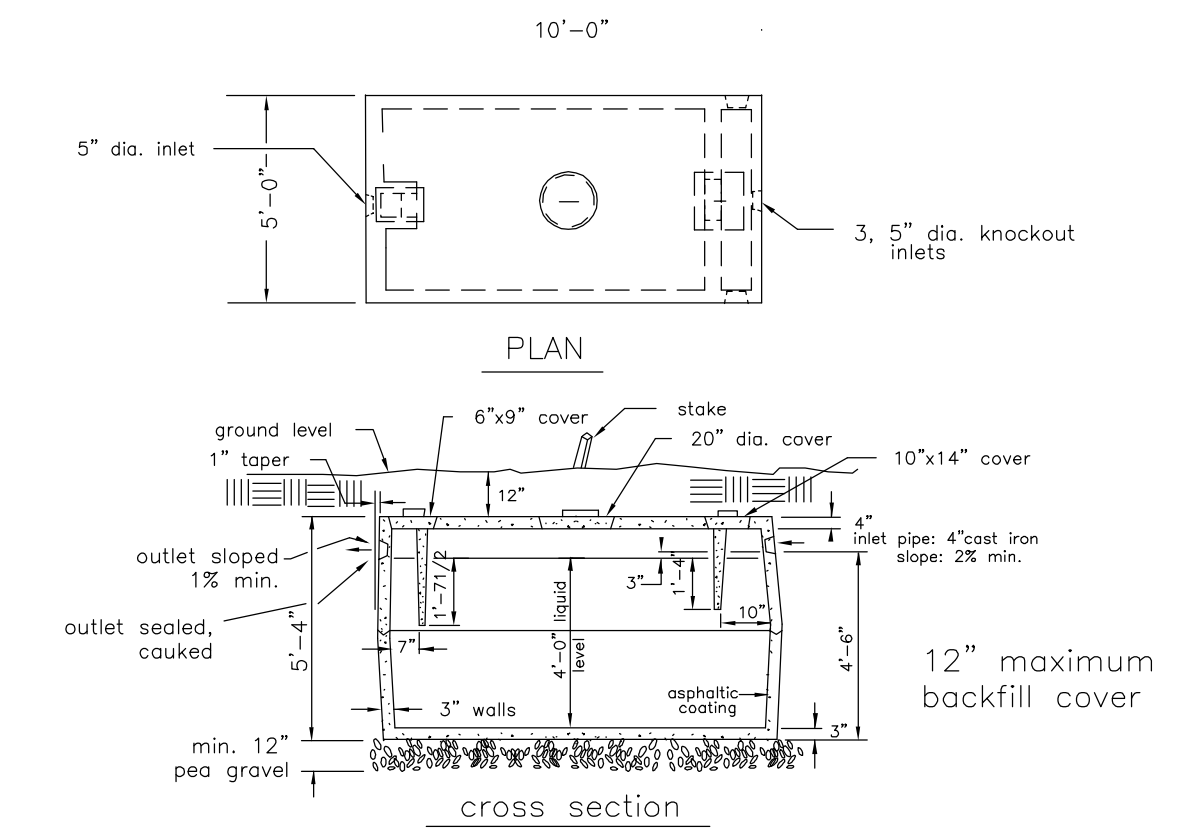
JOHN KARELL, JR. P.E.
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845-878-7804 phone
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jack@jkr11@yahoo.com

OWNER: TWO LOT SUBDIVISION FRANK & ANTONIETTA FANTE 419 UNION VALLEY ROAD CARMEL (T)	SCALE: 1" = 50'	LATEST REVISION: SHEET No. S-3
DATED: MARCH 26, 2021	TAX MAP: 87.7-1-22	

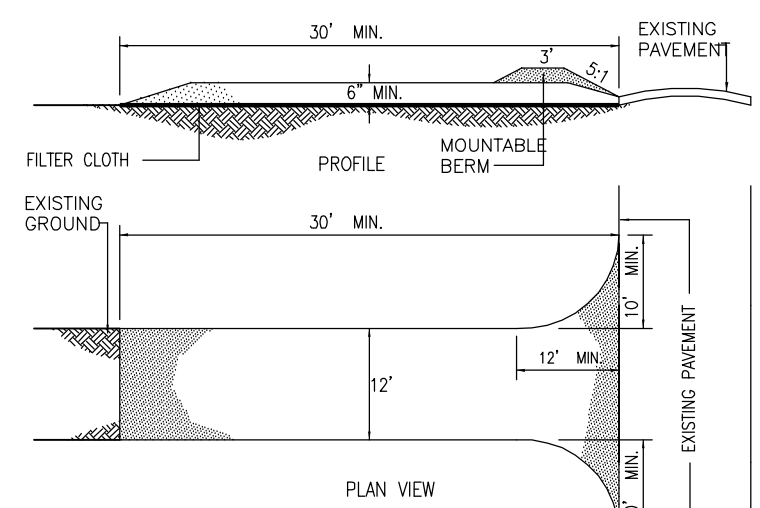


TYPICAL WELL DETAIL
N.T.S.



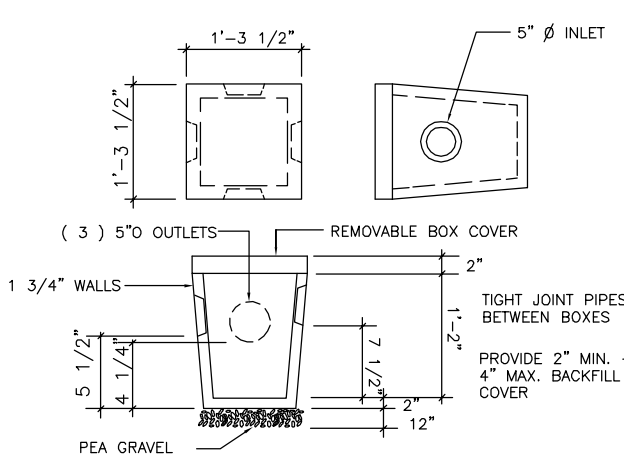
SEPTIC TANK DETAIL 1250 GAL.
N.T.S.

NOTES:
IF THE DIMENSIONS OF THE SEPTIC TANK CHANGE, THE SEPTIC TANK INSTALLED MUST BE A DUAL COMPARTMENT SEPTIC TANK.
MIN. FILL COVER IS 6" - 12" MAX. FILL COVER IS 24" AND IF FILL COVER IS GREATER THAN 24" MANHOLE RISERS TO GRADE MUST BE INSTALLED

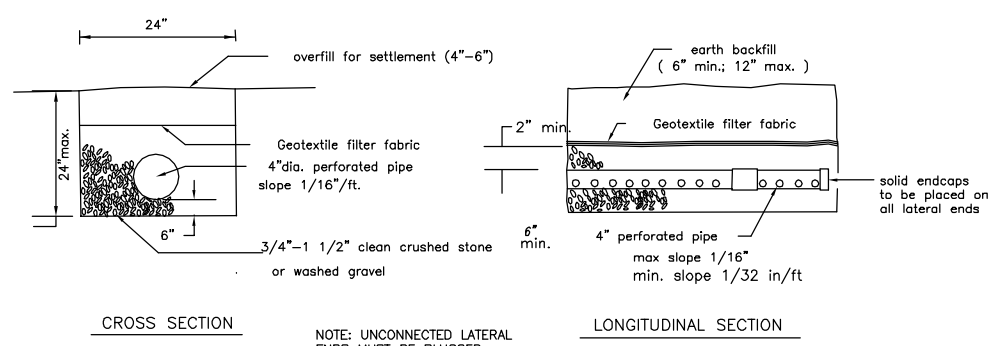


- CONSTRUCTION SPECIFICATIONS:
- STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 30 FEET.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - TWELVE (12) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - WIRING - 700K, OR APPROVED EQUAL.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

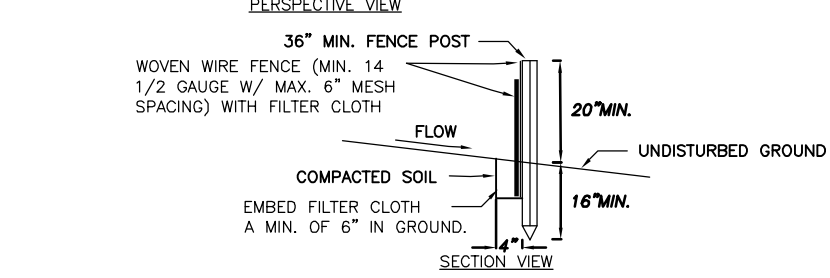
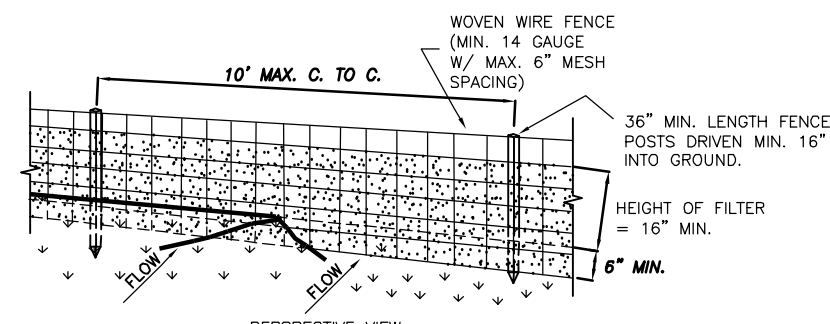
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



JUNCTION BOX DETAIL
N.T.S.

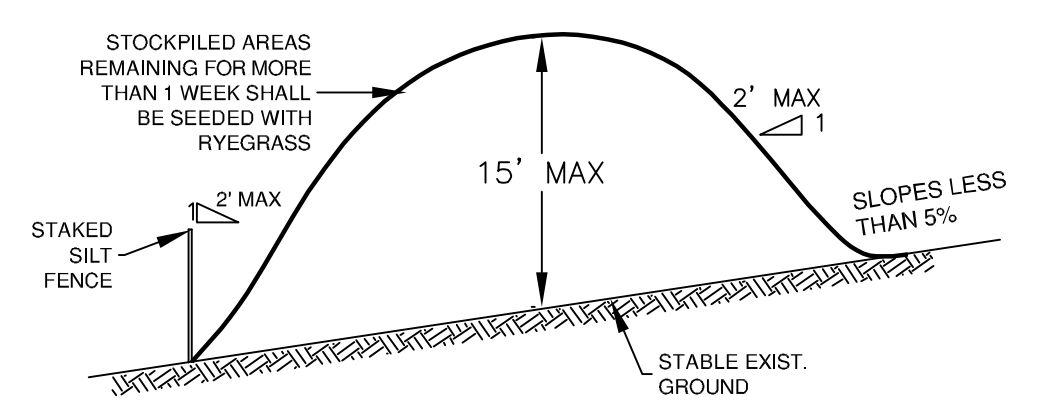


TYPICAL ABSORPTION TRENCH DETAIL
N.T.S. PIPE TO BE: HDPE SDR 38 ASTM 5810



- CONSTRUCTION SPECIFICATIONS
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 1" OR 1 1/2" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE 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 OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MESH 1000, STABILINKA 1100N, 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.

SILT FENCE



TYPICAL SOIL STOCKPILE DETAIL
N. T. S.

- SOIL EROSION AND SEDIMENT CONTROL NOTES**
- ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE STALLED IN ACCORDANCE WITH THE NEW YORK GUIDELINES FOR EROSION AND SEDIMENT CONTROL (2005), AS PUBLISHED BY THE NEW YORK STATE SOIL AND WATER CONSERVATION SOCIETY AND RECOMMENDED BY THE U.S. DEPARTMENT OF AGRICULTURE - SOIL CONSERVATION SERVICE. (REFERRED TO IN REMAINING TEXT AS "THE NEW YORK GUIDELINES").
 - ANY DISTURBED AREA THAT WILL BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEED AND MULCHED WITHIN 14 DAYS OF THE LAST DISTURBANCE WITH TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS SHALL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL. THE SEEDING SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK GUIDELINES, AS FOLLOWS:
 - SEED: ANNUAL RYE GRASS APPLIED AT A RATE OF 30 LBS/ACRE OTHER SELECT MIXTURE AS DESCRIBED IN THE NEW YORK GUIDELINES.
 - IF: SPRING, SUMMER OR EARLY FALL SEED WITH RYE GRASS (ANNUAL OR PERENNIAL) AT 30 LBS PER ACRE IF: LATE FALL OR EARLY WINTER SEED WITH CERTIFIED "ARJOSTOUM" WINTER RYE, AT 100 LBS (CEREAL RYE) PER ACRE.
 - MULCH: OLD HAY OR SMALL GRAIN STRAW APPLIED AT A RATE OF NINETY (90) POUNDS PER ONE THOUSAND SQUARE FT. OR TWO TONS PER ACRE. TO BE APPLIED AND ANCHORED ACCORDING TO THE NEW YORK GUIDELINES. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL (NYLON WEB OR MESH) MAY BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - IN AREAS OF SLOPES STEEPER THAN ONE ON TWO, JUTE MATTING SHALL BE USED TO STABILIZED SEEDED AND / OR PLANTED AREAS. JUTE MATTING SHALL BE INSTALLED AND ANCHORED IN ACCORDANCE WITH THE NEW YORK GUIDELINES.
 - ANY GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL, WITHIN FIVE (5) DAYS AFTER FINAL GRADING, RECEIVE PERMANENT VEGETATIVE COVER IN COMBINATION WITH A SUITABLE MULCH AS FOLLOWS:
 - STEEP SLOPES OR EROSION SLOPES GREATER THAN 2:1 (H:V) REFER TO PERMANENT CRITICAL AREA PLANTING NOTES.
 - RECREATIONAL AREAS AND LAWN REFER TO RECREATIONAL AREA IMPROVEMENT NOTES.
 - SLOPES STEEPER THAN ONE ON THREE SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
 - PAVED ROADWAYS SHALL BE KEPT CLEAR AT ALL TIMES.
 - THE SITE SHALL AT ALL TIMES BE GRADE AND MAINTAIN SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES. EXCEPT FOR MINOR PERIMETER EMBANKMENT AREAS, ALL GRADE AREA SHALL BE DIRECTED THROUGH ONE OF THE SEDIMENTS BARRIERS. DIVERSION SWALES MAY BE USED TO DIRECT DRAINAGE RUNOFF UNTIL PERMANENT STORM DRAINAGE SYSTEM IS IN PLACE.
 - DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS.
 - STOCKPILES SHALL NOT BE LOCATED WITHIN FIFTY FEET (50') OF ROADWAYS OR DRAINAGE FACILITIES. THE BASE OF ALL STOCKPILES SHALL BE PROTECTED BY A SILT FENCE, HAY BALES BARRIERS OR A COMBINATION OF BOTH.
 - SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR ON A DAILY BASIS TO ENSURE THAT TEMPORARY AND PERMANENT DITCHES, PIPES AND STRUCTURES ARE CLEAR OF DEBRIS, THAT EMBANKMENTS AND BERMS ARE NOT BREACHED, AND THAT ALL BARRIERS ARE INTACT.
 - MANDATORY STORMWATER INSPECTIONS SHALL BE PERFORMED WEEKLY AND WITHIN 24 HOURS OF ANY PRECIPITATION EVENT PRODUCING MORE THAN 1/2" OF PRECIPITATION OVER AND 24 HOUR PERIOD. INSPECTIONS ARE PERFORMED BY A LICENSED CERTIFIED PROFESSIONAL.
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE SITE WORK BY THE OWNER. UPON CERTIFICATION OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME RESPONSIBILITY FOR THE CONTINUED MAINTENANCE OR PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
 - ALL DRAINAGE OUTLETS AND INLETS SHALL BE LINED WITH RIP-RAP AS SPECIFIED ON THE PLANS AND/OR PER ENGINEER.
 - THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR IMPLEMENTATION OF ALL EROSION AND SEDIMENT CONTROL MEASURES.

SURVEY AND TOPOGRAPHIC INFORMATION BASE ON SURVEY PREPARED BY BAXTER LAND SURVEYING, P.C., PREPARED FOR FRANK & ANTONIETTA FANTE ON JANUARY 29, 2021

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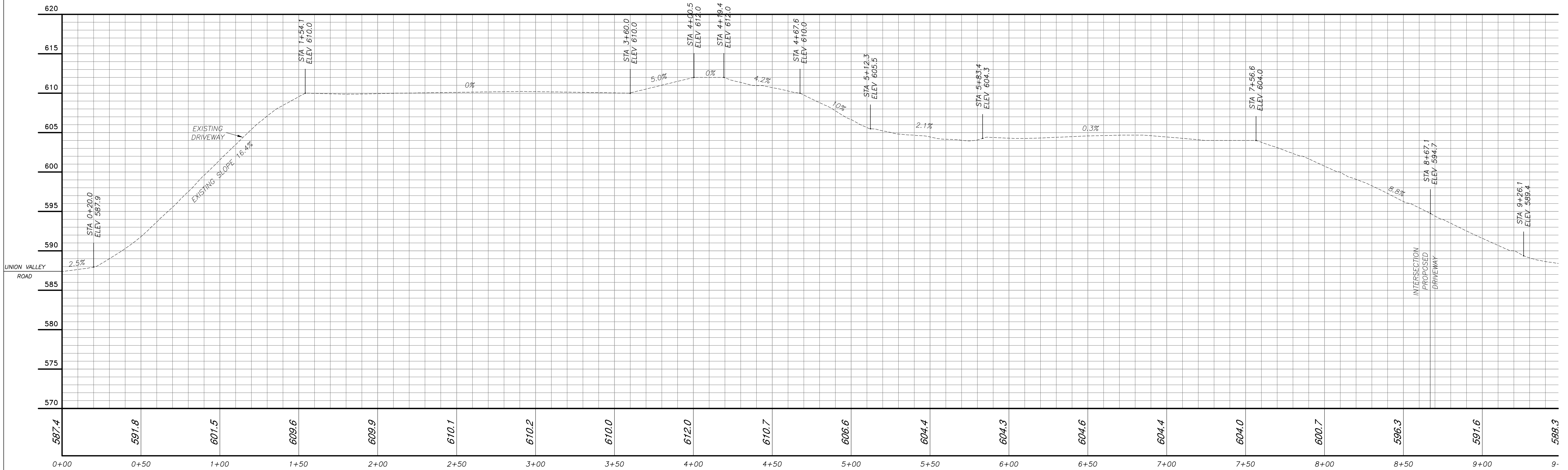
No.	DATE	TOWN COMMENTS
1	7-30-21	



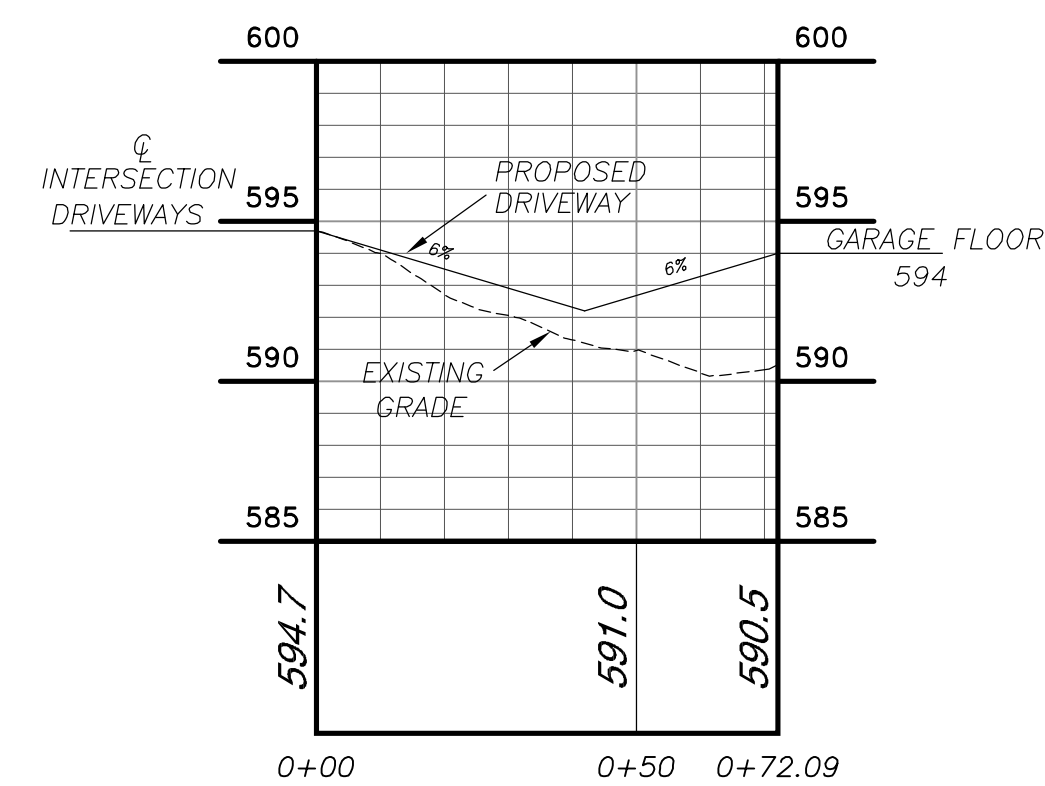
JOHN KARELL, JR. P.E.
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OWNER: TWO LOT SUBDIVISION FRANK & ANTONIETTA FANTE 419 UNION VALLEY ROAD CARMEL (T)	SCALE: 1" = 50'	LATEST REVISION:
	DATED: MARCH 26, 2021	SHEET No.
DETAIL PLAN	TAX MAP: 87.7-1-22	D-1



PROFILE SCALE:
 HORIZ: 1"=30'
 VERT: 1"=6'



PROFILE SCALE:
 HORIZ: 1"=30'
 VERT: 1"=6'

SURVEY AND TOPOGRAPHIC INFORMATION BASE ON SURVEY PREPARED BY BAXTER LAND SURVEYING, P.C., PREPARED FOR FRANK & ANTONIETTA FANTE ON JANUARY 29, 2021
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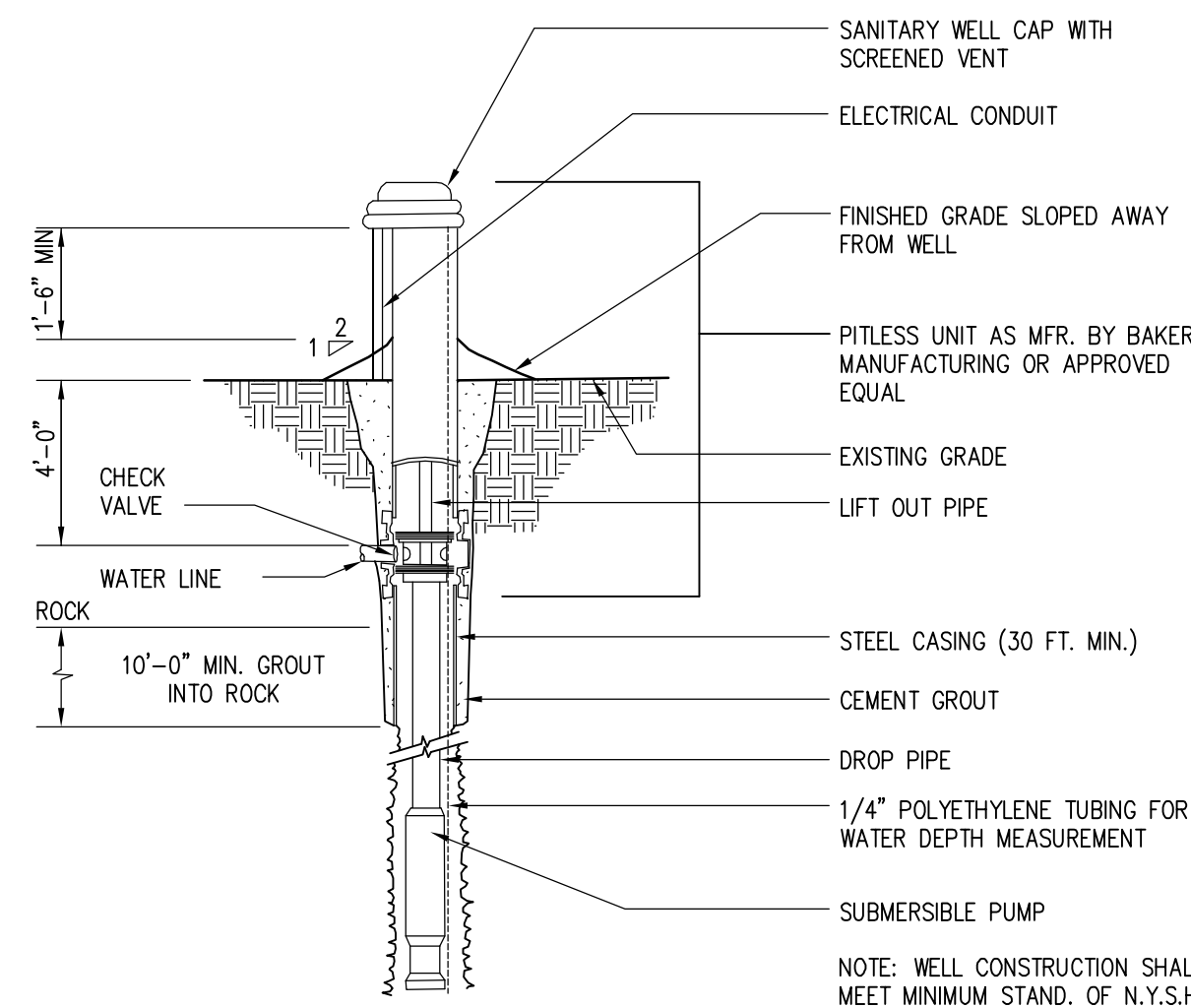
845-878-7894 phone
 845-876-4939 fax
 jk@k9118@yahoo.com

OWNER: TWO LOT SUBDIVISION
 FRANK & ANTONIETTA FANTE
 419 UNION VALLEY ROAD
 CARMEL (T)

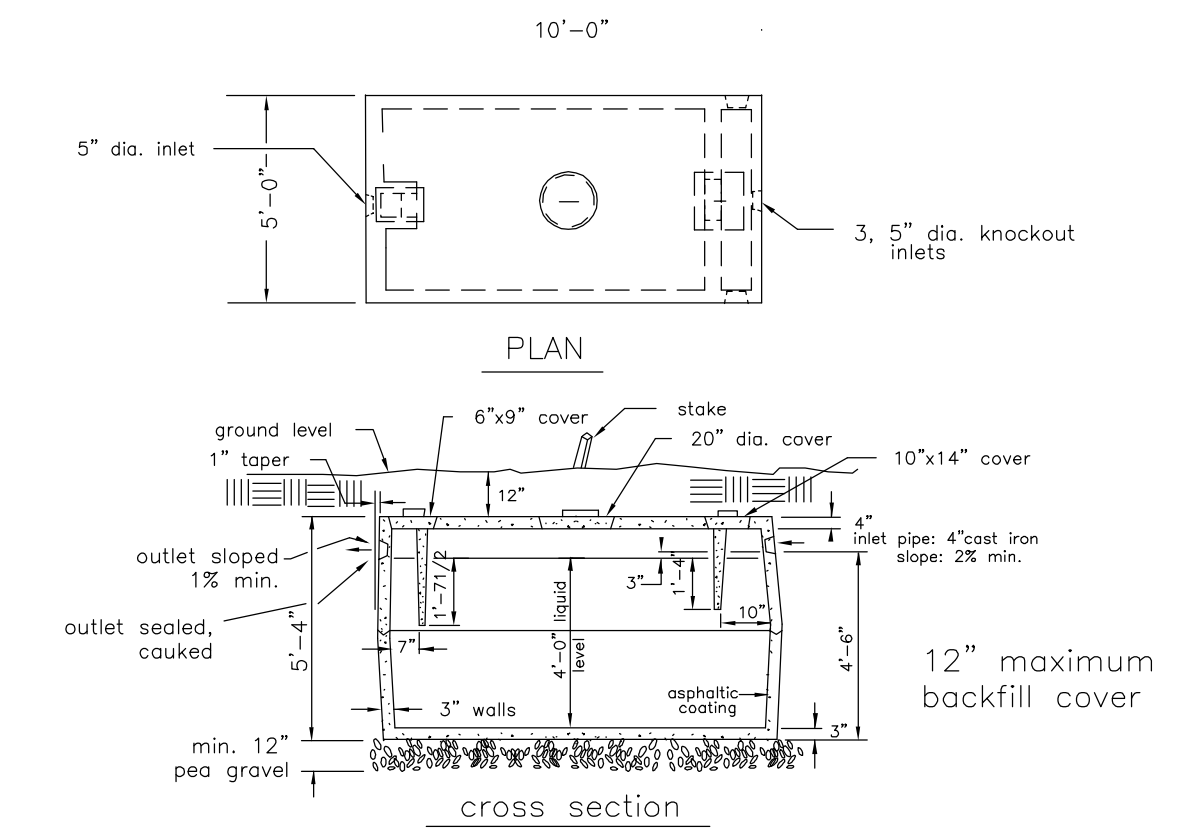
SCALE:
 1" = 30'

LATEST REVISION:
 SHEET No.
 P-1

PROFILES	DATED: MARCH 26, 2021 TAX MAP: 87.7-1-22	
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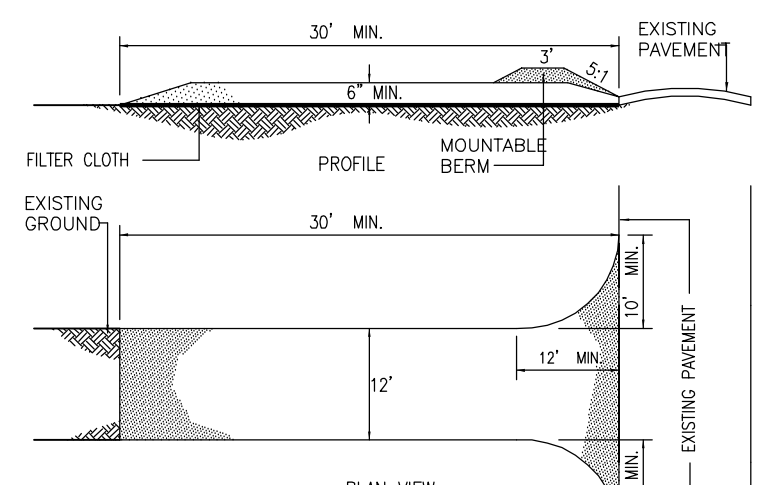


TYPICAL WELL DETAIL
N.T.S.



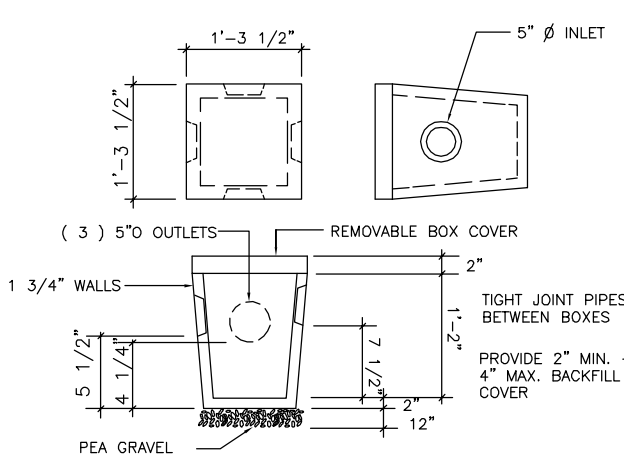
SEPTIC TANK DETAIL 1250 GAL.
N.T.S.

NOTES:
IF THE DIMENSIONS OF THE SEPTIC TANK CHANGE, THE SEPTIC TANK INSTALLED MUST BE A DUAL COMPARTMENT SEPTIC TANK.
MIN. FILL COVER IS 6" - 12" MAX. FILL COVER IS 24" AND IF FILL COVER IS GREATER THAN 24" MANHOLE RISERS TO GRADE MUST BE INSTALLED

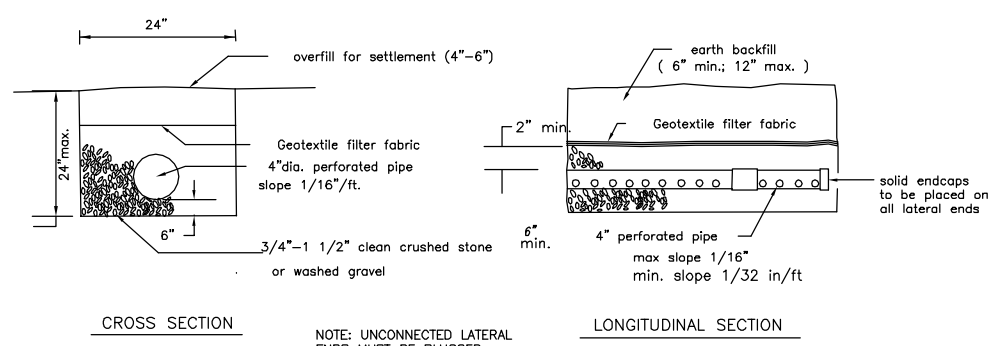


- CONSTRUCTION SPECIFICATIONS:
- STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 30 FEET.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - TWELVE (12) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - WIRING - 700K, OR APPROVED EQUAL.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

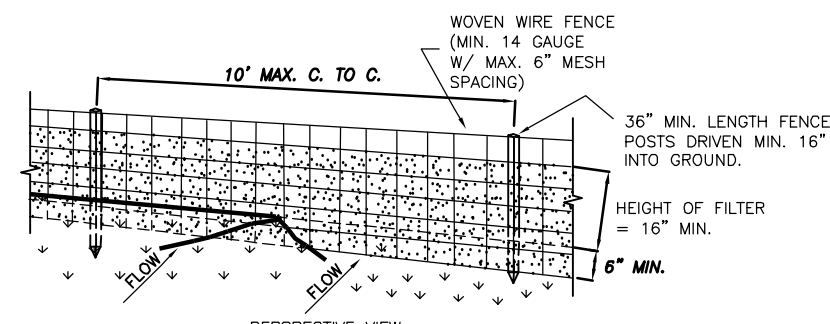
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



JUNCTION BOX DETAIL
N.T.S.

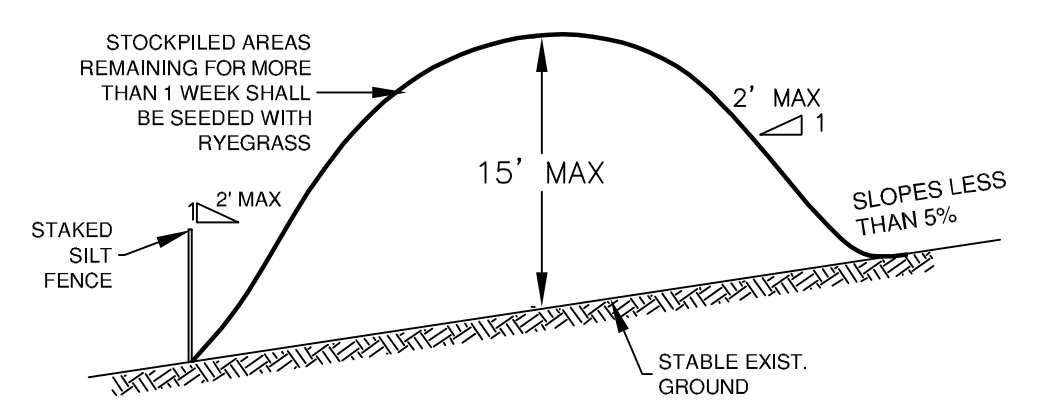


TYPICAL ABSORPTION TRENCH DETAIL
N.T.S. PIPE TO BE: HDPE SDR 38 ASTM 5810



- CONSTRUCTION SPECIFICATIONS
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 1" OR 1 1/2" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE 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 OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MESH 1000, STABILINKA 1100N, 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.

SILT FENCE



TYPICAL SOIL STOCKPILE DETAIL
N. T. S.

- SOIL EROSION AND SEDIMENT CONTROL NOTES**
- ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE STALLED IN ACCORDANCE WITH THE NEW YORK GUIDELINES FOR EROSION AND SEDIMENT CONTROL (2005), AS PUBLISHED BY THE NEW YORK STATE SOIL AND WATER CONSERVATION SOCIETY AND RECOMMENDED BY THE U.S. DEPARTMENT OF AGRICULTURE - SOIL CONSERVATION SERVICE. (REFERRED TO IN REMAINING TEXT AS "THE NEW YORK GUIDELINES").
 - ANY DISTURBED AREA THAT WILL BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEED AND MULCHED WITHIN 14 DAYS OF THE LAST DISTURBANCE WITH TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS SHALL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL. THE SEEDING SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK GUIDELINES, AS FOLLOWS:
 - SEED: ANNUAL RYE GRASS APPLIED AT A RATE OF 30 LBS/ACRE OTHER SELECT MIXTURE AS DESCRIBED IN THE NEW YORK GUIDELINES.
 - IF: SPRING, SUMMER OR EARLY FALL SEED WITH RYE GRASS (ANNUAL OR PERENNIAL) AT 30 LBS PER ACRE IF: LATE FALL OR EARLY WINTER SEED WITH CERTIFIED "ARJOSTOUM" WINTER RYE, AT 100 LBS (CEREAL RYE) PER ACRE.
 - MULCH: OLD HAY OR SMALL GRAIN STRAW APPLIED AT A RATE OF NINETY (90) POUNDS PER ONE THOUSAND SQUARE FT. OR TWO TONS PER ACRE. TO BE APPLIED AND ANCHORED ACCORDING TO THE NEW YORK GUIDELINES. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL (NYLON WEB OR MESH) MAY BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - IN AREAS OF SLOPES STEEPER THAN ONE ON TWO, JUTE MATTING SHALL BE USED TO STABILIZED SEEDED AND / OR PLANTED AREAS. JUTE MATTING SHALL BE INSTALLED AND ANCHORED IN ACCORDANCE WITH THE NEW YORK GUIDELINES.
 - ANY GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL, WITHIN FIVE (5) DAYS AFTER FINAL GRADING, RECEIVE PERMANENT VEGETATIVE COVER IN COMBINATION WITH A SUITABLE MULCH AS FOLLOWS:
 - STEEP SLOPES OR EROSION SLOPES GREATER THAN 2:1 (H:V) REFER TO PERMANENT CRITICAL AREA PLANTING NOTES.
 - RECREATIONAL AREAS AND LAWN REFER TO RECREATIONAL AREA IMPROVEMENT NOTES.
 - SLOPES STEEPER THAN ONE ON THREE SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
 - PAVED ROADWAYS SHALL BE KEPT CLEAR AT ALL TIMES.
 - THE SITE SHALL AT ALL TIMES BE GRADE AND MAINTAIN SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES. EXCEPT FOR MINOR PERIMETER EMBANKMENT AREAS, ALL GRADE AREA SHALL BE DIRECTED THROUGH ONE OF THE SEDIMENTS BARRIERS. DIVERSION SWALES MAY BE USED TO DIRECT DRAINAGE RUNOFF UNTIL PERMANENT STORM DRAINAGE SYSTEM IS IN PLACE.
 - DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS.
 - STOCKPILES SHALL NOT BE LOCATED WITHIN FIFTY FEET (50') OF ROADWAYS OR DRAINAGE FACILITIES. THE BASE OF ALL STOCKPILES SHALL BE PROTECTED BY A SILT FENCE, HAY BALES BARRIERS OR A COMBINATION OF BOTH.
 - SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR ON A DAILY BASIS TO ENSURE THAT TEMPORARY AND PERMANENT DITCHES, PIPES AND STRUCTURES ARE CLEAR OF DEBRIS, THAT EMBANKMENTS AND BERMS ARE NOT BREACHED, AND THAT ALL BARRIERS ARE INTACT.
 - MANDATORY STORMWATER INSPECTIONS SHALL BE PERFORMED WEEKLY AND WITHIN 24 HOURS OF ANY PRECIPITATION EVENT PRODUCING MORE THAN 1/2" OF PRECIPITATION OVER AND 24 HOUR PERIOD. INSPECTIONS ARE PERFORMED BY A LICENSED CERTIFIED PROFESSIONAL.
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE SITE WORK BY THE OWNER. UPON CERTIFICATION OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME RESPONSIBILITY FOR THE CONTINUED MAINTENANCE OR PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
 - ALL DRAINAGE OUTLETS AND INLETS SHALL BE LINED WITH RIP-RAP AS SPECIFIED ON THE PLANS AND/OR PER ENGINEER.
 - THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR IMPLEMENTATION OF ALL EROSION AND SEDIMENT CONTROL MEASURES.

SURVEY AND TOPOGRAPHIC INFORMATION BASE ON SURVEY PREPARED BY BAXTER LAND SURVEYING, P.C., PREPARED FOR FRANK & ANTONIETTA FANTE ON JANUARY 29, 2021

ALTERATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL. ANY ALTERATION BY A P.E. OR ARCHITECT OR SURVEYOR MUST BE INDICATED AND BEAR HIS SEAL SIGNATURE AND DATE OF ALTERATION.

No.	DATE	TOWN COMMENTS
1	7-30-21	



JOHN KARELL, JR. P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK 12563

945-878-7894 phone
945-878-4939 fax
jack4911@yahoo.com

OWNER: TWO LOT SUBDIVISION FRANK & ANTONIETTA FANTE 419 UNION VALLEY ROAD CARMEL (T)	SCALE: 1" = 50'	LATEST REVISION:
	DATED: MARCH 26, 2021	SHEET No.
DETAIL PLAN	TAX MAP: 87.7-1-22	D-1

BIBBO ASSOCIATES, L.L.P.

Consulting Engineers

Timothy S. Allen, P.E.
Nicholas Gaboury, P.E.
Matthew J. Girona, P.E.

August 16, 2021 - *Revised*

Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541-2340

Attn: Mr. Craig Paeprer, Chairman

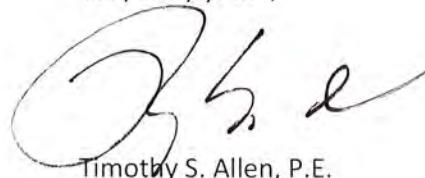
Re: Proposed 14-Lot Subdivision
Yankee Development, Piggott Road
TM # 76.15-1-12

Dear Chairman and Members of the Board:

On behalf of the owners of the above captioned property we are hereby requesting an additional 180-day extension of Preliminary Subdivision Approval. This project was granted a 180 day extension until August 15, 2021. Our client is proceeding with the DEP review process and will ultimately subdivide the property if the residential real estate market continues on its positive trend. A check in the amount of \$ 2,000 for the renewal fee is enclosed (previously submitted 8/13/2021).

We respectfully request to be placed on your earliest available agenda. Should you require any additional information, please feel free to contact me.

Very truly yours,



Timothy S. Allen, P.E.

TSA/mme
Enclosure

cc: Angelo Luppino
Michael Sirignano
File

Site Design ♦ Environmental

Mill Pond Offices • 293 Route 100 • Suite 203 • Somers, New York 10589
Phone: 914.277.5805 • Fax: 914.277.8210
Website: www.bibboassociates.com • E-mail: bibbo@bibboassociates.com



155 HUGHSON ROAD | CARMEL, NEW YORK

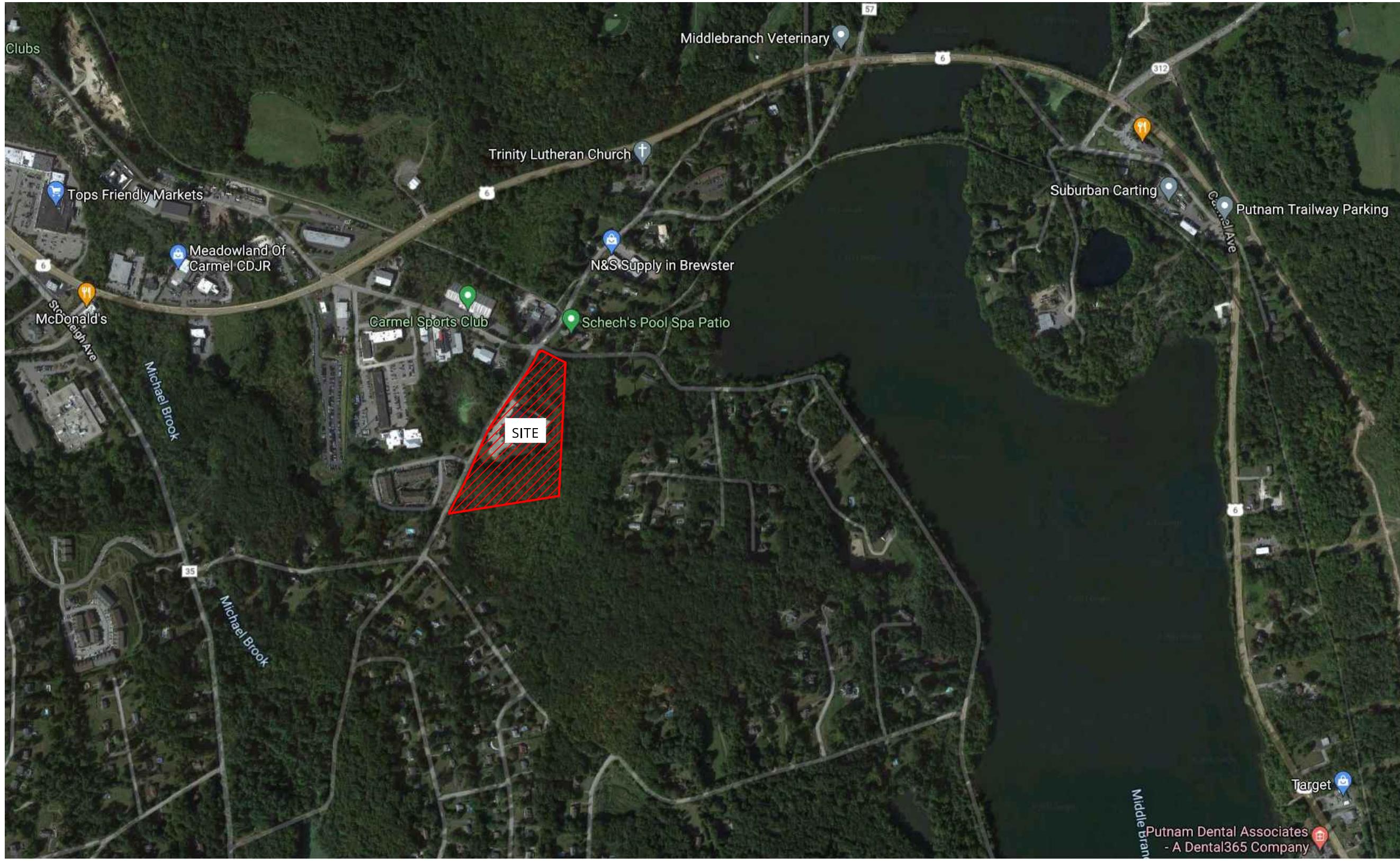
AUGUST 19, 2021

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

AUGUST 19, 2021
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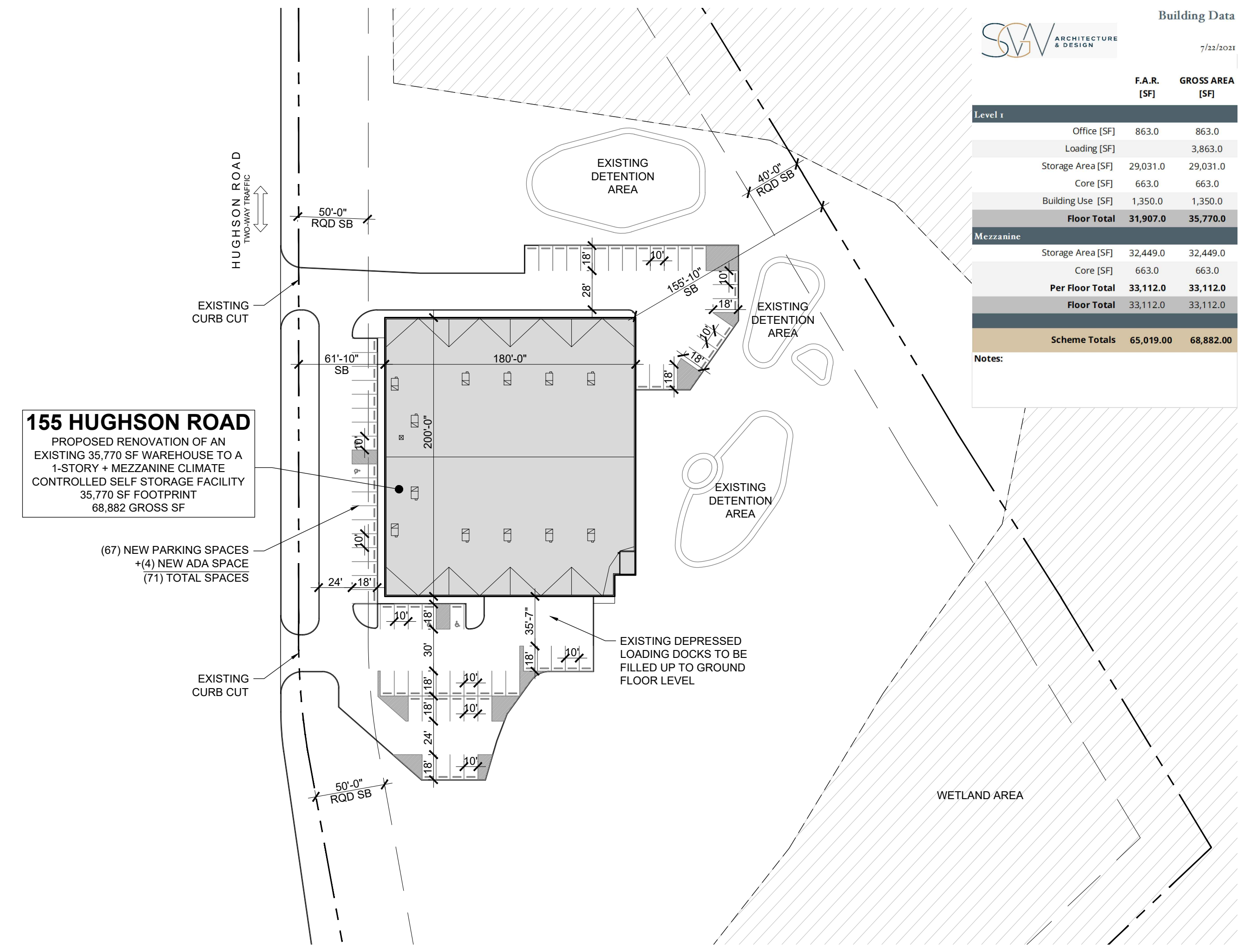
	F.A.R. [SF]	GROSS AREA [SF]
Level 1		
Office [SF]	863.0	863.0
Loading [SF]		3,863.0
Storage Area [SF]	29,031.0	29,031.0
Core [SF]	663.0	663.0
Building Use [SF]	1,350.0	1,350.0
Floor Total	31,907.0	35,770.0
Mezzanine		
Storage Area [SF]	32,449.0	32,449.0
Core [SF]	663.0	663.0
Per Floor Total	33,112.0	33,112.0
Floor Total	33,112.0	33,112.0
Scheme Totals	65,019.00	68,882.00

Notes:

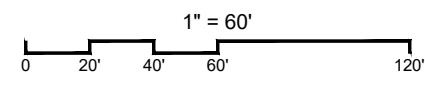


155 HUGHSON ROAD
 PROPOSED RENOVATION OF AN EXISTING 35,770 SF WAREHOUSE TO A 1-STORY + MEZZANINE CLIMATE CONTROLLED SELF STORAGE FACILITY
 35,770 SF FOOTPRINT
 68,882 GROSS SF

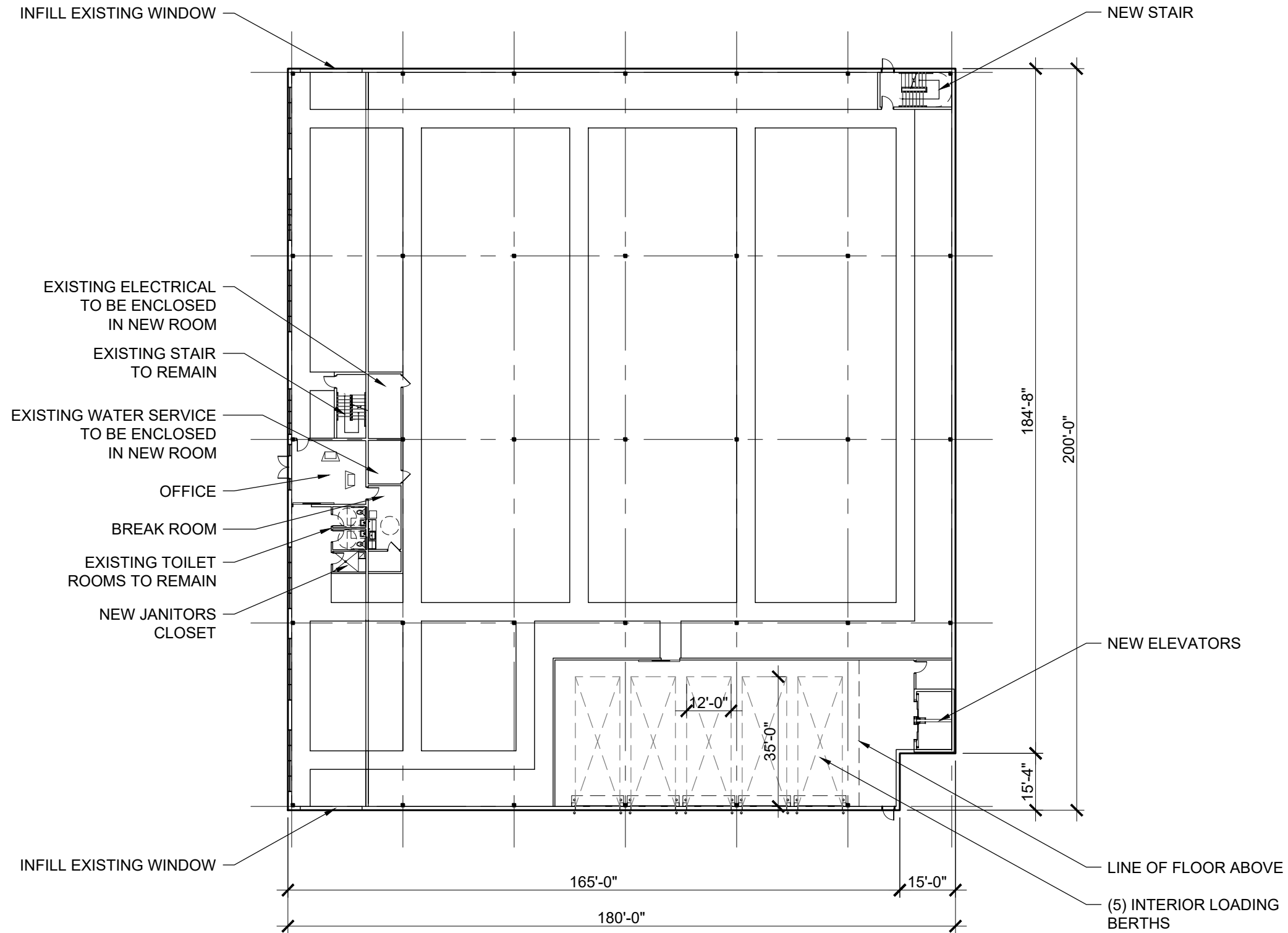
(67) NEW PARKING SPACES
 +(4) NEW ADA SPACE
 (71) TOTAL SPACES



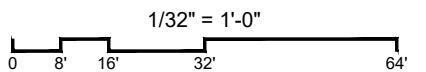
155 HUGHSON ROAD
 CARMEL, NEW YORK



SITE PLAN

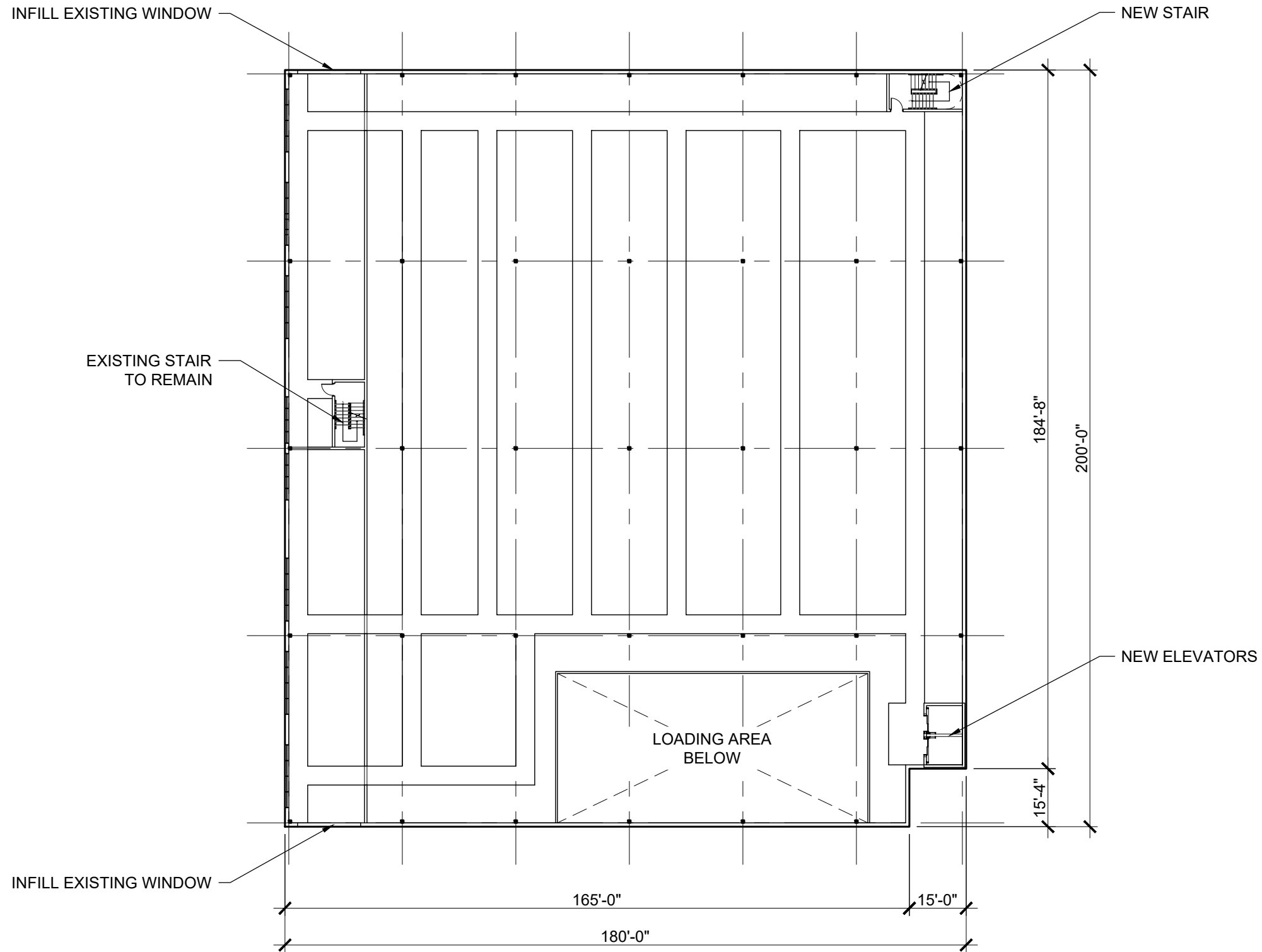


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CARMEL, NEW YORK

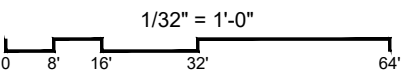


GROUND FLOOR PLAN

AUGUST 19, 2021

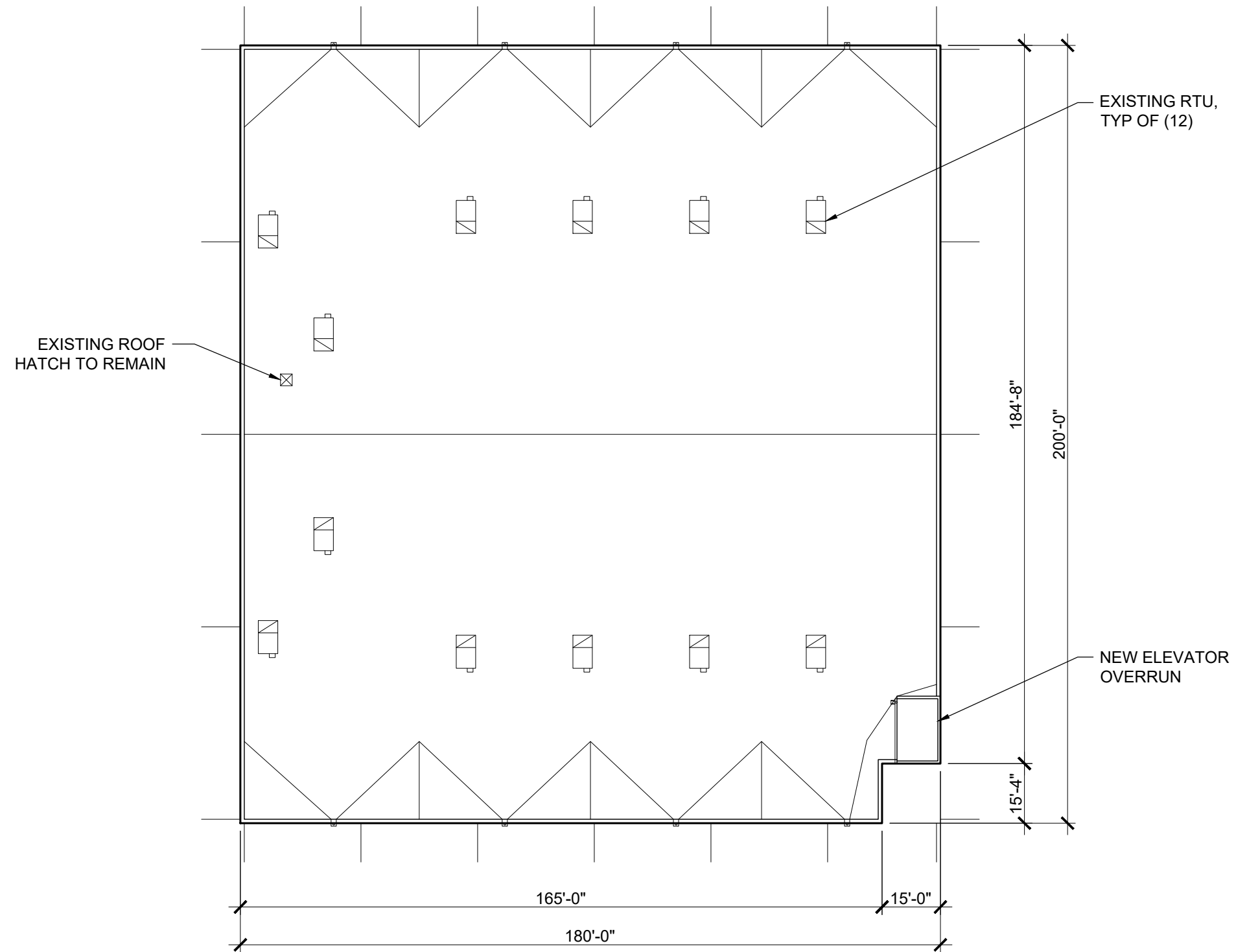


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CARMEL, NEW YORK

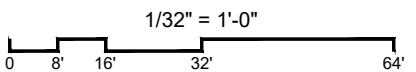


MEZZANINE PLAN

AUGUST 19, 2021



155 HUGHSON ROAD
CARMEL, NEW YORK



ROOF PLAN

AUGUST 19, 2021