

	P.W. Scott	pwscott@pwscott.com
	Engineering & Architecture, P.C.	www.pwscott.com
	3871 Route 6	(845) 278-2110
	Brewster, NY 10509	

October 31, 2019

Chairman Craig Paeprer and Members of the Planning Board
Town of Carmel
60 McAlpin Avenue
Mahopac, NY 10541
rtrombetta@ci.carmel.ny.us

Re: Site Plan for Longview School
TM#: 52.-1-12

Dear Chairman Paeprer and Planning Board Members,

Please place the Longview School/Scout Hill Rd project on the next Planning Board agenda for the following:

1. To clarify that the site contains 55 parking spaces as define by Mike Carnazza, Director of Code Enforcement, as required parking for the school.
2. Discussion of the Scout Hill Rd access. The applicant shall submit a letter of option from the 110 Scout Hill Rd Title Company.
3. Fire Department comments hopefully shall be received. A fire fiberglass tank is provided in compliance with NFPA standards.
4. A Maintenance Agreement of the Stormwater Management Systems is provided from the project Attorney for consideration.
5. Zoning Variance Clarification – Attached (“Application Addendum”)

These items will be discussed at the meeting. There are no other matters raised from the review letters received at the Oct. 30th Planning Board meeting.

Respectfully submitted,

Peder Scott

Peder Scott, P.E., R.A.
President

Attach

Re: Longview School – Application Addendum
110 Scout Hill Rd - Request for Interpretation

1. Interpretation of Educational Institutions Section 156-23, Town of Carmel Zoning which states:

“A minimum of 10 parking spaces plus three per classroom shall be required for those schools with pupils of elementary and junior high school age. Schools with pupils of at least high school age shall provide at least 20 parking spaces plus five per class room.”

Longview School application is a school from elementary to high school with a maximum of 50 students with 8 teachers/administrators plus 6 volunteers. The student population is anticipated to include 35 elementary and middle school students and 15 high school students.

The required parking proposed is based upon 4 classrooms of middle school students and 3 classrooms of high school students with parking determined from classroom distribution, calculated as follows: 10 spaces + 4 (3 - K to middle classrooms) + 5 (3 - high school classrooms) for a total of 37 spaces. The premise is that K to middle school students do not have vehicles parked on site.

If each high school student parked a car on site; the required parking would be: 15 HS students and 8 teachers plus 6 volunteers equaling 29 spaces with 8 additional spaces for guests or parents, adequate for the facilities. The interpretation based upon classrooms of students presents more appropriate parking for this school facility.

2. Zone R-Residential

Frontage Required – Chapter 156 Zoning - Attachment #1 – Reference 156-10F

Schedule of District Regulations:	Required:	100.0 ft
	Provided:	52.7 ft
	Variance Required:	47.3 ft

Page 6 of NOI (page 47 of SWPPP, dated 10/4/19)

Signed as requested by Rich Franzetti, P.E., Town Engineer
(review letter dated 10/23/19)

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- Professional Engineer (P.E.)
- Soil and Water Conservation District (SWCD)
- Registered Landscape Architect (R.L.A)
- Certified Professional in Erosion and Sediment Control (CPESC)
- Owner/Operator
- Other

Empty grid box for additional information.

SWPPP Preparer

P W S c o t t E n g i n e e r i n g & A r c h i t e c t u r e , P C

Contact Name (Last, Space, First)

S c o t t , P e d e r W .

Mailing Address

3 8 7 1 D a n b u r y R d

City

B r e w s t e r

State Zip

N Y 1 0 5 0 9 -

Phone

8 4 5 - 2 7 8 - 2 1 1 0

Fax

Empty grid box for fax number.

Email

p w s c o t t @ p w s c o t t . c o m

SWPPP Preparer Certification

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-15-002. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First Name

P e d e r

MI

W

Last Name

S c o t t

Signature



Date

0 5 / 2 0 / 2 0 1 9

Trombetta,Rose

From: William A. Shilling, Jr. <waslaw@shillinglegal.com>
Sent: Thursday, October 31, 2019 4:40 PM
To: Trombetta,Rose
Cc: mark@longviewschool.org; pwscott@pwscott.com
Subject: Longview School
Attachments: Longview email from surveyor.pdf; Longview survey.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planning Board:

The issue of road frontage with regard to the above matter has been raised. I'm showing a copy of the subject property and the letter from the surveyor indicating the property "directly abuts Scout Hill Road at the northwestern end of the road". A review of the original subdivision map would collaborate the fact that the property has frontage on Scout Hill Road.

Should you have any questions please contact me.

Very truly yours,
William A. Shilling, Jr.

William A. Shilling, Jr.

From: terry@terrybergendorffcollins.com
Sent: Thursday, October 31, 2019 3:03 PM
To: William A. Shilling, Jr.
Subject: Scout Hill Road

Bill,
I just tried calling you but got no answer at the office. Scout Hill Road is shown in its entirety on Filed Map # 531. Long View School property directly abuts Scout Hill Road at the northwestern end of the road. Let me know if you need anything else.

Terry

Thank you,
Terry Bergendorff Collins

PLEASE NOTE NEW EMAIL ADDRESS - terry@terrybergendorffcollins.com

Terry Bergendorff Collins Land Surveying
52 Starr Ridge Road
Brewster, New York 10509
Tel (845) 279-4261
Fax (845) 279-6838

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October 30, 2019

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

RE: Affinity One
345 Croton Falls Road
TM# 76.12-1-19

Dear Chairman Paeprrer 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:

- One (1) sheet Site Plan Set, dated October 30, 2019. (5 copies)
- Site Plan Application, October 17, 2019. (11 copies)
- Site Plan Completeness Certification Form, October 17, 2019. (11 copies).
- Disclosure Addendum Statement, October 17, 2019. (2 copies)
- SEQR Short EAF, dated October 30, 2019. (11 copies)
- Statement of Use (11 Copies)
- Deed (2 Copies)
- List of Property Owners within 500' of the Site Boundary (2 copies)
- CD containing pdfs of submitted plans and documents. (1 copy)
- A \$3,500.00 check for the Site Plan Application Fee (\$3,000.00 fee plus \$500.00/dwelling for 1 dwelling unit)

The project proposes to use the existing residence on site as a sober home. The project will continue to use the existing infrastructure. There are minimal changes proposed to the existing site features and no changes proposed to the existing septic and water infrastructure.

Please place the project on the agenda for the November 13th Planning Board meeting for an initial 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/kms

Enclosures

cc: Salvatore Lauria/ Praesum Healthcare
William Shilling, Esq.
Chief of Mahopac Fire Department

Affinity One

TOWN OF CARMEL

SITE PLAN APPLICATION INSTRUCTIONS



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

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

No application will be placed on the agenda that is incomplete

Pre-Submission:

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

Submission Requirements:

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

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

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

See Deed

Rose Trombetta 11/5/19
Planning Board Secretary; Date

11/5/19 [Signature]
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: Affinity One	Application # 19-0012	Date Submitted: 10/30/19
Site Address: No. 345 Street: Croton Falls Road Hamlet:		
Property Location: (Identify landmarks, distance from intersections, etc.) Southeast of the intersection of Croton Falls Road and McLaughlin Drive		
Town of Carmel Tax Map Designation: Section 76.12 Block 1 Lot(s) 19	Zoning Designation of Site: Residential	
Property Deed Recorded in County Clerk's Office Date Liber 743 Page 338	Liens, Mortgages or other Encumbrances Yes No TBD	
Existing Easements Relating to the Site No <input checked="" type="radio"/> Yes Describe and attach copies: As Shown on SP-1	Are Easements Proposed? <input checked="" type="radio"/> No Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? <input checked="" type="radio"/> Yes No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: Robert and Margaret Fossati	Phone #: 914 403 6810 Fax#:	Email: debfofsati@gmail.com
Owners Address: No. Street: PO Box 729 Town: Mahopac State: NY Zip: 10541		
Applicant (if different than owner): Affinity One	Phone #: 561-318-4455 Fax#:	Email: slauria@praesumhealthcare.com
Applicant Address (if different than owner): No. 2328 Street: 10th Avenue N. Suite 300 Town: Lake Worth State: FL Zip: 33461		
Individual/ Firm Responsible for Preparing Site Plan: Insite Engineering, Surveying & Landscape Architecture, P.C.	Phone #: 845 225 9690 Fax#: 845 225 9717	Email: jcontelmo@insite-eng.com
Address: No. 3 Street: Garrett Place Town: Carmel State: NY Zip: 10512		
Other Representatives:	Phone #:	Email:
Owners Address: No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: The project proposes to use the existing residence on site as a sober home. The project will continue to use the existing infrastructure. There are minimal changes proposed to the existing site features and no changes proposed to the existing septic and water infrastructure.		

TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: 12.145±	Square Feet: 529,036 sq	Square footage of all existing structures (by floor): Existing and Proposed Floor Plans Pending	
# of existing parking spaces: 6 (unstriped)	# of proposed parking spaces: 6		
# of existing dwelling units: 1	# of proposed dwelling units: 1		
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> ▪ Is project in sewer district or will private septic system(s) be installed? <u>Private*</u> ▪ If yes to Sanitary Sewer answer the following: *Existing Septic on Site <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> NA ▶ Is this an in-district connection? <u>NA</u> Out-of district connection? <u>NA</u> ▶ What is the total sewer capacity at time of application? <u>Unknown</u> ▶ What is your anticipated average and maximum daily flow <u>TBD</u> 			
For Town of Carmel Town Engineer			
<ul style="list-style-type: none"> ▶ What is the sewer capacity <u>not applicable RR 10/5/19</u> 			
<ul style="list-style-type: none"> • Water Supply Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Existing Well 			
<ul style="list-style-type: none"> If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▶ What is the total water capacity at time of application? <u>Unknown</u> ▶ What is your anticipated average and maximum daily demand <u>TBD</u> 			
<ul style="list-style-type: none"> • Storm Sewer Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> • Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> • Gas Service Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> • Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> 			
For Town of Carmel Town Engineer			
Water Flows <u>NOT Applicable RR 10/5/19</u> Sewer Flows <u>NOT Applicable RR 10/5/19</u>			
Town Engineer; Date			
What is the predominant soil type(s) on the site? <u>Woodbridge loam</u>		What is the approximate depth to water table? <u>Varies</u>	
Site slope categories:	15-25% <u>15</u> %	25-35% <u>0</u> %	>35% <u>0</u> %
Estimated quantity of excavation:	Cut (C.Y.) <u>0</u>	Fill (C.Y.) <u>0</u>	
Is Blasting Proposed	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Unknown: <input type="checkbox"/>	
Is the site located in a designated Critical Environmental Area?		Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
Does a curb cut exist on the site? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	What is the sight distance? Left * <u> </u> Right <u> </u>	
Is the site located within 500' of: *TBD - Same as existing driveway			
<ul style="list-style-type: none"> • The boundary of an adjoining city, town or village Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> • The boundary of a state or county park, recreation area or road right-of-way Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> • A county drainage channel line. Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> • The boundary of state or county owned land on which a building is located Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> 			

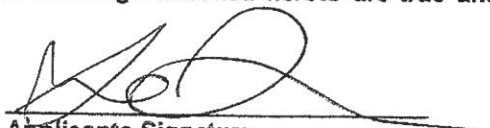
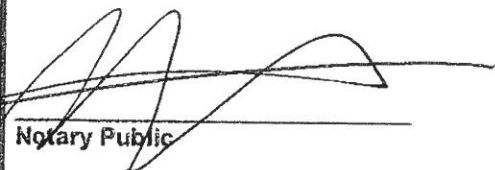

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will the project require coverage under the Current NYSDEC Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will the project require coverage under the Current NYCDEP Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 5,000 sq ft	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the site disturb more than 1 acre	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the site contain freshwater wetlands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Jurisdiction: NYSDEC: <input type="checkbox"/> Town of Carmel: <input type="checkbox"/>	
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>	
Are encroachments in regulated wetlands or wetland buffers proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the site contain waterbodies, streams or watercourses? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Are any encroachments, crossings or alterations proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located adjacent to New York City watershed lands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will municipal or private solid waste disposal be utilized? Public: <input checked="" type="checkbox"/> Private: <input type="checkbox"/>	
Has this application been referred to the Fire Department? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
What is the estimated time of construction for the project? TBD	

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Proposed
Lot Area	120,000 sf	529,041 sf	Same as existing
Lot Coverage	-	-	
Lot Width	200 ft	1,360 ft	
Lot Depth	200 ft	294 ft	
Front Yard	50 ft	113 ft	
Side Yard	25' for 2	245 ft / 709 ft	
Rear Yard	40'	64 ft	
Minimum Required Floor Area	-	-	
Floor Area Ratio	-	-	
Height	35 ft Max	Less than 35 ft	
Off-Street Parking	6	6	
Off-Street Loading	0	0	

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, identify variances: Use Variance
PROPOSED BUILDING MATERIALS	
Foundation	None Proposed
Structural System	None Proposed
Roof	None Proposed
Exterior Walls	None Proposed
APPLICANTS ACKNOWLEDGEMENT	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<u>SALVATORE LAURIA</u> Applicants Name	 Applicants Signature
Sworn before me this <u>17</u> day of <u>October</u> 20 <u>19</u>	
 Notary Public	 Maria Vasquez-Thompson Commission # GG153438 Expires: October 19, 2021 Bonded thru Aaron Notary



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

This form shall be included with the site plan submission

	Requirement Data	To Be Completed by the Applicant	Waived by the Town	
1	Name and title of person preparing the site plan	✓ <input checked="" type="checkbox"/>	<input type="checkbox"/>	
2	Name of the applicant and owner (if different from applicant)	✓ <input checked="" type="checkbox"/>	<input type="checkbox"/>	
3	Original drawing date, revision dates, scale and north arrow	✓ <input checked="" type="checkbox"/>	<input type="checkbox"/>	
4	Tax map, block and lot number(s), zoning district	✓ <input checked="" type="checkbox"/>	<input type="checkbox"/>	
5	All existing property lines, name of owner of each property within a 500' radius of the site	✓ <input checked="" type="checkbox"/>	<input type="checkbox"/>	
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No site improvement proposed
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8	The location of all existing and proposed easements	✓ <input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>check this one?</i>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/> Floor Plans Pending	<input type="checkbox"/>	
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>	
11	Sidewalks, paths and other means of pedestrian circulation	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>	
12	On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>	
13	The location, height and type of exterior lighting fixtures	<input type="checkbox"/> ✓	<input checked="" type="checkbox"/>	None Proposed
14	Proposed signage	<input type="checkbox"/> ✓	<input checked="" type="checkbox"/>	None Proposed
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input checked="" type="checkbox"/>	<input type="checkbox"/>	?



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



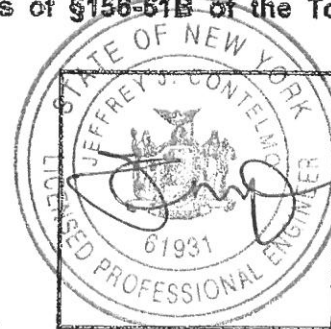
	Requirement/Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
17	The location and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

None Proposed

None Proposed

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

I Jeffrey Contelmo hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-51B of the Town of Carmel Zoning Ordinance:



[Signature]
Signature - Applicant

10-17-19
Date

Professionals Seal

[Signature]
Signature - Owner

10-17-19
Date



TOWN OF CARMEL
 SITE PLAN COMPLETENESS
 CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Rose Gambetta
 Signature - Planning Board Secretary

11/5/19
 Date

Richard [Signature]
 Signature - Town Engineer

11/5/19
 Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Affinity One			
Project Location (describe, and attach a location map): 345 Croton Falls Road			
Brief Description of Proposed Action: The project proposes to use the existing residence on site as a sober home. The project will continue to use the existing infrastructure. There are minimal changes proposed to the existing site features and no changes proposed to the existing septic and water infrastructure.			
Name of Applicant or Sponsor: Affinity One		Telephone: 561-318-4455	
Address: 2328 10th Avenue N. Suite 300		E-Mail: slauria@praesumhealthcare.com	
City/PO: Lake Worth		State: FL	Zip Code: 33461
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board, Zoning Board of Appeals, NYSDEC GP-0-15-002 Coverage, Health Department (Well, Septic), Highway Dept.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 12.1 acres	
b. Total acreage to be physically disturbed?		_____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 12.1 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

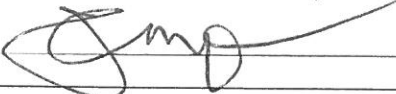
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

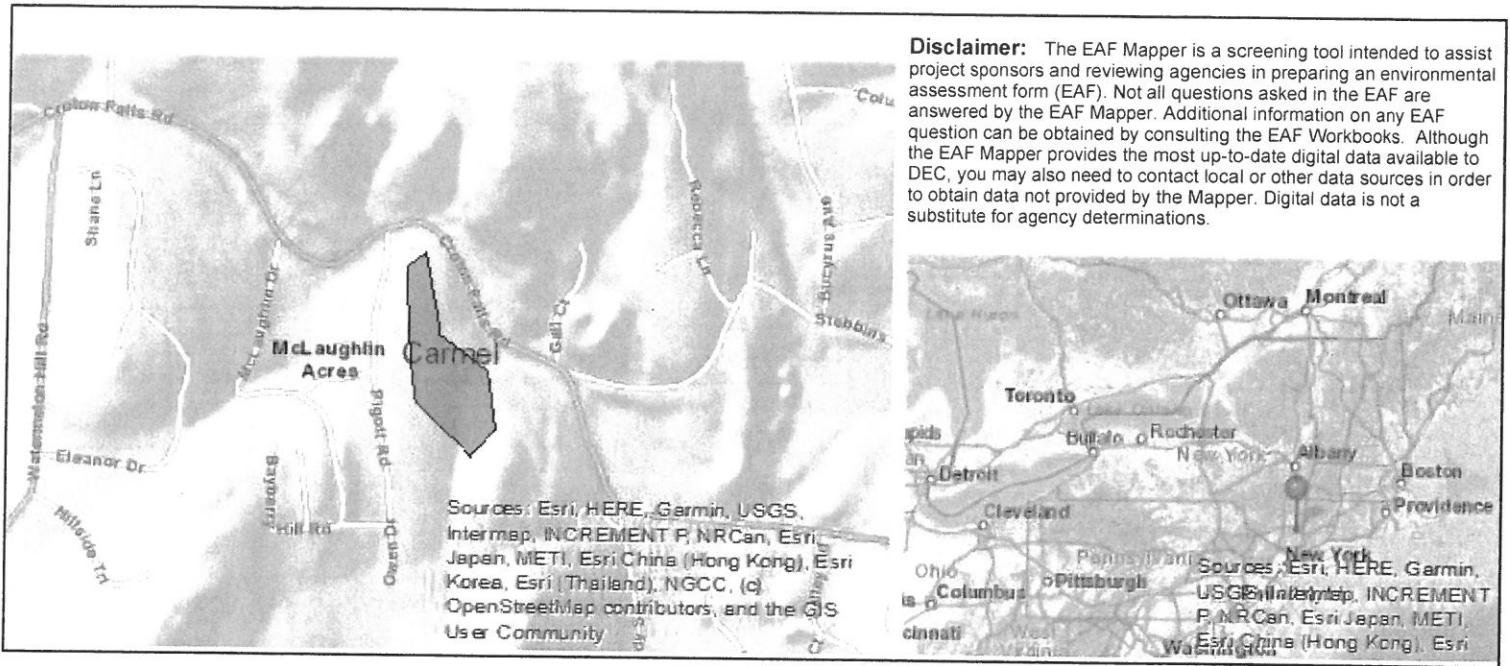
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>JEFFREY J. CONTELMO, PE</u> Date: <u>10/30/19</u>		
Signature:  Title: <u>SR. PRINCIPAL ENGINEER</u>		



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

AFFINITYONE

— AT TOMS RIVER —

345 Croton Falls Road

Mahopac, NY 10541

As new owners we will provide a residence for those with disabilities. Namely, individuals who are recovering from substance use disorder. We intend to operate a structured Sober Living Residence.

We will operate an upscale residence with numerous amenities and high-quality personal services, as well as well-manicured buildings and grounds. We are looking forward to being a conscientious and supportive member of the neighborhood and the community.

Our residents will have supportive care and services in a homelike setting. These include daily meals, laundry and linens, medication monitoring and storage, assistance connecting to needed medical and social services, and transport as needed.

The residents will be managed by two full time staff members 24 hours a day seven days a week along with full time driver.

We will operate a safe, substance-free living environment. We are not a receiving facility for the courts. Residents will be required to have already completed residential treatment, continue to receive professional outpatient services while residing at the home, and to abstain from alcohol and drug use. An environment where residents can support each other's sobriety and recovery. And, that assists and enables residents to maintain personal interests and dignity. Our primary goal is to provide a residence with support to those who wish to transition over time to fully independent living.

R-RESIDENTIAL ZONE REQUIREMENTS		
	REQUIRED	EXISTING
Minimum Lot Area	120,000 s.f.	528,041 s.f.
Minimum Lot Depth	200'	1,987.5'
Minimum Year Construction		
Principal Buildings		
Minimum Front Yard	40'	113.1'
Minimum Side Yard	20'	243.7/270.9'
Minimum Rear Yard	40'	63.5'
Accessory Buildings		
Minimum Front Yard	40'	121.0'
Minimum Side Yard	20'	137.5'
Minimum Rear Yard	20'	22.9'
Maximum Building Height	35'	440' Max. 35'
Maximum Building Coverage	12%	0.0%

500' ADJACERS LIST:		
1	78-12-1-11	George Karamolis and Stuart Astar
2	78-12-1-10	Shirley S. Pomeroy
3	78-12-1-9	John Gifford
4	78-12-1-8	Michael Brocopp
5	78-12-1-7	Robert G. Gifford
6	78-12-1-6	James Gifford
7	78-12-1-5	James Gifford
8	78-12-1-4	Robert Gifford
9	78-12-1-3	Robert Gifford
10	78-12-1-2	Robert Gifford
11	78-12-1-19	City of New York Bureau of Water Supply, Tower
12	78-12-1-18	City of New York Bureau of Water Supply, Tower
13	78-12-1-17	City of New York Bureau of Water Supply, Tower
14	78-12-1-16	City of New York Bureau of Water Supply, Tower
15	78-12-1-15	City of New York Bureau of Water Supply, Tower
16	78-12-1-14	City of New York Bureau of Water Supply, Tower
17	78-12-1-13	City of New York Bureau of Water Supply, Tower
18	78-12-1-12	City of New York Bureau of Water Supply, Tower
19	78-12-1-11	City of New York Bureau of Water Supply, Tower
20	78-12-1-10	City of New York Bureau of Water Supply, Tower
21	78-12-1-9	City of New York Bureau of Water Supply, Tower
22	78-12-1-8	City of New York Bureau of Water Supply, Tower
23	78-12-1-7	City of New York Bureau of Water Supply, Tower
24	78-12-1-6	City of New York Bureau of Water Supply, Tower
25	78-12-1-5	City of New York Bureau of Water Supply, Tower
26	78-12-1-4	City of New York Bureau of Water Supply, Tower
27	78-12-1-3	City of New York Bureau of Water Supply, Tower
28	78-12-1-2	City of New York Bureau of Water Supply, Tower
29	78-12-1-1	City of New York Bureau of Water Supply, Tower



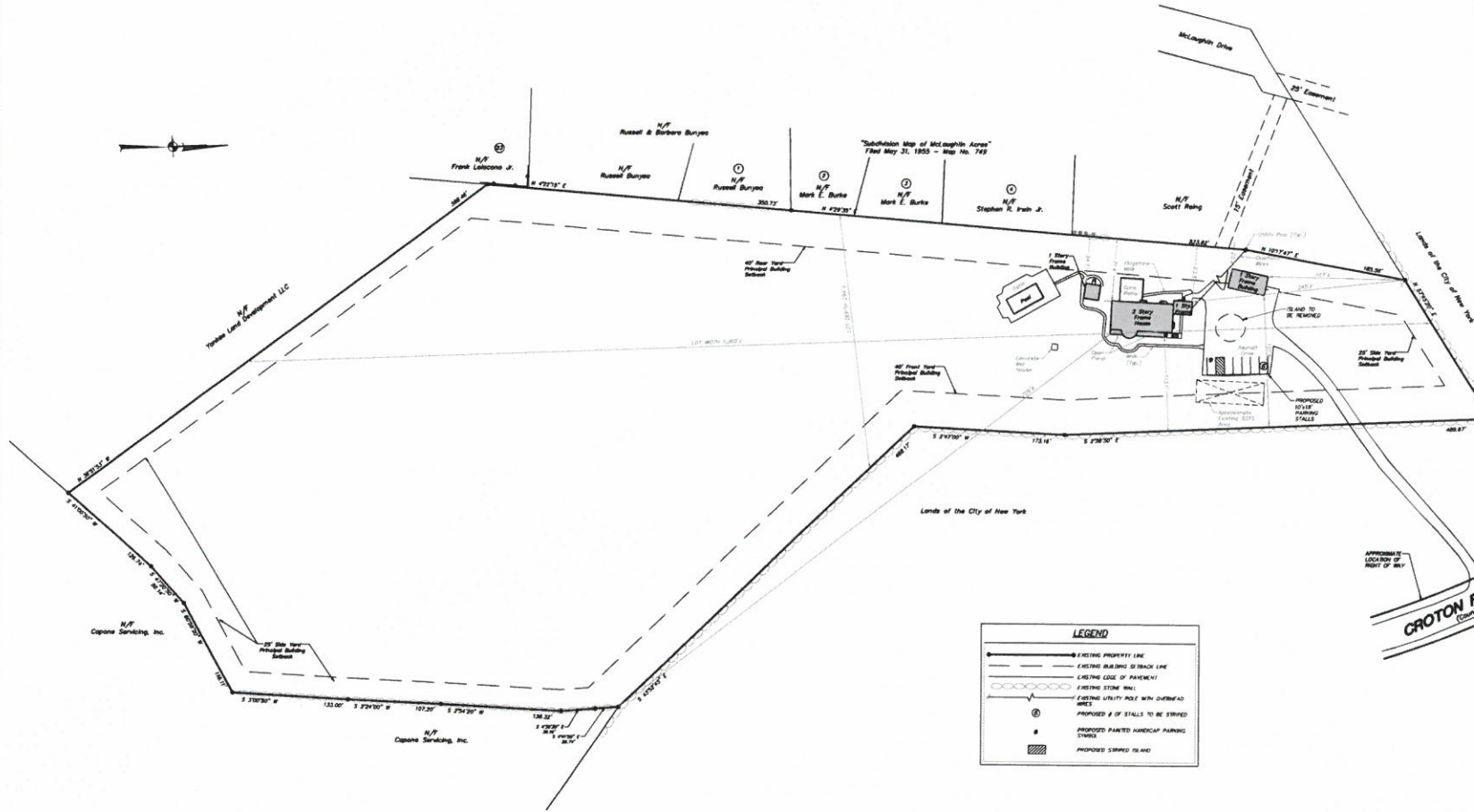
LOCATION MAP SCALE: 1" = 800'

OWNER:
Robert B. Margolis, President
P.O. Box 729
Middletown, NY 10941

APPLICANT:
JPM Realty, Inc.
2320 West Avenue B, Suite 303
Lake Worth, FL 33461

SITE DATA:
Parcel No. 78-12-1-19
Total Acreage 12.14 AC.
Map No. 78-12-1-19

- GENERAL NOTES:**
1. Existing and proposed information shown herein taken from a survey and/or survey of Property SITE as per Town of Croton N.Y., recorded by County of Westchester on August 1988.
 2. Site features updated since 1988 shown herein taken from aerial imagery from Village of Middletown GIS database dated 2016.
 3. The applicant is seeking a site plan approval to permit a residential care home on the subject property.



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING BUILDING SETBACK LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING STONE WALL
	EXISTING UTILITY POLE WITH OVERHEAD WIRES
	PROPOSED # OF STALLS TO BE STRIPED
	PROPOSED PAINTED HANDICAP PARKING STALLS
	PROPOSED STRIPED ISLAND



NO.	DATE	REVISION	#2
			J. Gerrit Piser Owner (845) 375-8800 (845) 375-8777 fax www.insite-ny.com
PROJECT: AFFINITY ONE			
SAC CROTON FALLS TOWN VILLAGE OF MIDDLETOWN COUNTY, NY			
DRAWING: SITE PLAN			
PROJECT NUMBER: 19224.100	PROJECT MANAGER: J.J.C.	DRAWING NO: SP-1	SHEET: 1
DATE: 10-30-19	DATE: M.E.H.	CHECKED: K.M.S.	
SCALE: 1" = 50'			

ALL INFORMATION ON THIS DOCUMENT UNLESS INDICATED OTHERWISE IS THE PROPERTY OF THE ENGINEER OR ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



November 7, 2019

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

RE: Laurie Monteleone
2 lot subdivision
124 Shindagen Hill Rd
Carmel, NY 10512
TM # 87.5-1-12 & 88.5-1-11

Dear Mr. Paeprer and Members of the Board,

The above mentioned 2 lot subdivision went before the Zoning Board on October 24, 2019. The lot area variance was granted. On behalf of my client I respectfully request that you schedule a public hearing.

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

Very truly yours,

A handwritten signature in black ink that reads "Joel Greenberg". The signature is fluid and cursive, with the first and last names clearly legible.

Joel Greenberg, AIA. NCARB



N.

now or formerly ~ PATRICIA BADE
(Liber 1911, Page 352)

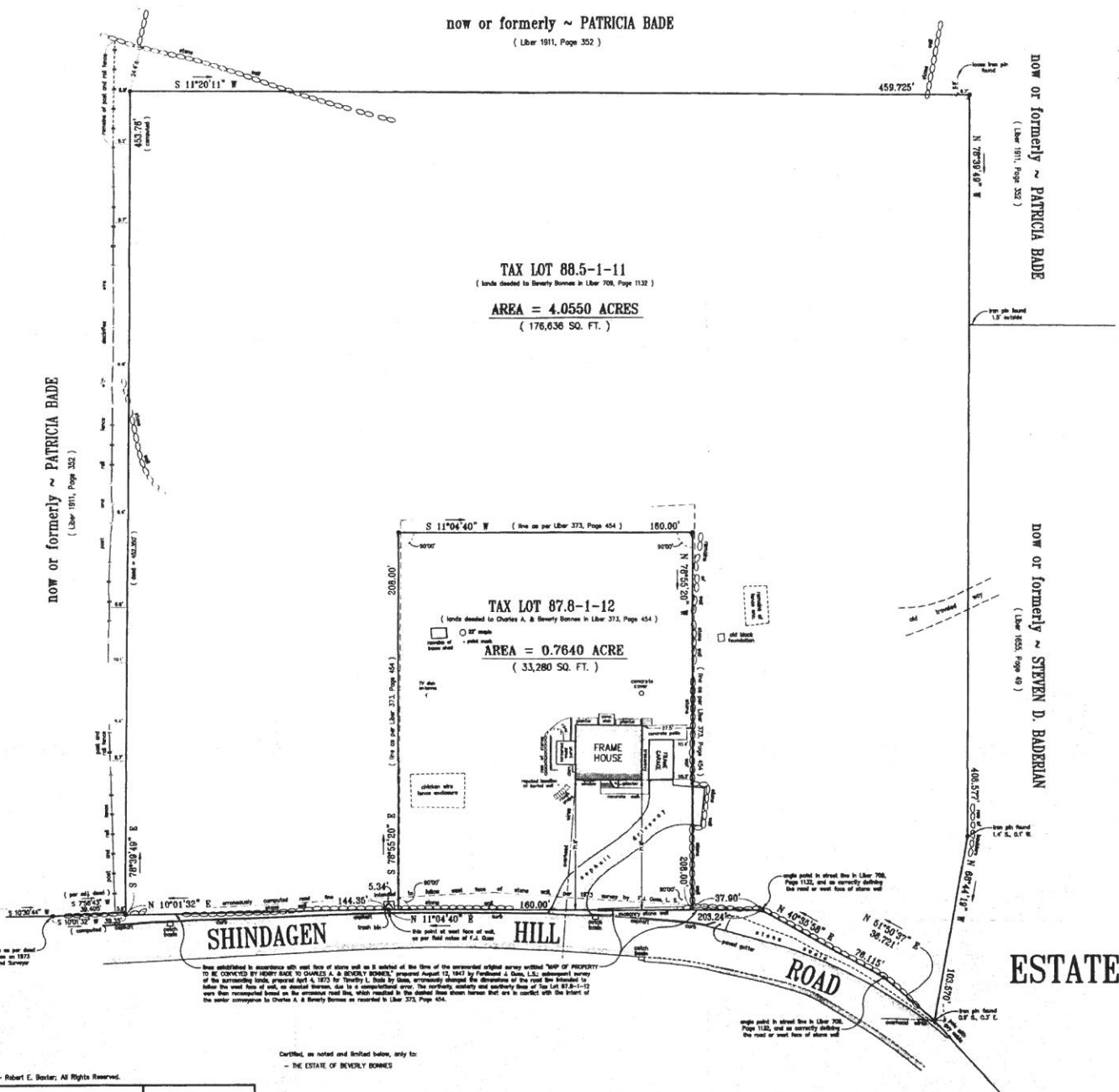
now or formerly ~ PATRICIA BADE
(Liber 1911, Page 352)

now or formerly ~ STEVEN D. BADERIAN
(Liber 1933, Page 49)

now or formerly ~ PATRICIA BADE
(Liber 1911, Page 352)

TAX LOT 88.5-1-11
(lands deeded to Beverly Bonnes in Liber 709, Page 1132)
AREA = 4.0550 ACRES
(176,636 SQ. FT.)

TAX LOT 87.8-1-12
(lands deeded to Charles A. & Beverly Bonnes in Liber 373, Page 454)
AREA = 0.7640 ACRE
(33,280 SQ. FT.)



This is published in accordance with said face of stone and as it related at the time of the aforesaid original survey entitled "MAP OF PROPERTY TO BE CONVEYED BY BEVERLY BADE TO CHARLES A. & BEVERLY BONNES" prepared August 12, 1947 by Frederick A. Goss, L.L.S. subsequent survey of the surrounding lands prepared April 4, 1975 for Beverly L. Bode by Goss, erroneously showed the dimensions of the road line intended to follow the west face of wall, as stated herein, due to a transcription error. The correct easterly and westerly lines of Tax Lot 87.8-1-12 were then recomputed based on the erroneous road line, which resulted in the stated face shown herein that are in conflict with the intent of the aforesaid conveyance to Charles A. & Beverly Bonnes as recorded in Liber 373, Page 454.

Certified, as noted and limited below, only to:
- THE ESTATE OF BEVERLY BONNES

© Copyright 2015 - Robert E. Baxter; All Rights Reserved.

Prepared by:
Baxter Land Surveying, P.C.
855 Peekskill Hollow Road
Putnam Valley, New York 10579

[Signature]
ROBERT E. BAXTER, P.L.S.
N.Y.S. Lic. No. 49424

The surveyor's seal, signature and any certification appearing hereon signify that, to the best of his knowledge and belief, this survey was prepared in accordance with the minimum standards for land surveys as set forth in the Code of Professional Conduct by the New York State Association of Professional Land Surveyors, Inc.
Certification shall run only to the person for whom this survey was prepared, and on his behalf, to the title company, lending institution and governmental agency listed herein; said certifications are not intended to run to additional title companies, lending institutions, subsequent owners or future contract vendees.

Only copies of the original of this survey map marked with both the surveyor's embossed seal and his signature in red ink shall be considered as valid from copies.
Underground improvements, structures, utilities or encroachments, and any easements related thereto, are not shown hereon unless otherwise noted.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Sub-Chapter 2 of the New York State Education Law.

Alteration of this map by anyone other than the surveyor whose signature and embossed seal appears hereon, including any erasures, notations, additions or changes for building department or agency inspection/official's purposes, is an unauthorized and unlicensed use of this surveyor's work. The use of any such altered map, particularly for purposes of obtaining building permits, variances, certificates of occupancy, or for any use related to purchasing property and de-titling title insurance, is at the user's own risk and is not covered under any certification appearing hereon.

SURVEY OF PROPERTY
PREPARED FOR THE
ESTATE OF BEVERLY BONNES
PROPERTY SITUATE IN
TOWN OF CARMEL
COUNTY OF PUTNAM
STATE OF NEW YORK

SCALE: 1" = 30'
DATE: OCTOBER 1, 2015

Perricone

TOWN OF CARMEL
SUBDIVISION
APPLICATION
INSTRUCTIONS



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

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

Pre-Submission:

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

Submission Requirements:

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

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

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

Rose Lombetta
Planning Board Secretary; Date 11/6/19

[Signature]
Town Engineer; Date 11-6-19



TOWN OF CARMEL SUBDIVISION APPLICATION



Per Town of Carmel Code – Section 131 – Subdivision of Land

SITE IDENTIFICATION INFORMATION

Application Name: Anthony Perricone		Application # 19-0013	Date Submitted: 9/16/19
Site Address: No. 163 Street: Orchard Rd Hamlet: Mahopac, NY 10541			
Property Location: (Identify landmarks, distance from intersections, etc.) Southeast Corner of Orchard Rd. & Willow Rd.			
Town of Carmel Tax Map Designation: Section 74.26 Block 2 Lot(s) 22		Zoning Designation of Site: R-120	
Property Deed Recorded in County Clerk's Office Date Liber Page		Liens, Mortgages or other Encumbrances Yes No	
Existing Easements Relating to the Site No <input checked="" type="checkbox"/> Yes Describe and attach copies:		Are Easements Proposed? No <input checked="" type="checkbox"/> Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes <input checked="" type="checkbox"/> No Attached List to this Application Form			

APPLICANT OWNER INFORMATION

Property Owner: Margaret Kennedy		Phone #:	Email:
		Fax#:	adphomes@icloud.com
Owners Address: No. 163 Street: Orchard Rd Town: Mahopac State: NY Zip: 10541			
Applicant (if different than owner): Anthony Perricone		Phone #: 914-494-3926	Email:
		Fax#:	
Applicant Address (if different than owner): No. Street: Town: State: Zip:			
Individual/ Firm Responsible for Preparing Site Plan: Joel Greenberg, AIA, NCARB		Phone #: 845-628-6613 Fax#: 845-628-2807	Email: joel.greenberg@arch-visions.com
Address: No. 2 Street: Muscoot Rd North Town: Mahopac State: NY Zip: 10541			
Other Representatives:		Phone #:	Email:
		Fax#:	
Owners Address: No. Street: Town: State: Zip:			

PROJECT DESCRIPTION

Describe the project, proposed use and operation thereof:

(3) Lot Subdivision - House Exists on Northwest Corner

TOWN OF CARMEL SUBDIVISION APPLICATION

PROJECT INFORMATION

Size of existing parcel to be subdivided:

Acres: 0.43

Square Feet: 18,936 SF

Major Subdivision

Minor Subdivision

Number of proposed lots:
3

Size of proposed lots: Lot #1 - 7,031 SF Lot #2 - 6,000 SF
Lot #3 - 5,905 SF

Conventional Subdivision

Cluster Subdivision

Will a 10% open space set aside be provided?

Yes: No:

If no, will a payment in-lieu be provided?

Yes: No:

Will all new lots have frontage on a mapped street?

Yes: No:

If not, how will this deficiency be addressed?

N/A

Is the site served by the following public utility infrastructure:

Sanitary Sewer Yes: No:

If Yes:

Does approval exist to connect to sewer main? Yes: No:

Is this an in-district connection? Yes: Out-of district connection?

What is the total sewer capacity at time of application? _____

What is your anticipated average and maximum daily flow 450/HSE x 2 = 900 GPD

For Town of Carmel Town Engineer

What is the sewer capacity to be determined by 11/15/19

Water Supply Yes: No:

If Yes:

Does approval exist to connect to water main? Yes: No:

What is the total water capacity at time of application? to be determined by 11/15/19

What is your anticipated average and maximum daily demand 300/HSE x 2 = 600 GPD

Storm Sewer Yes: No:

Electric Service Yes: No:

Gas Service Yes: No:

Telephone/Cable Lines Yes: No:

Will any common areas be created outside of individual lots (road rights-of-way, recreation areas, stormwater management areas, etc.)? Yes: No:

Is a homeowners association proposed? Yes: No:

What is the predominant soil type(s) on the site?
N/A

What is the approximate depth to water table?
N/A

Site slope categories: 15-25% 100% 25-35% % >35% %

Estimated quantity of excavation: Cut (C.Y.) None Fill (C.Y.) None

Is Blasting Proposed Yes: No: Unknown:

Is the site located on a designated Critical Environmental Area? Yes: No:

Does a curb cut exist on the site?

Are new curb cuts proposed?

What is the sight distance?

Yes: No:

Yes: No:

Left 200 ft Right 200 ft

Is the site located within 500' of:

The boundary of an adjoining city, town or village Yes: No:

The boundary of a state or county park, recreation area or road right-of-way Yes: No:

A county drainage channel line. Yes: No:

TOWN OF CARMEL SUBDIVISION APPLICATION

The boundary of state or county owned land on which a building is located Yes: No:

Is the site listed on the State or Federal Register of Historic Place (or substantially (contiguous))
Yes: No:

Is the site located in a designated floodplain?
Yes: No:

Does the site contain freshwater wetlands?
Yes: No:

Jurisdiction:
NYSDEC: Town of Carmel:

If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.

Are encroachments in regulated wetlands or wetland buffers proposed? Yes: No:

Does this application require a referral to the Environmental Conservation Board? Yes: No:

Does the site contain waterbodies, streams or watercourses? Yes: No:

Are any encroachments, crossings or alterations proposed? Yes: No:

Is the site located adjacent to New York City watershed lands? Yes: No:

Will municipal or private solid waste disposal be utilized?
Public: Private:

Has this application been referred to the Fire Department? Yes: No:

What is the estimated time of construction for the project?
6 Months

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area	120,000 SF	18,936 SF	7,031 SF	6,000 SF	5,905 SF		
Lot Coverage	15%	6%	16%	25%	20.3%		
Lot Width	200 ft	200 ft	100 ft	60 ft	60 ft		
Front Yard	25 ft	12 ft & 30.2 ft	12 ft & 30.2 ft	25 ft	25 ft		
Side Yard (minimum of 1)	10 ft/20 ft	None	None	15 ft & 15 ft	10 ft & 10 ft		
Side Yard (total of both)	20 ft	None	None	30 ft	20 ft		
Rear Yard	15 ft	75 ft & 40 ft	22 ft & 15 ft	25 ft	25 ft		
Habitable Floor Area	None		1,150 SF	1,500 SF	1,200 SF		
Height							

(if more than 5 lots are proposed, include additional zoning compliance information on a separate sheet)

Will variances be required? Yes: No: If yes, identify variances required for each lot:
See Site Data Notes

APPLICANTS ACKNOWLEDGEMENT

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

Joel Greenberg
Applicants Name

Joel Greenberg
Applicants Signature

Sworn before me this 16 day of September 2019

Sue Casale
Notary Public

SUE CASALE
Notary Public State of New York
Qualified in Westchester County
Reg. No. 61CA6234199
My Commission expires Jan. 18, 2023



TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



All Subdivisions submitted to the Planning Board for review shall include the following information and details, as set forth in Section 131-11-14 of the Town of Carmel Subdivision Regulations.

This form shall be included with the subdivision submission

Requirement Data		To Be Completed by the Applicant	Waived by the Town
General Requirements			
1	Key map at a scale of one inch equals 800 feet	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
2	Title block, including title of map; name of subdivision; name, address, seal and signature of professional engineer or land surveyor preparing the plat; written scale; date of original and all revisions.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
3	A legend, including, names of all adjacent landowners and those within 500 feet of any property line; zoning district with the requirements of said zone; tax map, block and lot number; names and addresses of owner and subdivider; north point and graphic scale.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
4	Location and identification of all zoning district boundaries.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
5	Identification of all maps filed in the County Clerk's office affecting properties within 500 feet of the lot to be subdivided.	N/A <input type="checkbox"/> ✓	<input type="checkbox"/>
Sketch Plan Requirements			
1	All General Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Proposed subdivision layout at a scale of not less than one inch equals 100 feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	All proposed lot lines, dimensions in feet and the areas of all lots in square feet and identifying numbers for each lot.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
4	The location of existing and proposed setback lines, streets within 200 feet of the subdivision, buildings, watercourses, railroads and bridges, culverts, drainpipes and any natural features, such as wooded areas and rock formations.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
5	Location and size of areas proposed to be reserved for recreation/open space.	N/A <input type="checkbox"/>	<input type="checkbox"/>

provides

need to show on map

need to show

why? provide

?



TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



Requirement Data		To Be Completed by the Applicant	Waived by the Town
Preliminary Plat Requirements			
1	All General and Sketch Plan Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	The area included in the subdivision, by area of lots, roads, reservations if any, and total acreage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	The existing and proposed contours (at an interval of not more than two feet), suitably designated to differentiate, with proposed first-floor elevations of the buildings.	<input type="checkbox"/>	<input type="checkbox"/>
4	Names of existing streets and proposed names of new streets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Preliminary profiles of all proposed roads.	<input type="checkbox"/>	<input type="checkbox"/>
6	Location, type and size of curbs, sidewalks and bikeways.	N/A <input type="checkbox"/>	<input type="checkbox"/>
7	For subdivisions of five or more lots, front building elevation sketches and distribution of dissimilar building types on the site to avoid excessive similarity of exterior design.	N/A <input type="checkbox"/>	<input type="checkbox"/>
8	Plans of proposed utility layouts and all facilities, unsized.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	The natural flow of surface drainage (indicated with arrows and the final disposal of surface waters); location of existing and proposed watercourses, culverts, bridges, drainpipes, lakes and ponds, detention or retention ponds; tentative location of storm drain inlets with the drainage areas tributary to each outlined and the area shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Existing or proposed covenants or deed restrictions applying to the site and a preliminary draft of homeowners' association documents, if applicable.	<input type="checkbox"/> None	<input type="checkbox"/>
11	A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel.	<input type="checkbox"/> N/A	<input type="checkbox"/>
Final Plat Requirements			
1	All General, Sketch and Preliminary Plat Requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NOT Req'd on final or Sketch Plan
 Submitter could be needed for future
 11/15/14



TOWN OF CARMEL
**SUBDIVISION COMPLETENESS
CERTIFICATION FORM**



<i>Requirement Data</i>		<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
2	Dimensions exactly with reference to monuments, bearings, distances in feet, radii, points of curvature and tangency of property lines, lot widths and depths and square feet of each lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Location of all proposed setback lines on each lot, with corner and irregular-shaped lots identified as to front, side and rear yards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Location of all existing and proposed monuments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	All existing streets and streams within the subdivision and within 200 feet of the boundaries thereof, the width of the right-of-way of each street and existing public easements and municipal boundaries within 200 feet of the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	All proposed public easements or rights-of-way and the purposes thereof and proposed streets, identifying right-of-way width and names.	<input type="checkbox"/> None	<input type="checkbox"/>
7	All parcels proposed for open space/recreation use, with a statement of the purpose of each.	<input type="checkbox"/> None	<input type="checkbox"/>
8	Construction plat, which shall include, in addition to the above: final first-floor elevations of dwellings and outside grades at their corner; proposed curb elevations at all lot corners; all existing structures, including a note indicating those to be removed and yard dimensions of those to remain; plans and profiles and proposed improvements and utility layouts; paving widths and locations, section and profiles; sidewalk widths and locations and sections; road alignment, complete with stations, center line curve data and existing and finished contours of the road and all regraded areas; details of manholes, catch basins, headwalls and any other required structure; locations of all street trees, lights and signs; maximum anticipated extent of the areas of cuts and fills where grade	<input type="checkbox"/> N/A	<input type="checkbox"/>



TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



Requirement Data	To Be Completed by the Applicant	Waived by the Town
changes are proposed; the natural flow of surface drainage and the final disposal of surface waters; slopes of banks of all watercourses, if defined, and boundaries of floodplains; specifications, locations, profiles and detailed cross sections of the proposed storm drains, including all inlets and size of the drainage area of the streets, including grades and all other improvements.		
9 Final copy of the homeowners' association documents, if applicable.	N/A <input type="checkbox"/>	<input type="checkbox"/>
10 Deeds for land to be dedicated for road widening, recreation or other purposes.	N/A <input type="checkbox"/>	<input type="checkbox"/>
11 Erosion control standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12 A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel and with the terms of preliminary plan approval.	<input type="checkbox"/> N/A	<input type="checkbox"/>

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

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



Professionals Seal

Signature - Applicant

Date

9/13/19

Signature - Owner

Date



TOWN OF CARMEL
**SUBDIVISION COMPLETENESS
CERTIFICATION FORM**



Town Certification (to be completed by the Town)

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

Rose Wombetter
Signature - Planning Board Secretary

11/6/19
Date

[Signature]
Signature - Town Engineer

11/6/19
Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 3 Lot Subdivision for Anthony Perricone			
Project Location (describe, and attach a location map): Southeast Corner of Orchard Rd. & Willow Rd.			
Brief Description of Proposed Action: 3 Lot Subdivision - House exists on Northwest Corner			
Name of Applicant or Sponsor: Anthony Perricone		Telephone: 914-494-3926	
Address: 79 Craescot Way		E-Mail: adphomes@icloud.com	
City/PO: Mahopac		State: NY	Zip Code: 10541
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Carmel ZBA, Putnam County Health Department			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.43 acres			
b. Total acreage to be physically disturbed? _____ 0.06 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.43 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

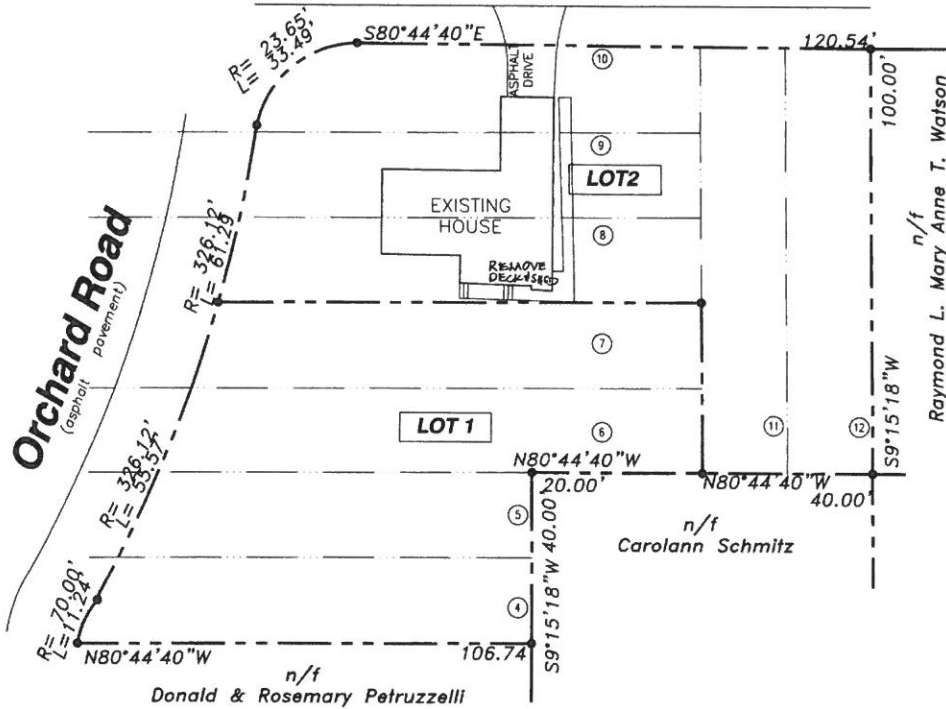
Applicant/sponsor name: Anthony Perricone Date: 9/13/19

Signature: *Joe Greubel* Title: Project Architect

© ARCHITECTURAL VISIONS, P.L.L.C.

Willow Road

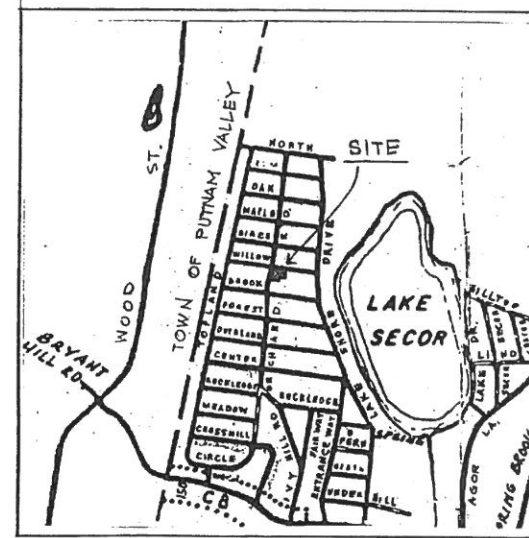
(asphalt pavement)



1 Lot Line
 1" = 20'

SURVEY INFORMATION TAKEN FROM A SURVEY BY: BUNNEY ASSOCIATES, L.S. DATED: JANUARY 21, 1987 TOTAL LOT AREA: 18,936 S.F.

PREMISES SHOWN HEREON BEING BLOCK 27 LOTS 4 THROUGH 12, INCLUSIVE, AS SHOWN ON "REVISED MAP OF BLOCKS 10, 11, 26 & 27- LAKE SECOR", SAID MAP FILED IN PUTNAM COUNTY CLERK'S OFFICE ON FEB 16, 1935 AS MAP NO. 153.B



LOCATION MAP

N. T. S.

SITE DATA NOTES

**SITE ADDRESS: 163 ORCHARD ROAD, MAHOPAC NY 10541
 TAX MAP: SECTION 74.26 BLOCK: 2 LOT: 22**

LOT # 1:

As Per Deed Dated May 10, 1938 & recorded June 3, 1938 as shown on Map 153B of Lake Secor Filed Feb 16, 1935 as Block 27 Lots 4, 5, 6 & 7

LOT #2:

As per Deed Dated on May 23, 1940 recorded June 10, 1940 as shown on Map 153B of Lake Secor filed Feb. 16, 1935 as Block 27 lots 8, 9, 10, 11 & 12

**NOTE:
 RETURN OF ORIGINAL LOT LINES APPROVED BY THE ZONING BOARD OF APPEALS ON OCTOBER 25, 2019**

ARCHITECTURAL VISIONS P.L.L.C.

2 MUSCOOT ROAD NORTH MAHOPAC NY, 10541 P. 845-628-6613
 JOEL GREINER@ARCHVISIONS.COM F. 845-628-2807

PROJECT:
 RETURN TO ORIGINAL LOT LINES FOR ANTHONY PERRICONE
 PROJECT ADDRESS: 163 ORCHARD ROAD MAHOPAC, NY 10541
 MAILING ADDRESS: 79 CROSCOTT WAY MAHOPAC, NY 10541
 TAX MAP NO. 74.26-2-22

ORIGINAL LOT LAYOUT

ISSUANCE	DATE
FOR REVIEW	10/20/18
FOR REVIEW	10/27/18
2/A	10/29/18
REV	11/15/19

SCALE:
 DRAWN BY: CHKD BY:
 PROJECT NO. 07-19-098

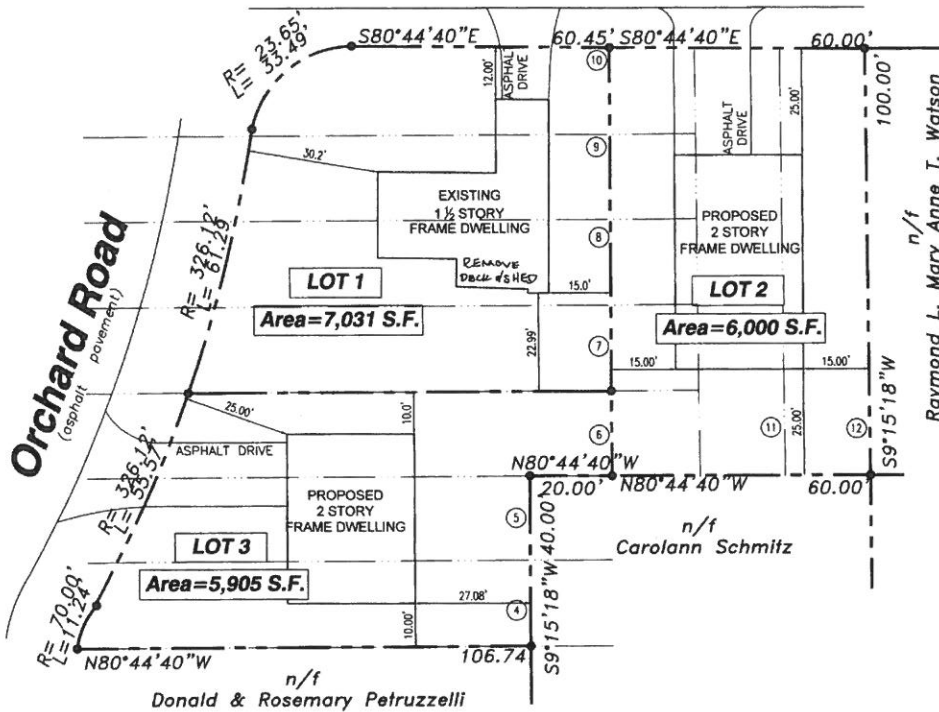
A-100

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER OR FALSIFY THESE PLANS AND DOCUMENTS IN ANY MANNER. THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERNATE ARCHITECT SHALL AFFIX TO THESE PLANS THE SEAL AND THE NOTARY ALTERED BY FOLLOWING BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A BRIEF DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DENIES ANY AND ALL RESPONSIBILITY FOR ANY ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DISCLAIMS HIS PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.

© ARCHITECTURAL VISIONS, LLC

Willow Road

(asphalt pavement)

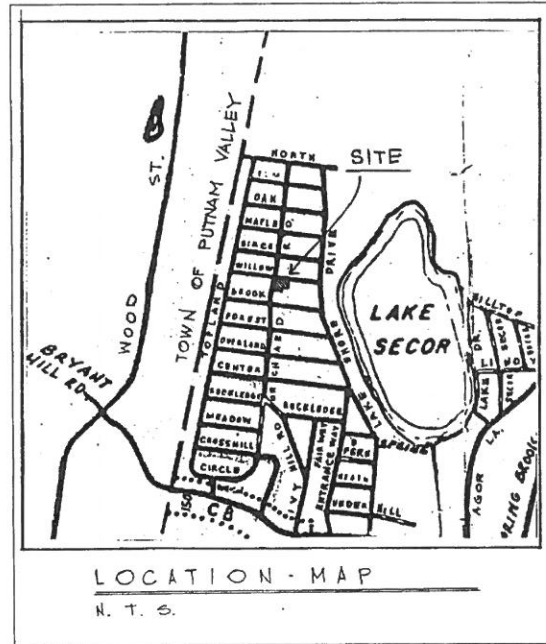


Raymond L. Mary Anne T. Watson

1 SITE PLAN
1" = 20'

SURVEY INFORMATION TAKEN FROM A SURVEY BY: BUNNEY ASSOCIATES, L.S. DATED: JANUARY 21, 1987 TOTAL LOT AREA: 18,936 S.F.

PREMISES SHOWN HEREON BEING LOTS 4 THROUGH 12, INCLUSIVE, AS SHOWN ON "REVISED MAP OF BLOCKS 10, 11, 26 & 27 - LAKE SECOR", SAID MAP FILED IN PUTNAM COUNTY CLERK'S OFFICE ON FEB 16, 1935 AS MAP NO. 153.B



LOCATION - MAP
N. T. S.

SITE DATA NOTES

SITE ADDRESS: 163 ORCHARD ROAD, MAHOPAC NY 10541
TAX MAP: SECTION 74.26 BLOCK: 2 LOT: 22
ZONING DISTRICT: R-120

BULK REGULATIONS	REQUIRED	EXISTING / PROPOSED	VARIANCE
LOT # 1			
AREA - LOT# 1	120,000 SF	7,031 SF	112,969 SF
FRONT YARD - NORTH	25 FT.	12 FT.	13 FT.
FRONT YARD - WEST	25 FT.	30.2 FT.	NONE
REAR YARD - SOUTH	15 FT.	22.99 FT.	NONE
REAR YARD - EAST	15 FT.	15 FT.	NONE
HEIGHT	35 FT	24 FT.	NONE
LOT WIDTH	200 FT	100 FT.	100 FT
LOT COVERAGE	15%	16%	1%
LOT DEPTH	200 FT	95 FT	105 FT
LOT #2			
AREA - LOT# 2	120,000 SF	6,000 SF	114,000 SF
FRONT YARD	25 FT.	25 FT.	NONE
REAR YARD	15 FT	25 FT.	NONE
SIDE YARD - WEST	10 FT.	15 FT.	NONE
SIDE YARD - EAST	10 FT.	15 FT.	NONE
HEIGHT	35 FT	24 FT.	NONE
LOT WIDTH	200 FT	60 FT.	140 FT
LOT COVERAGE	15%	25%	10 %
LOT DEPTH	200 FT	100 FT	100 FT
LOT #3			
AREA - LOT# 3	120,000 SF	5905 SF	114,095 SF
FRONT YARD	25 FT	25 FT	NONE
REAR YARD	15 FT.	27.08 FT.	NONE
SIDE YARD - SOUTH	10 FT.	10 FT.	NONE
SIDE YARD - NORTH	10 FT.	10 FT.	NONE
HEIGHT	35 FT	24 FT.	NONE
LOT WIDTH	200 FT	95 FT.	105 FT
LOT COVERAGE	15%	20.3%	15.3 %
LOT DEPTH	200 FT	90 FT	110 FT

ARCHITECTURAL VISIONS LLC

2 MUSCOOT ROAD NORTH MAHOPAC NY, 10541
JOEL GREENBERG - ARCH-VISIONS.COM
P: 845-628-9813
F: 845-628-2807

PROJECT:
3 LOT SUB-DIVISION FOR:
ANTHONY PERRICONE
PROJECT ADDRESS: 163 ORCHARD ROAD MAHOPAC, NY 10541
MAILING ADDRESS: ANTHONY PERRICONE 79 CRAESCOOT WAY MAHOPAC, NY 10541
TAX MAP NO. 74.26-2-22

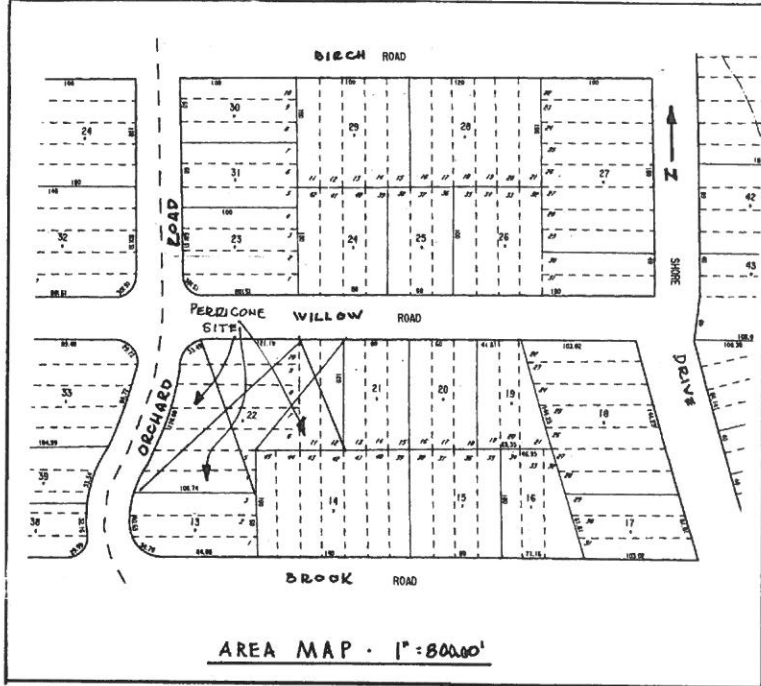
SUBDIVISION PLAN

ISSUANCE DATE
FOR REVIEW 04/30/2019
FOR REVIEW 10/20/2019
Rev. 11/15/19

SCALE AS NOTED
DRAWN BY/CHKD BY
ML / J.L.G.
PROJECT NO.
07-19-099

AS-101

- | | | | | | |
|--|---|--|--|--|--|
| 15A 74.34-1-25
Federal Nat'l Mort Assoc
14221 Dallas Pkwy Ste 1000
Dallas, TX 75234 | 18A 74.34-1-23
William Andrade
190 Orchard Rd
Malapasc, NY 10541 | 27A 74.34-3-46
Karl A Madigan
191 Orchard Rd
Malapasc, NY 10541 | 46 74.26-2-23
Stacey D Ronald
175 Orchard Rd
Malapasc, NY 10541 | 56 74.26-3-31
Virginia V Oeyner
181 Orchard Rd
Malapasc, NY 10541 | 65 74.26-1-28
Kerina Sullivan
27 Collier Dr West
Carmel, NY 10312 |
| 10A 74.34-2-48.1
Christina Zeman
105 Orchard Rd
Malapasc, NY 10541 | 19A 74.34-2-43.1
Ellen Blum
185 Orchard Rd
Malapasc, NY 10541 | 1B 74.35-1-31
Town Of Carmel
60 Malapasc Ave
Malapasc, NY 10541 | 47 74.26-1-24
Austin Lohwood
180 Orchard Rd
Malapasc, NY 10541 | 57 74.26-3-38
Dorcas F Held
187 Orchard Rd
Malapasc, NY 10541 | 66 74.26-1-3
John F Barabla
194 Topland Rd
Malapasc, NY 10541 |
| 16A 74.34-2-44
Nancy Ann Gajjar
111 Orchard Rd
Malapasc, NY 10541 | 20A 74.34-1-20
Eleanor Gorkan
112 Topland Rd
Malapasc, NY 10541 | 23A 74.34-1-16
John Millard
112 Orchard Rd
Malapasc, NY 10541 | 48 74.26-1-23
Margaret L. Jones DeLillo
200 Orchard Rd
Malapasc, NY 10541 | 58 74.26-3-34
Ivan Rudolph
201 Birch Rd
Malapasc, NY 10541 | 58 74.26-3-34
Michael Pasquale
201 Birch Rd
Malapasc, NY 10541 |
| 17A 74.34-2-43.1
Agnes M Enriola
117 Topland Rd
Malapasc, NY 10541 | 21A 74.34-1-15
Parvula Caporali
231 Apple Ln
Malapasc, NY 10541 | 82 74.26-1-44
MCA Realty Associates LLC
231 Apple Ln
Malapasc, NY 10541 | 49 74.26-3-32
Michael M Bilinski
233 Orchard Rd
Malapasc, NY 10541 | 59 74.26-3-27
Carolyn Stiles
204 Birch Rd
Malapasc, NY 10541 | 59 74.26-3-27
Heriberto Gonzalez
204 Birch Rd
Malapasc, NY 10541 |
| 71 74.26-2-1
Mark W Morrison
125 Orchard Rd
Malapasc, NY 10541 | 77 74.26-2-1
Alicia Conter
P.O. Box
PO BOX 902
Malapasc, NY 10541 | 83 74.26-2-12
Igor Tlach
135 Orchard Rd
Malapasc, NY 10541 | 50 74.26-3-7
Dorothy Louisa Frankel
204 Brook Rd
Malapasc, NY 10541 | 12A 74.26-3-39
Patricia Alicia Ocasio
204 Forest Rd
Malapasc, NY 10541 | 67 74.26-3-17
Rosanna Romanova
205 Brook Rd
Malapasc, NY 10541 |
| 72 74.26-3-11
Luigino Romano
139 Orchard Rd
Malapasc, NY 10541 | 78 74.26-1-40
Thomas G Tiffany
142 Orchard Rd
Malapasc, NY 10541 | 73 74.26-1-2
Debra L. Masoco
142 Topland Rd
Malapasc, NY 10541 | 51 74.26-3-6
Marie L. Capitano
205 Forest Rd
Malapasc, NY 10541 | 60 74.26-1-15
Dorothy Birgen
210 Orchard Rd
Malapasc, NY 10541 | 68 74.26-1-14
Dorothy Birgen
210 Orchard Rd
Malapasc, NY 10541 |
| 73 74.26-1-2
Kathryn Wimmerstein
243 Orchard Rd
Malapasc, NY 10541 | NA 61.20-1-2
Barbara Realty Group, LLC
225 Valley Pl
Malapasc, NY 10541 | 84 74.26-1-37
Gwen E. Boyle
147 Topland Rd
Malapasc, NY 10541 | 52 74.26-2-16
James C. Adams
214 Topland Rd
Malapasc, NY 10541 | 61 74.26-3-5
Forest Road Realty Corp
c/o Marie & Nelson Formicola
48 Lakewood Ter
Malapasc, NY 10541 | 69 74.26-3-36
Marvin J. Adams
211 Orchard Rd
Malapasc, NY 10541 |
| 74 74.26-1-38
Edward A. Bopp
150 Orchard Rd
Malapasc, NY 10541 | 79 74.26-1-3
Rosaire Macarino
150 Orchard Rd
Malapasc, NY 10541 | 95 74.26-1-36
Bronx Diaper
153 Topland Rd
Malapasc, NY 10541 | 53 74.26-2-26
Anthony Rauh
83 Ditmars Rd
Carmel, NY 10312 | 62 74.26-2-8
Gregory J. Sebring
212 Brook Rd
Malapasc, NY 10541 | 13A 74.34-2-40
James J. Deigan
212 Forest Rd
Malapasc, NY 10541 |
| 75 74.26-1-39
Mary Ellen Meyer
154 Orchard Rd
Malapasc, NY 10541 | 80 74.26-1-35
Joseph E. Sheehan
159 Orchard Rd
Malapasc, NY 10541 | 86 74.26-3-22
Margaret Ann Kennedy
163 Orchard Rd
Malapasc, NY 10541 | 54 74.26-3-28
Robert P. Ajajne
214 Birch Rd
Malapasc, NY 10541 | 63 74.26-3-19
George D. Semels
214 Willow Dr
Malapasc, NY 10541 | 14A 74.34-2-36.3
Felix Restina
214 Forest Rd
Malapasc, NY 10541 |
| 76 74.26-1-33
Michael A. Caserio
164 Orchard Rd
Malapasc, NY 10541 | 81 74.26-1-4
Martha Kefauver
170 Topland Rd
Malapasc, NY 10541 | 81 74.26-1-4
Martha Kefauver
170 Topland Rd
Malapasc, NY 10541 | 55 74.26-2-4
Robert M. Malone
217 Forest Rd
Malapasc, NY 10541 | 64 74.26-2-5
Robert T. Phip
217 Lake Shore Dr
Malapasc, NY 10541 | 70 74.26-2-20
Michael Kennedy
218 Willow Dr
Malapasc, NY 10541 |
| 6A 74.34-2-33
Celia Seyman
245 Orchard Rd
Malapasc, NY 10541 | 3A 74.26-2-18
Steven J. Ocasio
246 Lake Shore Dr
Malapasc, NY 10541 | 10A 74.34-2-45.2
Ellen Rose
249 Overland Rd
Malapasc, NY 10541 | 1 74.26-2-20
Randy Graham
218 Willow Dr
Malapasc, NY 10541 | 9 74.26-3-21
Ellen Rose
218 Brook Rd
Malapasc, NY 10541 | 19 74.26-2-23
Doreen Schwab
219 Willow Dr
Malapasc, NY 10541 |
| 95 74.26-2-42
Jorge A. Figueroa
263 Lake Shore Dr
Malapasc, NY 10541 | 33 74.26-2-41
Barbara Realty Group, LLC
225 Valley Pl
Malapasc, NY 10541 | 40 74.26-2-40
Town Of Carmel
60 Malapasc Ave
Malapasc, NY 10541 | 2 74.26-2-32
Town Of Carmel
60 Malapasc Ave
Malapasc, NY 10541 | 10 74.26-2-9
Nicholas DiMartino
222 Brook Rd
Malapasc, NY 10541 | 20 74.26-2-9
Robert Sauer
222 Brook Rd
Malapasc, NY 10541 |
| 46 74.26-2-15
Jury M. Butron
286 Lake Shore Dr
Malapasc, NY 10541 | 34 74.26-1-22
Jose Estimaya
303 Birch Rd
Malapasc, NY 10541 | 41 74.26-1-32
Susan A. Peterson
305 Willow Dr
Malapasc, NY 10541 | 1A 74.26-2-41
Stephen K. White
222 Forest Rd
Malapasc, NY 10541 | 11 74.26-2-51
Dorothy Louisa Frankel
204 Brook Rd
Malapasc, NY 10541 | 21 74.26-2-3
James M. DeToro
225 Forest Rd
Malapasc, NY 10541 |
| 27 74.26-1-48
John D. Sabatino
311 Forest Rd
Malapasc, NY 10541 | 35 74.26-1-41
Anthony Gennelli
312 Brook Rd
Malapasc, NY 10541 | 11A 74.34-1-24
John R. Kerans
315 Orchard Rd
Malapasc, NY 10541 | 3 74.26-2-50
Maya Savoligo
225 Lake Shore Dr
Malapasc, NY 10541 | 12 74.26-2-29
Edward Robert Wojcik
226 Birch Rd
Malapasc, NY 10541 | 22 74.26-2-21
Paul Trippolo
228 Willow Dr
Malapasc, NY 10541 |
| 28 74.26-1-31
Manuel A. Marquis
315 Willow Dr
Malapasc, NY 10541 | 36 74.26-1-23
Joseph Casuso
316 Birch Rd
Malapasc, NY 10541 | 4A 74.26-1-47
Jose Alvarez
317 Forest Rd
Malapasc, NY 10541 | 4 74.26-2-14
Francis Q. Ocasio
227 Brook Rd
Malapasc, NY 10541 | 13 74.26-2-24
Kevin Kennedy
227 Willow Dr
Malapasc, NY 10541 | 3A 74.34-2-42
Pablo Lora
228 Forest Rd
Malapasc, NY 10541 |
| 29 74.26-1-42
Anthony Cobello
318 Brook Rd
Malapasc, NY 10541 | 9A 74.34-1-17
Michael Flanagan
318 Brook Rd
Malapasc, NY 10541 | 43 74.26-1-21
David J. McLomere
319 Birch Rd
Malapasc, NY 10541 | 5 74.26-2-49
Susan E. Arnold
229 Lake Shore Dr
Malapasc, NY 10541 | 14 74.26-2-10
Kinsherry R. Ramo
230 Brook Rd
Malapasc, NY 10541 | 23 74.26-2-48
Ethan Battista
3220 Wicks Ave Apt 28
Brook, NY 10663 |
| 30 74.26-1-34
Town Of Carmel
60 Malapasc Ave
Malapasc, NY 10541 | 37 74.26-1-26
Julia Jenkovic
322 Birch Rd
Malapasc, NY 10541 | 37 74.26-1-26
Michael Costa
322 Birch Rd
Malapasc, NY 10541 | 2A 74.24-2-35
Thomas R. Schapp
18 Ann Rd
Carmel, NY 10312 | 15 74.26-2-2
John J. Nagle
233 Forest Rd
Malapasc, NY 10541 | 4A 74.34-2-43.2
Victoria L. Light
234 Forest Rd
Malapasc, NY 10541 |
| 31 74.26-1-43
Marybeth Bagaglio
322 Birch Rd
Malapasc, NY 10541 | 38 74.26-1-20
Russell L. Mallo
323 Forest Rd
Malapasc, NY 10541 | 44 74.26-1-46
James R. Lake
323 Forest Rd
Malapasc, NY 10541 | 6 74.26-2-47
William Daglio
235 Lake Shore Dr
Malapasc, NY 10541 | 16 74.26-1-16
Carlo A. Nieto
236 Maple Rd
Malapasc, NY 10541 | 5A 74.34-2-34
Lori Cobb
237 Orchard Rd
Malapasc, NY 10541 |
| 7A 74.34-1-23
Nancy Torres-Angulo
323 Orchard Rd
Malapasc, NY 10541 | 7A 74.34-1-23
Stephen Gagliardi
323 Orchard Rd
Malapasc, NY 10541 | 45 74.26-1-30
Cristoforo Cabrer
323 Willow Dr
Malapasc, NY 10541 | 7 74.26-1-17
Anthony P. Schabert
238 Maple Rd
Malapasc, NY 10541 | 17 74.26-2-46
William Salgamo
239 Lake Shore Dr
Malapasc, NY 10541 | 17 74.26-2-46
William Salgamo
239 Lake Shore Dr
Malapasc, NY 10541 |
| 8A 74.34-1-18
William Brennan
324 Forest Rd
Malapasc, NY 10541 | 39 74.26-1-19
Christine Pizzone
277 Birch Rd
Malapasc, NY 10541 | 89 74.26-1-19
Laura Scarpone
25 Mill Plain Rd Unit 13-2
Danbury, CT 06811 | 8 74.26-2-13
Alex Sciviani
241 Brook Rd
Malapasc, NY 10541 | 18 74.26-2-13
Alex Sciviani
241 Brook Rd
Malapasc, NY 10541 | 24 74.26-2-45
Claudia L. Bonardi
241 Lake Shore Dr
Malapasc, NY 10541 |



ARCHITECTURAL VISIONS, LLC

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MALAPASC, NY 10541
JOE.ORENENI@ARCHVISIONS.COM

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PROJECT: PERRICONE

PROJECT ADDRESS: 187 ORCHARD ROAD MALAPASC, NY 10541
MAILING ADDRESS: ANTHONY PERRICONE 79 CRAESCOY WAY MALAPASC, NY 10541

TAX MAP NO. 74.26-2-22

OWNERS WITHIN 500' AND AREA MAP

ISSUANCE	DATE
REV	4/6/19

SCALE: N.T.S.

DRAWN BY/CHKD BY: J. J.

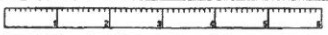
PROJECT NO. 07-19-058

AS-102

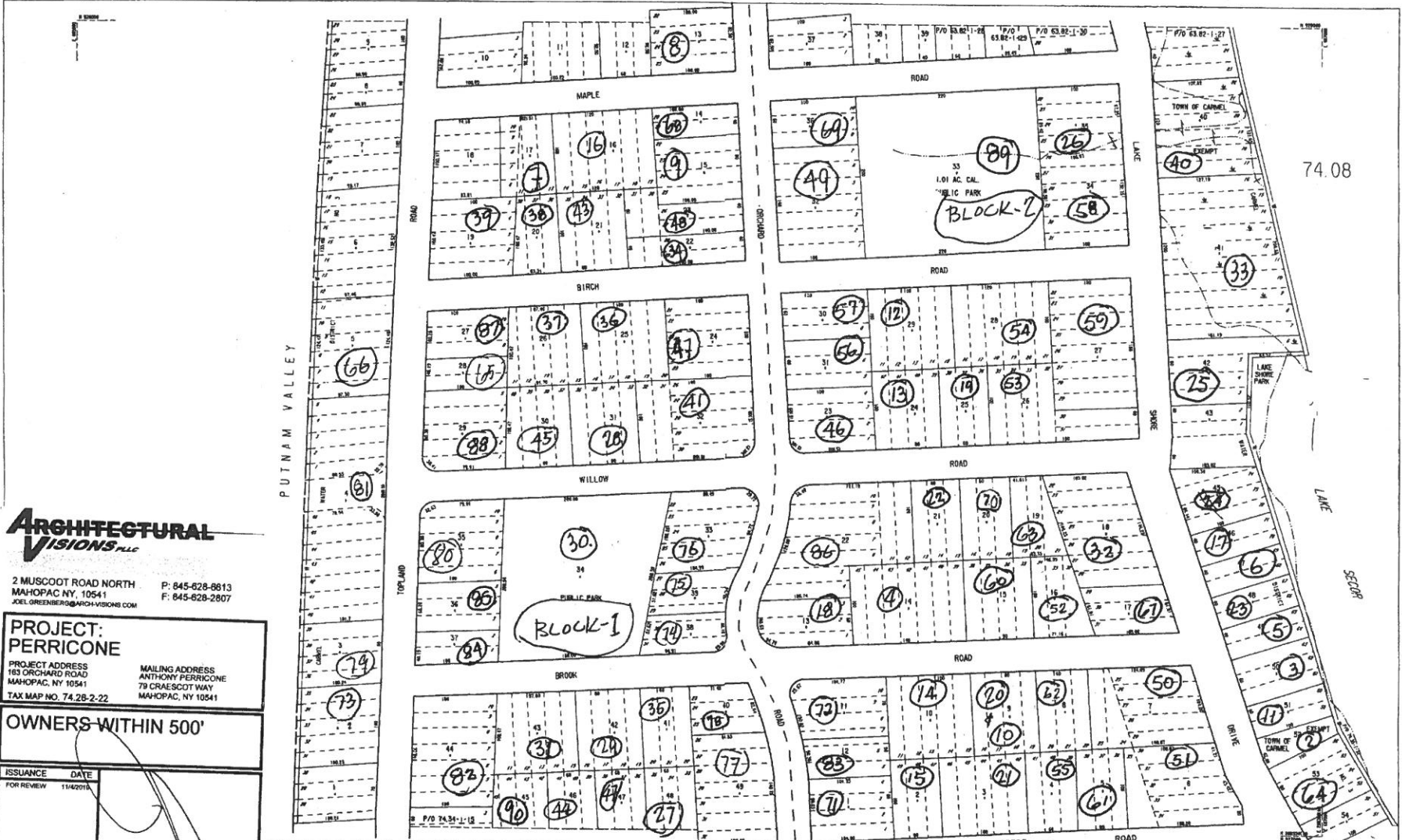
IT IS A VIOLATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THESE PLANS AND DOCUMENTS IN ANY WAY, PER STATE LAW IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERED ARCHITECT SHALL AFFIX TO THEM THEIR OWN SEAL AND THE NOTICES ATTACHED BY HIGHER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A BRIEF DESCRIPTION OF THE ALTERATION. THIS ARCHITECT OWNS 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.

92 PL

1-800-345-7334



SCALE IN 1/4" OF AN INCH



ARCHITECTURAL VISIONS LLC

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MAHOPAC NY, 10541
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PROJECT: PERRICONE

PROJECT ADDRESS: 163 ORCHARD ROAD, MAHOPAC, NY 10541
MAILING ADDRESS: ANTHONY PERRICONE, 79 CRASCOTT WAY, MAHOPAC, NY 10541
TAX MAP NO. 74.28-2-22

OWNERS WITHIN 500'

ISSUANCE DATE

FOR REVIEW 11/4/2014

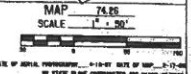
SCALE N.T.S.
DRAWN BY/CHKD BY
PROJECT NO. 07-19-098

AS-102
TM# 74.26

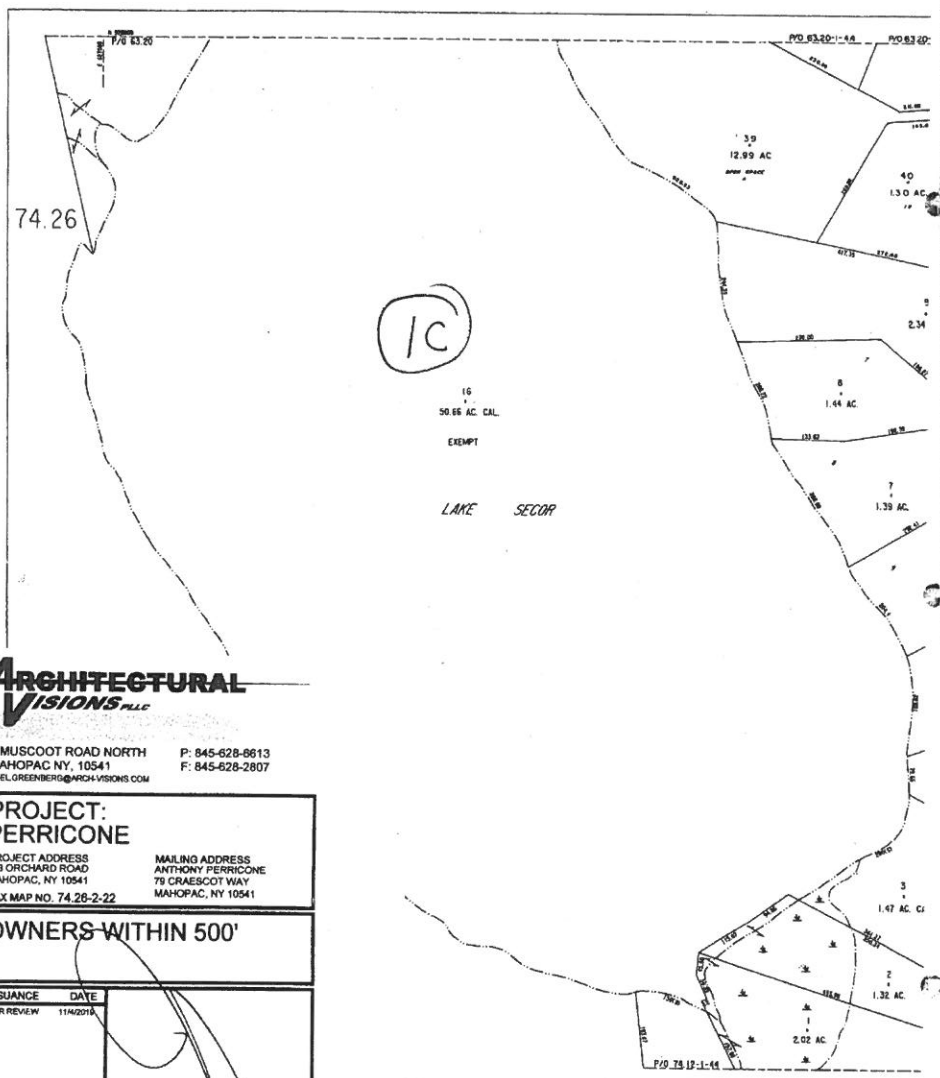
SYMBOLS		SPECIAL DISTRICT INFORMATION		LEGEND	
ROAD	ROAD	STATE LINE	STATE LINE	UNIMPROVED ROAD	UNIMPROVED ROAD
...

AREA	ACRES	ACRES
63.82		
74.34	74.35	

PRELIMINARY
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK



74.26



ARCHITECTURAL VISIONS P.L.L.C.

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PROJECT: PERRICONE
 PROJECT ADDRESS: 163 ORCHARD ROAD MAHOPAC, NY 10541
 MAILING ADDRESS: ANTHONY PERRICONE 76 CRAESCOOT WAY MAHOPAC, NY 10541
 TAX MAP NO. 74.28-2-22

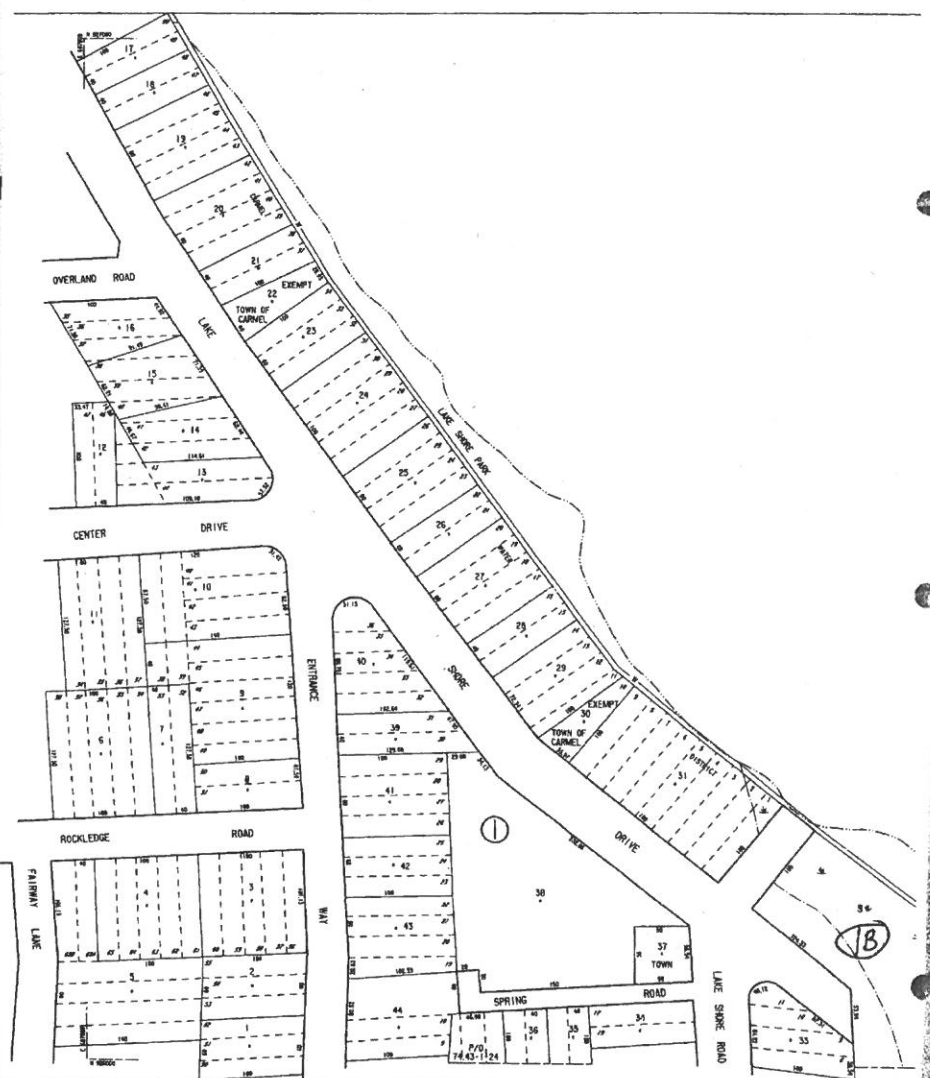
OWNERS WITHIN 500'

ISSUANCE DATE	DATE
FOR REVIEW	11/14/2018

SCALE N.T.S.
 DRAWN BY/CHKD BY
 PROJECT NO. 07-19-098
AS-102
 TM # 74.08 & 75.35

SPECIAL DISTRICT INFORMATION		OTHER INFO	
NAME	NO. 100	STATE LINE	CONTRACT NO.
TYPE	100	COUNTY LINE	NO. & D.T.
		TOWN LINE	PREPARATION
		WATER LINE	SPECIAL USE
		PROPERTY LINE	OTHER DISTRICT
		ADJACENT LOT LINE	PART OF PARCEL

MAP 228 74.08



SPECIAL DISTRICT INFORMATION		OTHER INFO	
NAME	NO. 100	STATE LINE	CONTRACT NO.
TYPE	100	COUNTY LINE	NO. & D.T.
		TOWN LINE	PREPARATION
		WATER LINE	SPECIAL USE
		PROPERTY LINE	OTHER DISTRICT
		ADJACENT LOT LINE	PART OF PARCEL

FOR ASSESSMENT PURPOSES ONLY
 NOT TO BE USED FOR CONVEYANCES
 PREPARED BY
 JAMES W SEWALL COMPANY
 147 CENTER STREET, OLD TOWN, MAINE

REVISIONS	
NO.	DESCRIPTION

MAP 246 74.35



November 4, 2019

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

RE: The Hamlet at Carmel
Stoneleigh Avenue
Tax Map No. 66.-2-58

Dear Chairman Paepre and Members of the Board:

The subject project is located on the site adjacent to the Putnam Hospital Center on Stoneleigh Avenue. The Board granted the project a 1 year extension of Final Site Plan approval effective January 27, 2019, which will expire on January 27, 2020. There has been no substantial change in the condition of the site and/or its environs. There has been no change to the site plans or the proposed project. All outside agency approvals for the project are current.

The applicant requests a re-grant of the Final Site Plan approval. Please place this item on the Board's upcoming November 13th, 2019 meeting agenda for consideration of a re-grant of the approval.


A check is enclosed for the \$3,000.00 fee.

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/dim

Enclosures

cc: Ken Kearney

Insite File No. 14211.100