

CRAIG PAEPRER  
*Chairman*

ANTHONY GIANNICO  
*Vice Chairman*

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

**TOWN OF CARMEL**  
**PLANNING BOARD**



60 McAlpin Avenue  
Mahopac, New York 10541  
Tel. (845) 628-1500 – Ext.190  
[www.ci.carmel.ny.us](http://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**  
**NOVEMBER 18, 2021 – 7:00 P.M.**

**TAX MAP #   PUB. HEARING   MAP DATE   COMMENTS**

**SITE PLAN**

1. Binns Family Trust – 5 Veschi Lane South	75.20-2-2	11/4/21	Site Plan
2. Delamere-Fitzpatrick Family Chiropractic - 87 Ellen Ave	75.59-1-2	11/4/21	Special Site Plan (Home Office)
3. Mehra, Sanjay – 10 Veschi Lane South	75.16-1-27	11/3/21	Special Site Plan

**MISCELLANEOUS**

4. Downtown Mahopac Properties Inc. – 559 Route 6	75.12-2-26	7/23/19	Re-Approval of Final Site Plan
5. 14 Nicole Way LLC (Zakon) – 14 Nicole Way	65.6-1-22	9/29/20	Extension of Final Site Plan Approval
6. Braemar at Carmel – 49 Seminary Hill Road	55.10-1-3	9/13/19	Re-Approval of Final Site Plan
7. Minutes – 09/22/21 & 10/14/21			



November 4, 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 Zoning Board approved all the variances on October 28, 2021. The one condition was that the new building height should not exceed 25 FT. See drawing A-100 ( Plan & Elevation) I would appreciate if you placed this project on your next Planning Board agenda on Thursday, November 18, 2021.

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

Very truly yours,

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

---

Joel Greenberg, AIA, NACRB



U.S. ROUTE 6  
 formerly ~ SIMONE  
 now or formerly  
 NICOLE M. BARILE ET AL.  
 (Liber 1763, Page 462)

formerly ~ SIMONE  
 "SUBDIVISION MAP OF  
 RANCH FARM SUBDIVISION"  
 (Filed October 23, 1975 as Map No. 1408)  
 Lot 2  
 now or formerly  
 RALPH A. & DEBORAH A DeCESARE  
 (Liber 1629, Page 400)

now or formerly  
 MEHRA REAL ESTATE LLC  
 (Liber 1835, Page 394)

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

now or formerly ~ NICOLE STERN, MICHAEL A. BARILE & TOMMY BONIELLO  
 (Liber 1901, Page 156)

SITE INFO TAKEN FROM SURVEY BY ROBERT E. BAXTER DATED MAY 12 2020

LEGEND

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

SEQUENCE OF CONSTRUCTION

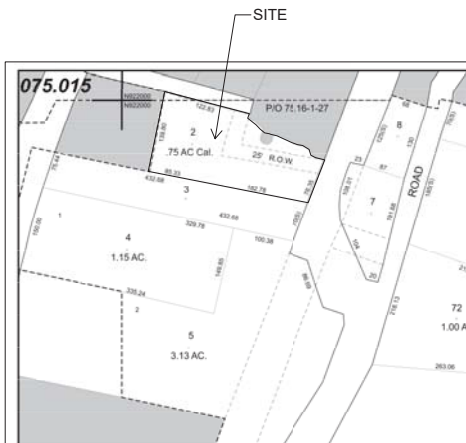
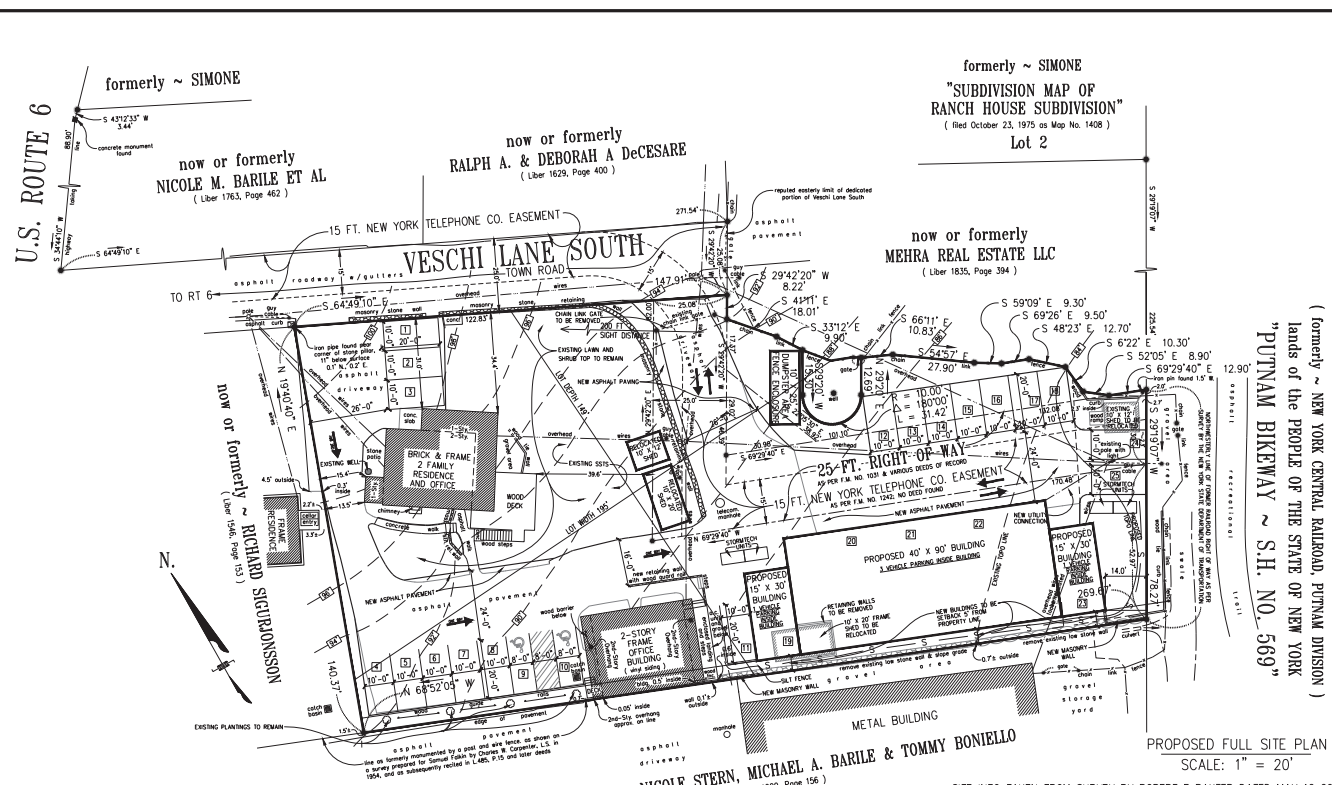
1. INSTALL SILT FENCE AS NOTED ON SITE PLAN.
2. CLEAR AREA FOR PROPOSED BUILDING AND PARKING LOT.
3. EXCAVATE FOR FOOTINGS AND FOUNDATION FOR PROPOSED BUILDING.
4. INSTALL CONCRETE FOUNDATION AND FOOTINGS FOR STORAGE BUILDING.
5. INSTALL GRAVEL BASE FOR PARKING LOT.
6. INSTALL ASPHALT PAVING & ASPHALT 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 PEST 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 FRAMING WITHIN THE EASEMENT.
6. THE 25' R.O.W. IS NO LONGER IN USE SINCE THE BICYCLE 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 PUMPING IS BEING INSTALLED.

PROPERTIES WITHIN 500'

- 75.19-1-7  
HOWARD SUBDIVISION  
246 BUCKSHOLLOW RD  
MAHOPAC, NY 10541
- 75.19-1-8  
JOHN WERT  
10 VESCHI LANE N  
MAHOPAC, NY 10541
- 75.19-1-9  
LEE EMM  
PO BOX 388  
MAHOPAC, NY 10541
- 75.19-1-10  
718 HONEYCREAK LLC  
44 BLOOMER RD  
MAHOPAC, NY 10541
- 75.19-1-11  
VERNON NEW YORK INC  
PO BOX 2749  
ARSON, NY 12001
- 75.19-1-12  
JUN MORGAN CLUB INC  
PO BOX 107  
MAHOPAC, NY 10541
- 75.19-1-13  
HOWARD & BRIDGE ESTATE  
231 BRIDGET HILL RD  
MAHOPAC, NY 10541
- 75.19-1-14  
HOWARD & BRIDGE ESTATE  
231 BRIDGET HILL RD  
MAHOPAC, NY 10541
- 75.19-1-15  
JUN HOLDING CORP  
148 BUCKSHOLLOW RD  
MAHOPAC, NY 10541
- 75.19-1-16  
GEORGE P SWANNO  
148 BUCKSHOLLOW RD  
MAHOPAC, NY 10541
- 75.19-1-17  
JAMES W. WARR INC  
87 SOUTH LAKE RD  
MAHOPAC, NY 10541
- 75.19-1-18  
SCOTT HENCO  
437 ROUTE 6  
MAHOPAC, NY 10541
- 75.19-1-19  
PATRICIA J DELAMARE  
6 FLEET LN  
MAHOPAC, NY 10541
- 75.19-1-20  
THOMAS SHANE  
135 BUCKSHOLLOW RD  
MAHOPAC, NY 10541
- 75.19-1-21  
SCOTT HENCO  
437 ROUTE 6  
MAHOPAC, NY 10541
- 75.19-1-22  
THOMAS SHANE  
135 BUCKSHOLLOW RD  
MAHOPAC, NY 10541
- 75.19-1-23  
THOMAS SHANE  
135 BUCKSHOLLOW RD  
MAHOPAC, NY 10541
- 75.19-1-24  
ADRIAN J. BAXTER  
5 VESCHI LANE S  
MAHOPAC, NY 10541
- 75.19-1-25  
ADRIAN J. BAXTER  
5 VESCHI LANE S  
MAHOPAC, NY 10541
- 75.19-1-26  
ADRIAN J. BAXTER  
5 VESCHI LANE S  
MAHOPAC, NY 10541
- 75.19-1-27  
MEHRA REAL ESTATE LLC  
10 VESCHI LANE S  
MAHOPAC, NY 10541
- 75.19-1-28  
MEHRA REAL ESTATE LLC  
10 VESCHI LANE S  
MAHOPAC, NY 10541
- 75.19-1-29  
ADRIAN J. BAXTER  
5 VESCHI LANE S  
MAHOPAC, NY 10541
- 75.19-1-30  
ADRIAN J. BAXTER  
5 VESCHI LANE S  
MAHOPAC, NY 10541



1 LOCATION MAP



2 AREA MAP



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	Approved by the ZBA June 23, 2005	
Lot Depth:	200 LF	149 FT	51 FT	
Parking:	3 PS / Apt 1 PS - 200 SF-Office 1 PS - 1,000 SF Storage	3,100/200 = 16ps 4,500/1,000 = 5ps Total: 25 PS = 25 PS provided	4 PS None	None
Front Yard:	40 FT	31 FT	Approved by the ZBA June 23, 2005	
Side Yard: West	25 FT	13.5 FT	Approved by the ZBA June 23, 2005	
Side Yard: East	25 FT	14 FT	11 FT	
Rear Yard:	30 FT	0.05 FT Exist. Building 5 FT New Building	Approved by the ZBA June 23, 2005 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% (7155 SF)	None	
Area of Disturbance:	5,000 SF	8,628 SF	None	
Two Family House:	Not permitted	Two Family House Exisit	Use Variance	

All Current Variances Granted by The Town of Carmel ZBA on October 28 2021.

**ARCHITECTURAL VISIONS**

2 MUSCOOT ROAD NORTH  
 MAHOPAC NY, 10541  
 P: 845-628-8613  
 F: 845-628-2807  
 www.architecturalvisions.com

PROJECT: NEW STORAGE BUILDING FOR BINNS FAMILY TRUST

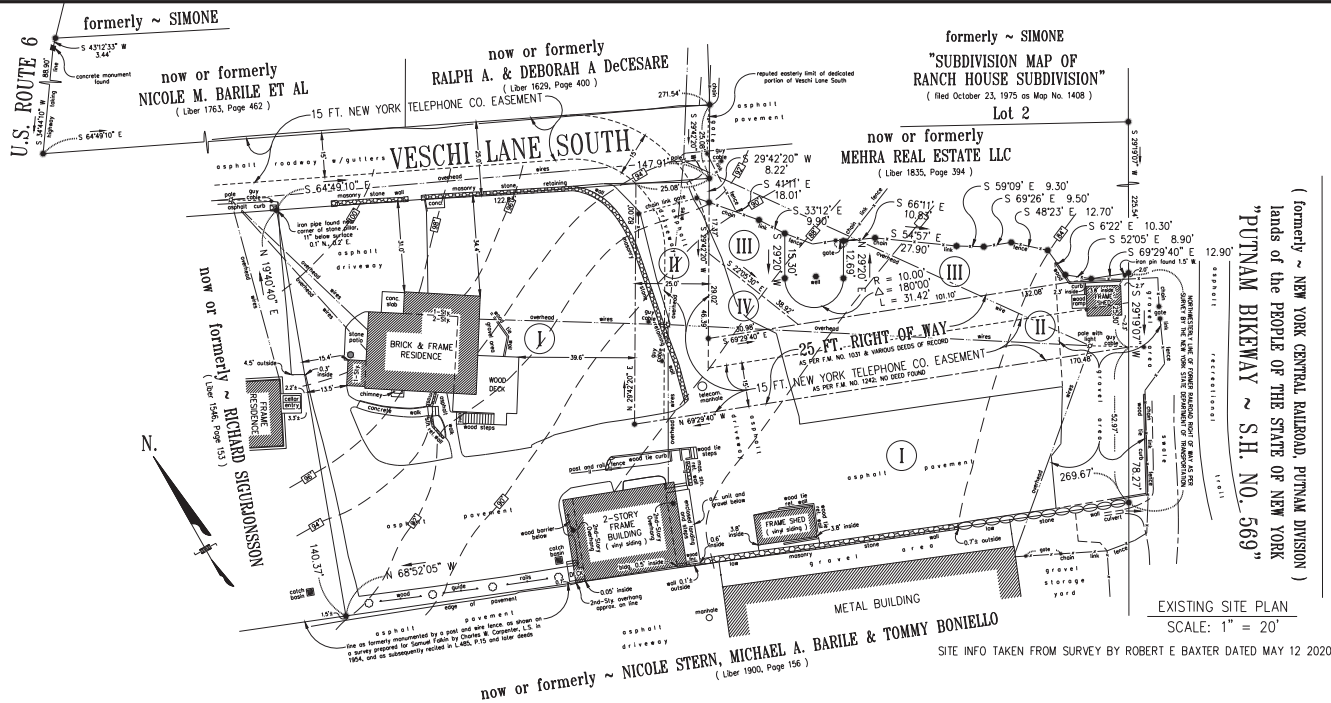
PROJECT ADDRESS: 5 VESCHI LANE SOUTH MAHOPAC, NY 10541  
 MAILING ADDRESS: SAME AS PROJECT ADDRESS  
 TALK MAP NO: 75.20-2

**SITE PLAN**

SCALE AS NOTED  
 DRAWN BY: CHLOE MCCOY - JAG

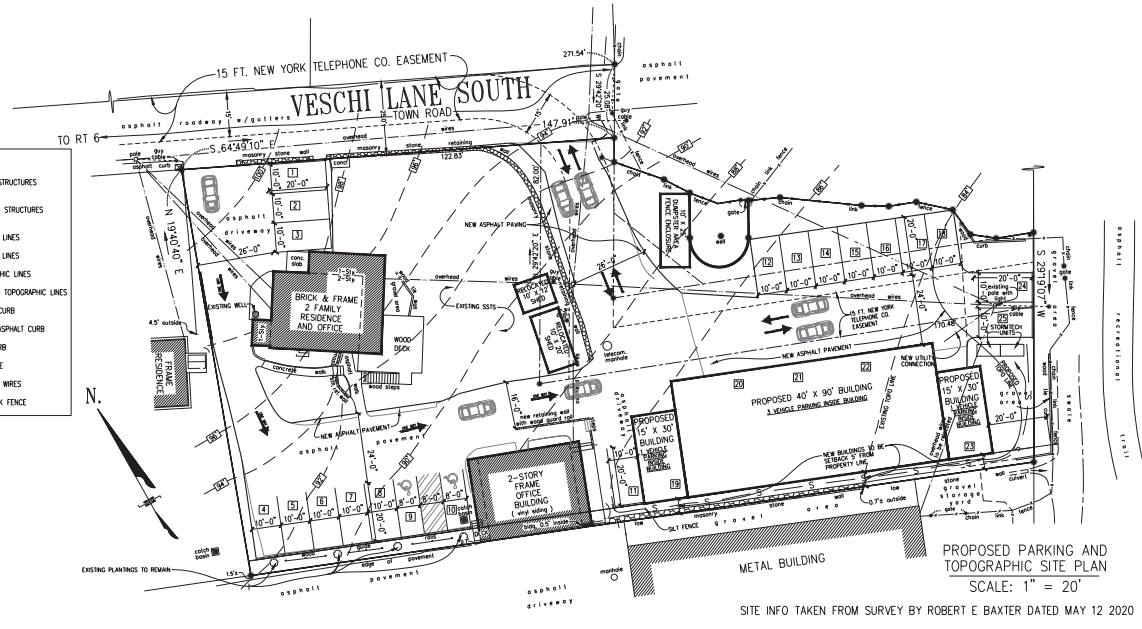
**S-100**

IF A VIOLATION OF STATE LAW FOR ANY REASON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER IN ANY MANNER THESE PLANS AND DOCUMENTS BY ANY MEANS OR BY ANY MEANS BEARING THE SEAL OF AN ARCHITECT OR TO ALTER THE ARCHITECT SHALL BE HELD TO HAVE GIVEN THE SEAL AND THE NOTATION THEREBY FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THE ARCHITECT SHALL BE AND ALL RESPONSIBILITY FOR ALL ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHER THAN THE ARCHITECT SHALL BE HELD TO HAVE GIVEN THE SEAL AND THE NOTATION THEREBY FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION.



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

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



**ARCHITECTURAL VISIONS**  
2 MUSCOOT ROAD NORTH  
MANHATTAN NY, 10541  
P: 845-628-6613  
F: 845-628-2807  
JULIUS@ARCHITECTURALVISIONS.COM

**PROJECT:**  
BINNS, ED  
PROJECT ADDRESS:  
S VESCHI LANE SOUTH  
MANHATTAN, NY 10541  
MAILING ADDRESS:  
SAME AS PROJECT ADDRESS

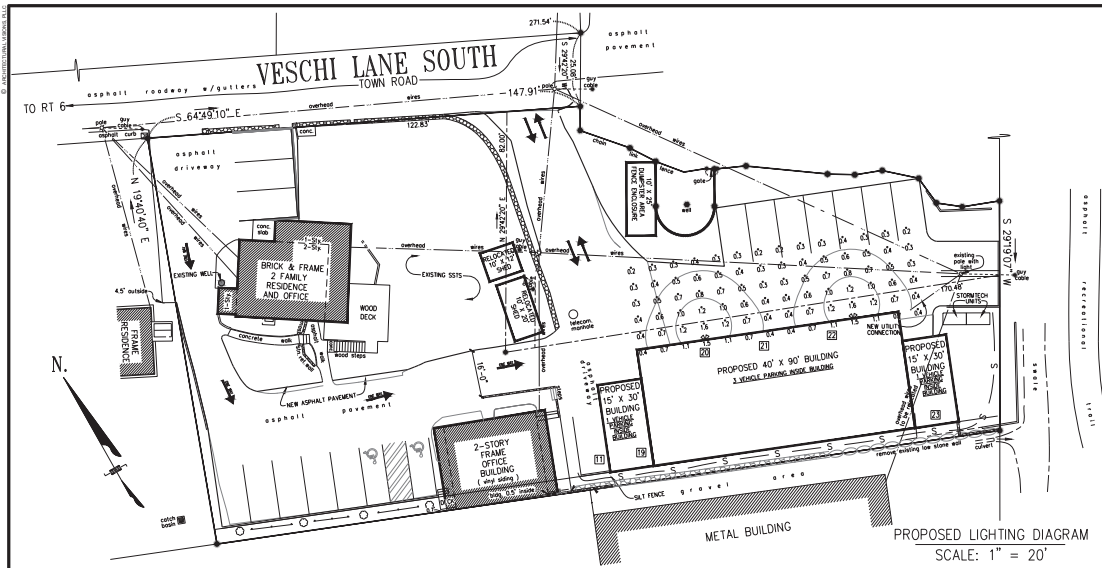
**EXISTING & PROPOSED SITE PLAN**

SCALE:  
AS NOTED

DESIGNED BY:  
MCKAY, JAC

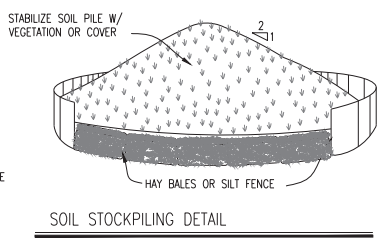
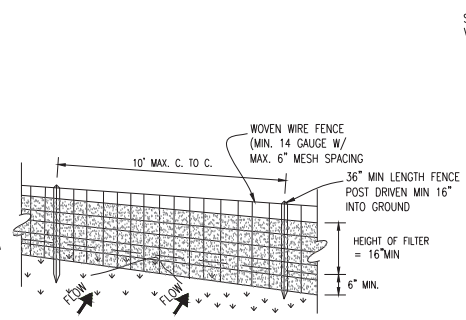
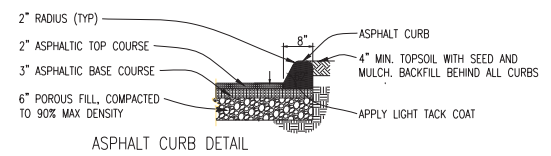
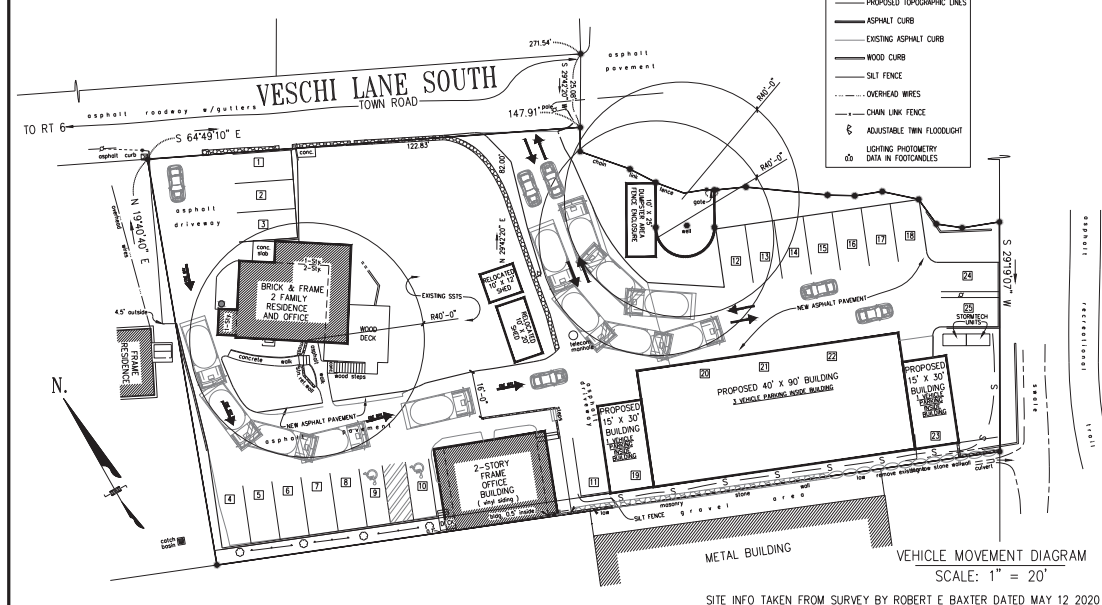
PROJECT NO.  
S-101

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 OR ANY COPY THEREOF BEARING THE SEAL OF AN ARCHITECT IF ALTERED. THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER SEAL THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A BRIEF DESCRIPTION OF THE ALTERATION. THE ARCHITECT ASSUMES ANY AND ALL RESPONSIBILITY FOR ANY ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DISCLAIMS PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.

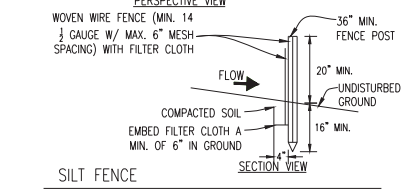


**LEGEND**

- 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
- ADJUSTABLE TWIN FLOODLIGHT
- LIGHTING PHOTOMETRY DATA IN FOOTCANDLES



- NOTES:**
1. AREA CHOSEN FOR STOCKPILE OPERATIONS SHALL BE SAFE AND STABLE.
  2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
  3. UPON COMPLETION OF SOIL STOCKPILE, EACH PILE SHALL BE STABILIZED WITH EITHER SILT FENCE OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

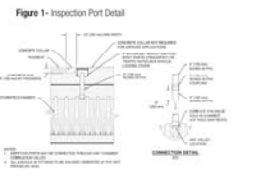


**CONSTRUCTION SPECIFICATIONS:**

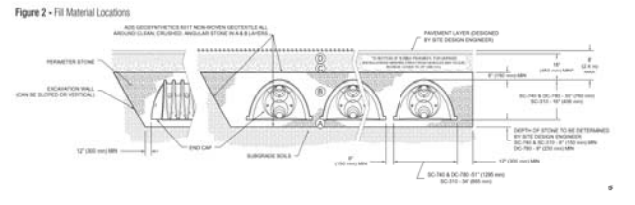
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

**Table 1 - Acceptable Fill Materials**

Material Name	Description	Minimum Size	Restrictions
1. Clean Fill	Material that is free of all debris and is composed of particles smaller than 4.75 mm (No. 40 sieve). Check with approved engineer.	NA	Prohibit use of this material for backfill behind retaining walls and for embankment.
2. Clean Sand	Material that is free of all debris and is composed of particles smaller than 4.75 mm (No. 40 sieve). Check with approved engineer.	4.75 mm (No. 40 sieve)	Prohibit use of this material for backfill behind retaining walls and for embankment.
3. Clean Gravel	Material that is free of all debris and is composed of particles smaller than 4.75 mm (No. 40 sieve). Check with approved engineer.	4.75 mm (No. 40 sieve)	Prohibit use of this material for backfill behind retaining walls and for embankment.
4. Clean Crushed Stone	Material that is free of all debris and is composed of particles smaller than 4.75 mm (No. 40 sieve). Check with approved engineer.	4.75 mm (No. 40 sieve)	Prohibit use of this material for backfill behind retaining walls and for embankment.
5. Clean Crushed Aggregate	Material that is free of all debris and is composed of particles smaller than 4.75 mm (No. 40 sieve). Check with approved engineer.	4.75 mm (No. 40 sieve)	Prohibit use of this material for backfill behind retaining walls and for embankment.



- PLEASE NOTE:**
1. The owner shall provide all materials and labor for the construction of the silt fence.
  2. All materials and labor shall be provided by the contractor.
  3. The contractor shall be responsible for the maintenance of the silt fence.



**ARCHITECTURAL VISIONS**

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

**PROJECT:**  
BINNS, ED  
PROJECT ADDRESS:  
VESCHI LANE SOUTH  
MANHATTAN, NY 10541  
TAX MAP NO. 75-20-3-2

**LIGHTING SPILL PLAN AND DETAILS**

SCALE:  
AS NOTED

DESIGNED BY:  
MCKAY, JAC

**S-102**

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 FOR STAFF USE OR TO ALTER THE ARCHITECT'S SEAL AND THE NOTATION THEREBY FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THE ALTERING ARCHITECT SHALL AFFIX TO HIS OR HER SEAL AND THE NOTATION THEREBY FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THE ARCHITECT'S SEAL AND ALL INFORMATION FOR ALL ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND ANY PERSON SHALL BE REMOVED FROM THESE PLANS AND DOCUMENTS.





October 18, 2021  
November 4, 2021\*

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

RE: Site Plan for Delamere- Fitzpatrick  
87 Ellen Ave  
Mahopac, NY 10541  
TM #: 75.59-1-2

Dear Mr. Paepre and Members of the Board,

The following is my response to Michael Carnazza's memo dated September 9, 2021:

1. The chicken coop is owned by the applicant, I will provide the easement.
2. I have revised the floor plan of the professional office so that the building will remain a one family residence with the chiropractic office within the one family residence.
3. The area of the residence is 444 SF, therefore, the professional office can't exceed 111 SF. The area provided for the professional office is 80 SF.
4. The parking calculations have been revised.
5. The Zoning Table has been revised.
6. The area variances have been revised.

The following is my response to Richard Franzetti's memo dated August 31, 2021.

1. The project has been referred to the Mahopac Fire Department and the Putnam County Health Department.
2. The drawing has been revised and the professional office will be within the existing one family residence.
3. No new buildings are proposed.
4. The buildings are serviced by town water and individual septic systems.
5. Dr. Fitzpatrick and I met with Mr. Franzetti to review the driveway and stormwater requirements. It was agreed that a rain garden would be installed at the bottom of the driveway to stormwater control.
6. Since the driveway is a single lane, a pull-off area is now provided.
7. The area of disturbance has been revised.
8. A performance bond and engineering fee will be provided for any public improvements.
9. Stormwater Maintenance Agreement will be provided.
10. Only one patient at a time will enter the premises. In addition, there will be a 15-minute gap between patients to avoid any conflicts on the driveway.
11. Only passenger vehicles will be entering the site.
12. Site distance is shown.
13. A guide rail has been added to the Site Plan.



14. No new plantings are proposed.
15. Erosions controls are provided.
16. No new electrical utilities are proposed.
17. A lighting spill plan has been added to the Site Plan.
18. The water supply is from the Town of Carmel and the existing service is adequate for the proposed use.

The following is my response to Patrick Cleary's memo dated September 9, 2021.

1. The professional office is in an existing one family dwelling of 444 SF. The area of the professional office can't exceed 25% of the total area. Therefore, the professional office can't exceed 111 SF and 80 SF is proposed.
2. The professional office sign will not exceed 2 SF.
3. The off-street parking requirements have been revised.
4. No overnight patients are proposed.
5. Dr. Fitzpatrick, the Town Engineer and myself did a site inspection to review the driveway conditions.
6. A guide rail will be provided along the driveway. In addition, a pull-off area will also be provided along with a catch basin and drainage pipe to a proposed rain garden.

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

Very truly yours,



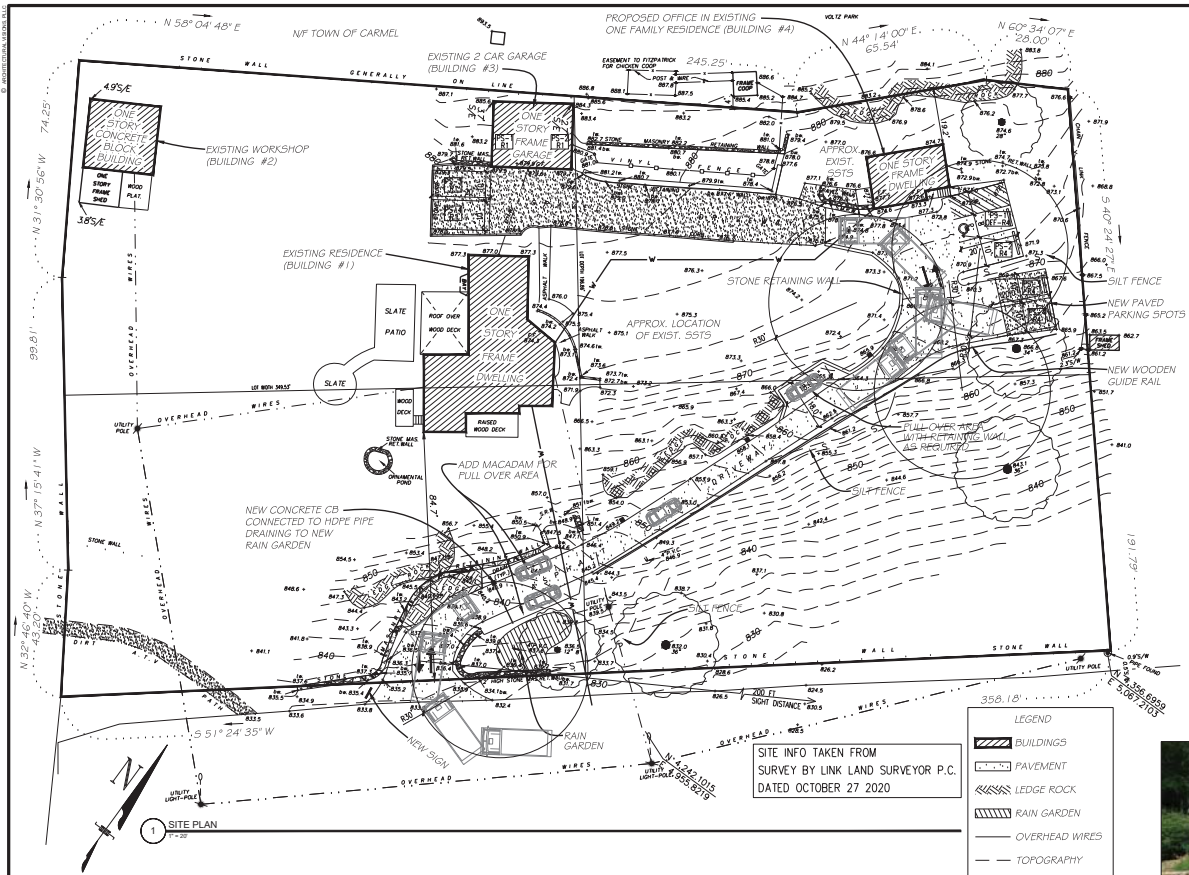
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Joel Greenberg, AIA, NACRB

*\*Please note the following revisions to be discussed at the next Planning Board meeting on Thursday, November 18, 2021. I believe the next step would be to deny the application and refer it to the Zoning Board of Appeals.*

1. *A second pull over has been added at the top of the driveway.*
2. *The chicken coop variance has been added to the zoning chart.*
3. *The sign has been reduced to 2 SF.*
4. *The easement for the chicken coop will be provided.*
5. *No overnight patients.*
6. *Only passenger vehicles will be entering the site.*





SITE INFO TAKEN FROM SURVEY BY LINK LAND SURVEYOR P.C. DATED OCTOBER 27 2020

- LEGEND**
- BUILDINGS
  - PAVEMENT
  - LEADGE ROCK
  - RAIN GARDEN
  - OVERHEAD WIRES
  - TOPOGRAPHY
  - SILT FENCE
  - EXIST. WATER LINE

**ADJOINERS WITHIN 500 FT**

75-16-137 COLONIAL PARK ASSOC INC PO BOX 103 MAHOAPAC, NY 10541	75-16-139 CALLIOPHE HOLDINGS LLC 120 WEST 20TH ST NEW YORK, NY 10011	75-59-1-7 IAN CLARK 65 ELLEN AVE MAHOAPAC, NY 10541	75-59-1-4 GERARD TRUGLIA 75 ELLEN AVE MAHOAPAC, NY 10541	75-59-1-2 SIOBHAN DELAMERE 89 ELLEN AVE MAHOAPAC, NY 10541
75-16-117 SEBASTIAO FERREIRA 52 KAIN RD WARWICK, NY 10980	75-51-1-28 ANNA GILMORE 2 CLARK PL MAHOAPAC, NY 10541	75-59-1-9 ERNESTO PRADER 65 ELLEN AVE MAHOAPAC, NY 10541	75-59-1-13 PIETRO DELUCA 75 ELLEN AVE MAHOAPAC, NY 10541	75-59-1-17 ELIZABETH BRADY 89 ELLEN AVE MAHOAPAC, NY 10541
75-12-1-12 COLONIAL PARK ASSOC INC PO BOX 103 MAHOAPAC, NY 10541	75-16-1-40 ANNA GILMORE 2 CLARK PL MAHOAPAC, NY 10541	75-59-1-9 MARIA AVILA 65 ELLEN AVE MAHOAPAC, NY 10541	75-59-1-14 PATRICK J FITZELL 75 ELLEN AVE MAHOAPAC, NY 10541	75-59-1-11 TOWN OF CARMEL 60 MCALPIN AVE MAHOAPAC, NY 10541
75-16-1-17 HILTOP MANOR REALTY CORP 466 RT 6 MAHOAPAC, NY 10541	75-51-1-10 ERICK R NOTHOLT 59 ELLEN AVE MAHOAPAC, NY 10541	75-59-1-6 CARLOS A COLON 67 ELLEN AVE MAHOAPAC, NY 10541	75-59-1-3 MARIA VRABEC TRUST 2547 33RD ST APT 3F ASTORIA, NY 11102	75-59-1-18 IRENA OZCINSKI 92 ELLEN AVE MAHOAPAC, NY 10541
75-16-1-35 HILTOP MANOR REALTY CORP 466 RT 6 MAHOAPAC, NY 10541	75-51-1-9 DAILY FAMILY IRREV TRUST 61 ELLEN AVE MAHOAPAC, NY 10541	75-59-1-10 JULIO RZSO 48 ELLEN AVE MAHOAPAC, NY 10541	75-59-1-3 MARIA VRABEC TRUST 75 ELLEN AVE MAHOAPAC, NY 10541	75-59-1-19 ELLEN AVENUE REALTY, LLC 468 ROUTE 8 MAHOAPAC, NY 10541
75-16-1-16 HILTOP MANOR REALTY CORP 466 RT 6 MAHOAPAC, NY 10541	75-51-1-8 JOHN APITYKA 63 ELLEN AVE MAHOAPAC, NY 10541	75-59-1-5 GEORGIOS ARDYROS 71 ELLEN AVE MAHOAPAC, NY 10541	75-59-1-15 CHRISTOPHER NEALON 80 ELLEN AVE MAHOAPAC, NY 10541	75-16-1-36 TOWN OF CARMEL 60 MCALPIN AVE MAHOAPAC, NY 10541
75-16-1-38 CALLIOPHE HOLDINGS LLC 120 WEST 20TH ST NEW YORK, NY 10011	75-59-1-8 MARIA VRABEC TRUST 2547 33RD ST APT 3F ASTORIA, NY 11102	75-59-1-5 KANELLA S MOORE 2808 33RD ST APT 3L ASTORIA, NY 11103	75-51-1-29 TOWN OF CARMEL 60 MCALPIN AVE MAHOAPAC, NY 10541	
75-16-1-15 BEACHK BROS 485 RT 6 MAHOAPAC, NY 10541	75-59-1-8 MARIA VRABEC TRUST 75 ELLEN AVE MAHOAPAC, NY 10541	75-59-1-12 SUSAN W JOHNSON REVOCABLE 71 ELLEN AVE MAHOAPAC, NY 10541	75-59-1-16 LUISE CAMPOS 84 ELLEN AVE MAHOAPAC, NY 10541	

**Town of Carmel Zoning Requirements**

**Basic Data:**  
 Owner: Siobhan Delemere-Fitzpatrick  
 Address: 87 Ellen Ave, Mahopac, NY 10541  
 T.M. #: 75-59-1-2  
 Zoning District: R-120  
 Proposed Use: Professional Office  
 Notes: Buildings 1-4 Are Existing. No Additions Proposed.

Bulk Regulations:	Required/Allowable:	Existing/Proposed:	Variance Required:
Lot Area:	120,000 SF	69,639 SF	50,362 SF
Lot Width:	200 LF	349 FT	None
Lot Depth:	200 LF	196 FT	4 FT
Chicken Coop Setback:	15 FT	Existing 4FT	11 FT1
Parking: Office in (1) Family Residence (Building #4)	4 PS / Doctor 1 PS / Full Time Employee	1 Doctor + 4 PS No Full Time Employees	None
Parking: Residences (Buildings 1 & 4)	2 PS / Dwelling	4 PS Provided	None
Area of Disturbance:	5,000 SF	850 SF	None
Parking surface:	Macadam	Macadam	None
Office in Residence Building #4 (1) Person in Office (the Owner)	25% of area 4445F X 25% = 111 SF allowed	80 SF	None

Notes: Number of patients: One at a Time 15 Minute Gap Between Patients.  
 No New Plantings, Lighting, or Additional Utilities Proposed.  
 No Overnight Patients, Only Passenger Vehicles Will be Entering the Site.



6 SOUTH WEST ELEVATION



5 AREA MAP



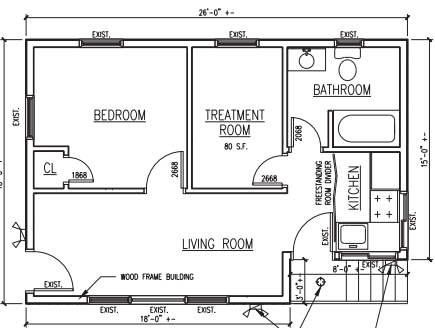
7 SOUTH-EAST ELEVATION



2 BUSINESS SIGN



4 LOCATION MAP



3 ONE STORY CHIROPRACTIC OFFICE

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 FOR STATE LAW. IF AN ITEM BEHIND THE SEAL OF AN ARCHITECT IS ALTERED, THE ARCHITECT SHALL ADVISE TO WHOMER THE SEAL AND THE NOTATION THEREBY IS FOLLOWED BY HIGHEST QUALITY AND THE CITY OF SOUTH ALBANY, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DOES NOT HAVE RESPONSIBILITY FOR ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND UNDERSIGNED EXPRESS PERMISSION TO CONSENT TO ALTER THESE PLANS AND DOCUMENTS.

**ARCHITECTURAL VISIONS**  
 2 MUSCOOT ROAD NORTH MAHOAPAC, NY 10541  
 P: 845-628-6613 F: 845-628-2807  
 WWW.ARCHITECTURALVISIONS.COM

**PROJECT:** DELAMERE-FITZPATRICK, SIOBHAN  
 PROJECT ADDRESS: 87 ELLEN AVE, MAHOAPAC, NY 10541  
 MAILING ADDRESS: SAME AS PROJECT ADDRESS  
 TAX MAP NO. 75-59-1-2

**SITE PLAN**

SCALE: AS NOTED  
 DRAWN BY: GORDON BYRON  
 PROJECT NO. 11-28-14

**S-100**



# 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.
- <sup>N/A</sup> 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 Gronolletta 11/8/21*  
 \_\_\_\_\_  
 Planning Board Secretary; Date

*Richard [Signature] 11/8/21*  
 \_\_\_\_\_  
 Town Engineer; Date



# TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: Sanjay Mehra	Application # <b>21-0016</b>	Date Submitted: 10/15/2021
Site Address: No. 10 Street: Veschi Lane South Hamlet: Mahopac		
Property Location: (Identify landmarks, distance from intersections, etc.)  At the end of Veschi Lane South		
Town of Carmel Tax Map Designation: Section 75.16 Block 1 Lot(s) 27	Zoning Designation of Site: R-120	
Property Deed Recorded in County Clerk's Office Date 10/22/08 Liber 1819 Page 302	Liens, Mortgages or other Encumbrances Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Existing Easements Relating to the Site <input checked="" type="checkbox"/> No Yes Describe and attach copies:	Are Easements Proposed? <input checked="" type="checkbox"/> No Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? <input checked="" type="checkbox"/> Yes No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: Mehra Real Estate LLC	Phone #: 917-324-9097 Fax#:	Email: sanjaymanju@yahoo.com
Owners Address: No. 10 Street: Veschi Lane South Town: Mahopac State: NY Zip: 10541		
Applicant (If different than owner):	Phone #: Fax#:	Email:
Applicant Address (If different than owner): No. Street: Town: State: Zip:		
Individual/ Firm Responsible for Preparing Site Plan: Architectural Visions, PLLC	Phone #: 845-628-6613 Fax#: 845-628-2807	Email: joel.greenberg@arch-visions.com
Address: No. 2 Street: Muscoot Road North Town: Mahopac State: NY Zip: 10541		
Other Representatives:	Phone #: Fax#:	Email:
Owners Address: No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof:  Office		

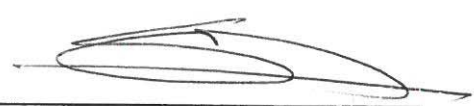

## TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: <u>0.714</u>	Square Feet: <u>31,132</u>	Square footage of all existing structures (by floor): House - 1,500 SF/ FL - Garage - 360 SF	
# of existing parking spaces: <u>10</u>	# of proposed parking spaces: <u>1</u>		
# of existing dwelling units: <u>1</u>	# of proposed dwelling units: <u>0</u>		
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> <li>▪ Is project in sewer district or will private septic system(s) be installed? <u>Exist. SSTS</u></li> <li>▪ If yes to Sanitary Sewer answer the following:                             <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>▶ Is this an in-district connection? _____ Out-of district connection? _____</li> <li>▶ What is the total sewer capacity at time of application? _____</li> <li>▶ What is your anticipated average and maximum daily flow <u>600 GPD</u></li> </ul> </li> </ul>			
For Town of Carmel Town Engineer ▶ What is the sewer capacity <u>Not applicable RJD 11/8/2021</u>			
<ul style="list-style-type: none"> <li>▪ Water Supply Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>If Yes:                             <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>▶ What is the total water capacity at time of application? <u>300 GPD</u></li> <li>▶ What is your anticipated average and maximum daily demand <u>300 GPD</u></li> </ul> </li> <li>▪ Storm Sewer Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>▪ Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>▪ Gas Service Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>• Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> </ul>			
For Town of Carmel Town Engineer			
Water Flows <u>Not applicable RJD 11/8/2021</u> Sewer Flows <u>Not applicable RJD 11/8/2021</u>			
Town Engineer; Date			
What is the predominant soil type(s) on the site? <u>N/A</u>		What is the approximate depth to water table? <u>N/A</u>	
Site slope categories:      15-25% <u>100</u> %      25-35% _____ %      >35% _____ %			
Estimated quantity of excavation:      Cut (C.Y.) <u>0</u> Fill (C.Y.) <u>0</u>			
Is Blasting Proposed      Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
Is the site located in a designated Critical Environmental Area?      Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does a curb cut exist on the site?      Yes: <input type="checkbox"/> No: <input type="checkbox"/>		Are new curb cuts proposed?      Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the sight distance?      Left <u>N/A</u> Right <u>N/A</u>			
Is the site located within 500' of:			
<ul style="list-style-type: none"> <li>• The boundary of an adjoining city, town or village      Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>• The boundary of a state or county park, recreation area or road right-of-way      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>• A county drainage channel line.      Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>• The boundary of state or county owned land on which a building is located      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> </ul>			

## 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 <span style="float: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations <span style="float: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span>			
Does the site disturb more than 5,000 sq ft		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Jurisdiction: NYSDEC: <input type="checkbox"/> Town of Carmel: <input checked="" 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? Already Referred		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 type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input 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? 2 Months			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	40,000 SF	31,132 SF	31,132 SF
Lot Coverage	15%	5.9 %	4.8 %
Lot Width	200 FT	226 FT	226 FT
Lot Depth	200 FT	140 FT	60 FT
Front Yard	40 FT	51.4 FT	51.4 FT
Side Yard	25 FT	32.6 FT	32.6 FT
Rear Yard	30 FT	46 FT	46 FT
Minimum Required Floor Area	N/A	N/A	N/A
Floor Area Ratio	N/A	N/A	N/A
Height	35 FT	24 FT	24 FT
Off-Street Parking	10 PS	9 PS	1 PS
Off-Street Loading	N/A	N/A	N/A

## TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	If yes, identify variances:
<b>PROPOSED BUILDING MATERIALS</b>	
Foundation	Existing
Structural System	
Roof	
Exterior Walls	
<b>APPLICANTS ACKNOWLEDGEMENT</b>	
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>Sanjay Mehra</u> Applicants Name	 Applicants Signature
Sworn before me this <u>14<sup>th</sup></u> day of <u>October</u> 20 <u>21</u>	
 Notary Public	ALPA PANDYA Notary Public, State of New York Reg. No. 01PA6397542 Qualified in Westchester County Commission Expires 09/09/2023



## TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

This form shall be included with the site plan submission

	<i>Requirement Data</i>	<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	The location of all existing and proposed easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<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"/> Exist. No Changes	<input type="checkbox"/>
14	Proposed signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input checked="" type="checkbox"/>  4 employees	<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	N/A <input type="checkbox"/>	<input type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	N/A <input type="checkbox"/>	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	N/A <input type="checkbox"/>	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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



Joel Greenberg  
Signature - Applicant

10/14/21  
Date

Professionals Seal

[Signature]  
Signature - Owner

10/14/21  
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 Yonabette  
Signature - Planning Board Secretary

11/8/21  
Date

Richard J. Ingraham  
Signature - Town Engineer

11/8/2021  
Date

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

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

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <b>Sanjay Mehra</b>			
Project Location (describe, and attach a location map): <b>10 Veschi Lane South, Mahopac, NY 10541</b>			
Brief Description of Proposed Action: <b>Office</b>			
Name of Applicant or Sponsor: <b>Sanjay Mehra</b>		Telephone: <b>917-324-9097</b>	
		E-Mail: <b>sanjaymanju@yahoo.com</b>	
Address: <b>16 Pebble Brook Drive</b>			
City/PO: <b>Carmel</b>		State: <b>NY</b>	Zip Code: <b>10512</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <b>Town of Carmel Building Department</b>			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.71</u> acres	
b. Total acreage to be physically disturbed?		<u>0.025</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.71</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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?	<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 type="checkbox"/>	<input checked="" 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: <u>Existing Well</u> _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Existing Septic System</u> _____	NO	YES	
	<input checked="" type="checkbox"/>	<input 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"/>	
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 checked="" type="checkbox"/>	<input 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?  
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,

a. Will storm water discharges flow to adjacent properties?

	NO	YES
	<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:

	NO	YES
	<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:

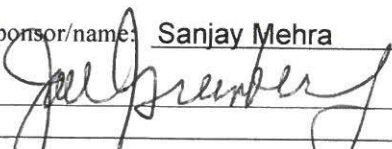
	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

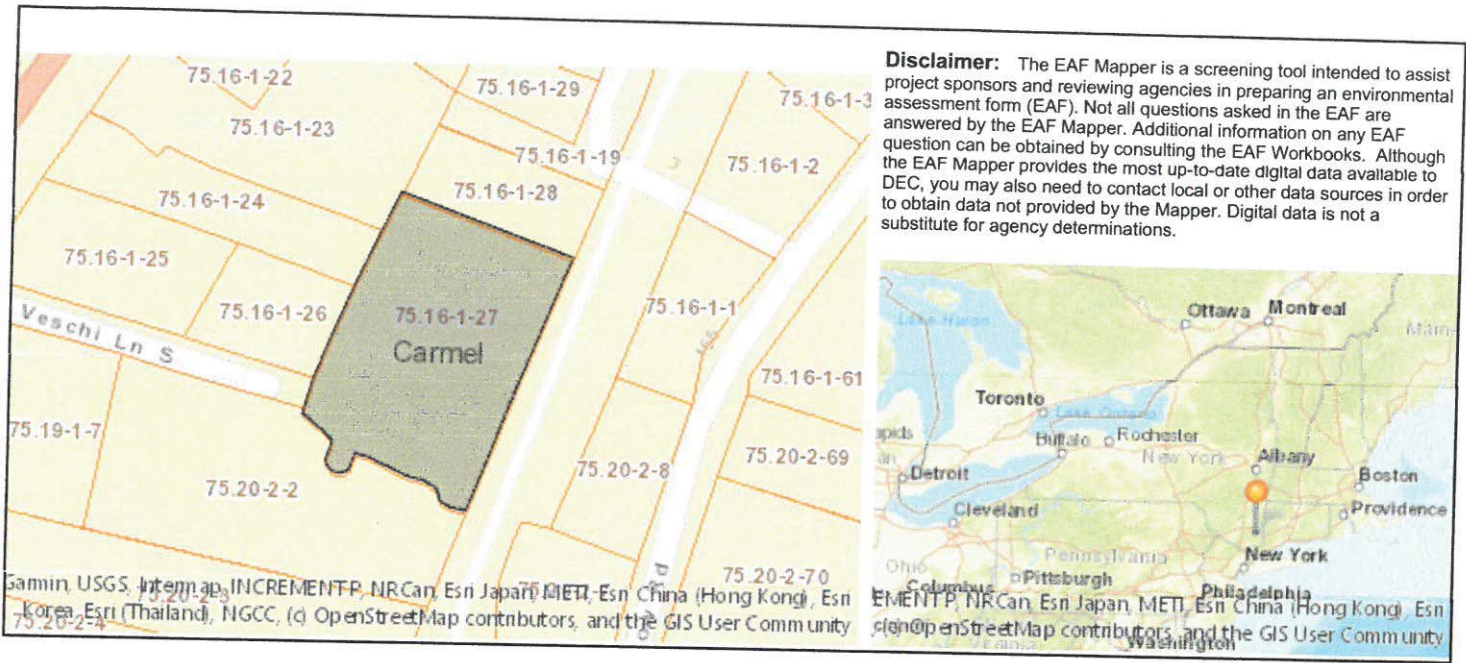
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?  
If Yes, describe:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

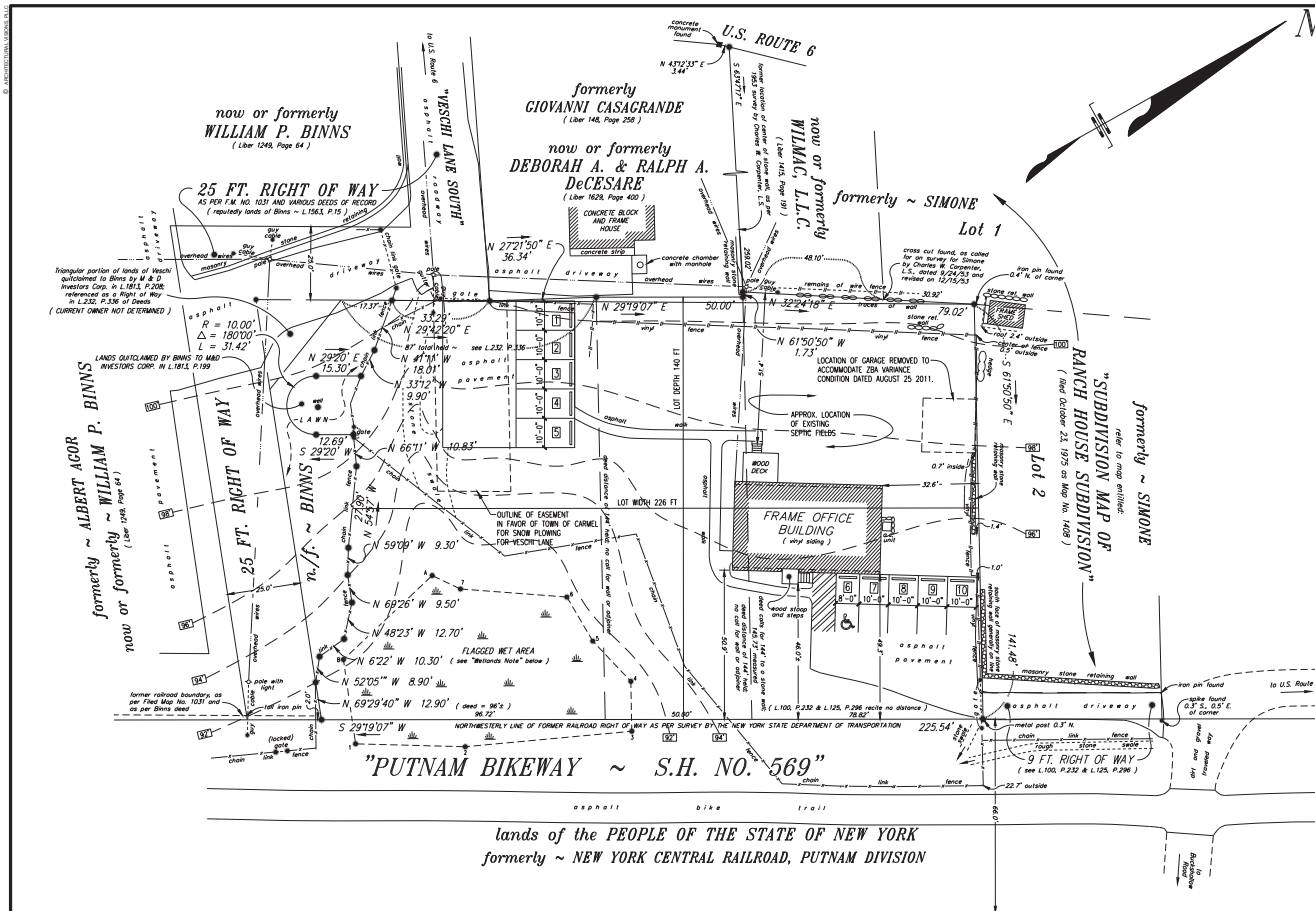
**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Sanjay Mehra Date: 10/15/2021

Signature:  Title: Project Architect



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
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



Town of Carmel Zoning Requirements

Basic Data:  
 Owner: Sunjay Mehra  
 Address: 10 Veschi Lane South, Mahopac, NY 10541  
 T.M. #: 75-16-1-27  
 Zoning District: C - Commercial  
 Note: No Site Work Proposed

Bulk Regulations:	Required/Allowable:	Existing/Proposed:	Variance Required:
Lot Area:	40,000 SF	31,132 SF	8,868 SF
Lot Width:	200 FT	226 FT	None
Lot Depth:	200 FT	140 FT	60 FT
Building Setback - Front:	40 FT	51.4 FT	None
Building Setback - Rear:	30 FT	46 FT	None
Building Setback - Side:	25 FT	32 FT	None
Width for 2 Way Traffic Aisle:	24 FT	16 FT	8 FT
Frontage on Town Road:	100 FT	33 FT	67 FT
Area of Disturbance:	5,000 SF	0 SF	None
Parking Spaces:	10 P.S.	10 P.S.	None

All Variances Were Granted by Town of Carmel ZBA on August 25, 2011 in Which The Preexisting Garage Was Removed.

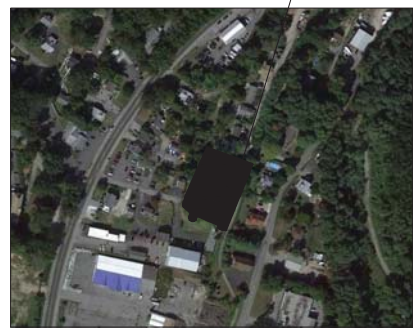
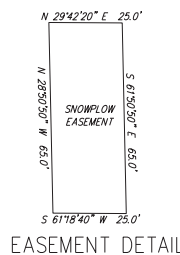
ADJOINERS WITHIN 500 FT

75-16-1-7 BROWNS SUBDIVISION 146 BUCKHOLLOM RD MAHOPAC, NY 10541	75-16-1-3 44 BAYVIEW CT PO BOX 638 MAHOPAC, NY 10541	75-16-1-6 FRISER THOMAS INC 19 POWELL AVE PO BOX 673 MAHOPAC, NY 10541	75-16-1-3 JOHN BATTISTA 10 BUCKHOLLOM RD PO BOX 673 MAHOPAC, NY 10541
75-16-1-9 PFB PROPERTIES, LLC 44 BLOOMER RD MAHOPAC, NY 10541	75-16-1-28 DEBORAH A. DeCESARE 20 STRUBBERY FIELDS LN MAHOPAC, NY 10541	75-16-1-5 2200 HOLDINGS, LLC 422 RT. 6 MAHOPAC, NY 10541	75-16-1-8 SANDRITA SIK, LLC PO BOX 626 MAHOPAC, NY 10541
75-20-2-72 VERIZON NEW YORK INC 101 BELL JANE ADDITION, TX 75001	75-16-1-2 PINES IN SCORSE 7 TESSON LANE N MAHOPAC, NY 10541	75-16-1-11 DP GROUP REALTY, LLC VERIZON BUILDING 433 RT. 6 MAHOPAC, NY 10541	75-20-2-4 CORNWELL PROPERTIES INC 403 HICKORY E MAHOPAC, NY 10541
75-20-2-8 ADRIANA CERQUEIRA 4200 THE CANTON FALLS, NY 10519	75-16-1-30 THOMAS SIMONE 120 BUCKHOLLOM RD MAHOPAC, NY 10541	75-16-1-32 ERIC CRUBER 420 RT. 6 MAHOPAC, NY 10541	75-16-1-4 PATRICK DELAMERE 410 RT. 6 MAHOPAC, NY 10541
75-16-1-41 HOWARD & BRIDGET CERVOINE 201 BARNETT HILL RD MAHOPAC, NY 10541	75-16-1-14 JOSEPH HART 10 VERZON LANE N MAHOPAC, NY 10541	75-16-1-28 BONNIE FILIP 5 BATTISTA DR MAHOPAC, NY 10541	75-16-1-25 LILLIAN MARIE 888 ROUTE 6 E MAHOPAC, NY 10541
75-16-1-4 KLORENCE KALNER BRUNOVIC LIVING PO BOX 638 MAHOPAC, NY 10541	75-20-2-73 120 BUCKHOLLOM, LLC 103 BUCKHOLLOM RD JEFFERSON VALLEY, NY 10533	75-16-1-29 ANTHONY W. KADLOK 7 BATTISTA DR MAHOPAC, NY 10541	75-16-1-25 ROBERT WIGAND 121 HEATHER DR MAHOPAC, NY 10541
75-20-2-5 ITALIAN AMERICAN CLUB INC PO BOX 601 MAHOPAC, NY 10541	75-20-2-7 ITALIAN AMERICAN CLUB INC PO BOX 601 MAHOPAC, NY 10541	75-16-1-4 JOSEPH E. SIMONE 7 TESSON LANE N MAHOPAC, NY 10541	75-16-1-21 THOMAS SIMONE 103 BUCKHOLLOM RD MAHOPAC, NY 10541
75-16-1-6 A-CLASS BUILDERS	75-20-2-89 HOWARD & BRIDGET CERVOINE 201 BARNETT HILL RD MAHOPAC, NY 10541	75-16-1-37 MEHRA REAL ESTATE, LLC 10 VESCHI LANE S MAHOPAC, NY 10541	75-16-1-18 ACHILLE DODRIPS 441 RT. 6 MAHOPAC, NY 10541
75-16-1-22 SCOTT REARD 427 ROUTE 6 MAHOPAC, NY 10541	75-16-1-2 JOHN BATTISTA 120 BUCKHOLLOM RD PO BOX 673 MAHOPAC, NY 10541	75-20-2-71 VERIZON NEW YORK INC PO BOX 2746 ADDITION, TX 75001	75-20-2-2 BINA FAMILY TRUST #1 5 BUCKHOLLOM S MAHOPAC, NY 10541
75-16-1-28 THOMAS SIMONE 120 BUCKHOLLOM RD MAHOPAC, NY 10541	75-16-1-6 CORNELIA MARINA INC 887 SOUTH LAKE RD MAHOPAC, NY 10541	75-20-2-70 J&B HOLDING CORP 144 BUCKHOLLOM RD MAHOPAC, NY 10541	75-16-1-29 SANTA PENTON 7 BATTISTA DR MAHOPAC, NY 10541
75-16-1-22 SCOTT REARD 427 ROUTE 6 MAHOPAC, NY 10541	75-16-1-16 JOSEPH E. SIMONE JR 3 HAZDEN LN CARMEL, NY 10512	75-16-1-4 GEORGE P. SALVANO 148 BUCKHOLLOM RD MAHOPAC, NY 10541	75-16-1-14 JOHN CRIBICO 20 SPRINGWOOD ST ADDITION, NY 10535
75-16-1-28 THOMAS SIMONE 120 BUCKHOLLOM RD MAHOPAC, NY 10541	75-20-2-3 NICOLE E. STERN 888 RT. 6 MAHOPAC, NY 10541		

SITE PLAN  
 SCALE: 1" = 20'

SITE INFORMATION BASED ON SURVEY  
 BY BAXTER LAND SURVEYING P.C.  
 DATED 11/12/2010

AREA = 0.7147 ACRE  
 ( 31,132 SQ. FT. )



**ARCHITECTURAL VISIONS**  
 2 MUSCOOT ROAD NORTH  
 MAHOPAC, NY 10541  
 P: 845-628-6613  
 F: 845-628-2807  
 JAG.DRUMMOND@ARCHITECTURALVISIONS.COM

**PROJECT:**  
 MEHRA, SANJAY  
 PROJECT ADDRESS: 10 VESCHI LANE S  
 MAHOPAC, NY 10541  
 TAX MAP NO. 75-16-1-27  
 NAME AND ADDRESS: BAXTER AS PROJECT ADDRESS

**SITE PLAN**

SCALE: AS NOTED  
 DRAWN BY: JORDY BY  
 CHECKED BY: JAG

**S-100**

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 SEAL AND THE NOTATION "ALTERED BY FOLLOWING PERSON'S SIGNATURE AND THE DATE OF SUCH ALTERATION AND A BRIEF DESCRIPTION OF THE ALTERATION. THIS ARCHITECT TAKES NO RESPONSIBILITY FOR ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS UNLESS EXPRESS PERMISSION IS GIVEN TO ALTER THESE PLANS AND DOCUMENTS.

10/25/2021

Planning Department  
Town of Carmel  
60 McAlpin Ave.  
Mahopac, NY 10541  
Attn: Rose Trombetta

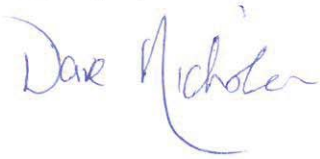
Rose,

Per our conversation please put the following property on the November 18, 2021 Planning Board agenda for Re-approval:

DOWNTOWN MAHOPAC PROPERTIES, INC.  
PO BOX 770  
MAHOPAC, NY 10541

Included is a check for \$3,000.00. Let us know if anything further is needed.

Thank you,

A handwritten signature in blue ink that reads "Dave Nicholas". The signature is written in a cursive style with a large, sweeping flourish at the end.

Dave Nicholas

**ALFRED A. CAPPELLI, JR.  
ARCHITECT  
1136 ROUTE 9  
WAPPINGERS FALLS, NY 12590**

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**Telephone: 845-632-6500  
Fax: 845-632-6499  
Email: [acappe2102@aol.com](mailto:acappe2102@aol.com)**

October 29, 2021

Town of Carmel Planning Board  
60 McAlpin Ave.  
Mahopac, NY

Re: Zakon Site Plan, 14 Nicole Way, LLC  
Corner of Route 6 & Nicole Way  
TM # 65.6-1-22

Dear Chairman Paepre & Planning Board Members,

The Applicant, Joe Zakon, would like to request an extension to the Site Plan Approval received in November 2020 and discuss this with the Board at the next available Planning Board meeting.

Thank you for your time and consideration.

Very truly yours,



Alfred A. Cappelli, Jr.  
Architect

AAC/dc  
cc: Joe Zakon





October 25, 2021

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

RE: Braemar at Carmel  
49 Seminary Hill Road  
TM# 55.10-1-3

Dear Chairman Paepre and Members of the Board:

The Board will recall that the subject project is a 152-bed assisted living development, adjacent to the Paladin Center on Seminary Hill Road in the Hamlet of Carmel. The Board granted Final Site Plan approval for the project on October 30, 2019, and an extension on September 16<sup>th</sup>, 2020, which expires on October 30, 2021. The applicant requests a reapproval of the Final Site Plan. The primary cause of the delay in construction has been the evolving ramifications of the COVID-19 pandemic, which has slowed the process for securing funding for this type of project. The applicant anticipates construction will start in April of 2022.

There has been no change in the condition of the site and/or its environs. There has been no change to the site plans of the proposed project, and all outside agency approvals for the project are current. See the list of active outside permits and their expiration dates below.

- NYCDEP Approved SWPPP, expires August 24, 2024.
- NYCDEP Sanitary Sewer Permit, expires January 3, 2025.

Please place this item on the Board's next available meeting agenda for consideration of reapproval.

A check for the \$3,000.00 reapproval fee is attached here.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:

  
Jeffrey J. Contelmo, PE  
Senior Principal Engineer

JJC/adt

Enclosures

cc: Richard Filaski

Insite File No. 18258.100

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