

HAROLD GARY  
*Chairman*

CRAIG PAEPRER  
*Vice Chairman*

**BOARD MEMBERS**  
ANTHONY GIANNICO  
DAVE FURFARO  
CARL STONE  
KIM KUGLER  
RAYMOND COTE

**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 28, 2018 – 7:00 P.M.**

**MEETING ROOM #2**

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

**PUBLIC HEARING**

1. Cargain Funeral Homes, Inc. – 416 Route 6	75.15-1-6	11/28/18		Bond Return
2. Gonzalez, Nidia & Enrique – 67 Dixon Road	54.5-1-84	11/28/18	10/17/18	Regrading Application
3. Zalesiak, Robert – 260 Agor Lane	64.13-1-8	11/28/18	9/28/18	Regrading Application
4. Random Ridge Subdivision – Kennicut Hill Road	76.10-1-23	11/28/18		Bond Reduction
5. The Retreat at Carmel H.O.A. Inc - Carmel Centre Senior Housing – Lot 4	55.14-1-11.2	11/28/18	10/18/18	Amended Site Plan

**SITE PLAN**

6. Romash, Rick – 19 Fair Street	44.14-1-47		11/19/18	Residential Site Plan
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**MISCELLANEOUS**

7. The Hamlet at Carmel – Stoneleigh Ave	66.-2-58			Extension of Final Site Plan Approval
8. Minutes – 11/14/18				



November 19, 2018

Harold Gary & Members of the Planning Board  
Town of Carmel  
60 McAlpin Ave  
Mahopac, NY 10541

Re: Romash  
19 Fair Street  
TM# 44.14-1-47

Dear Mr. Gary & Members of the Board,

The following is my response to Pat Cleary's memo dated November 14, 2018:

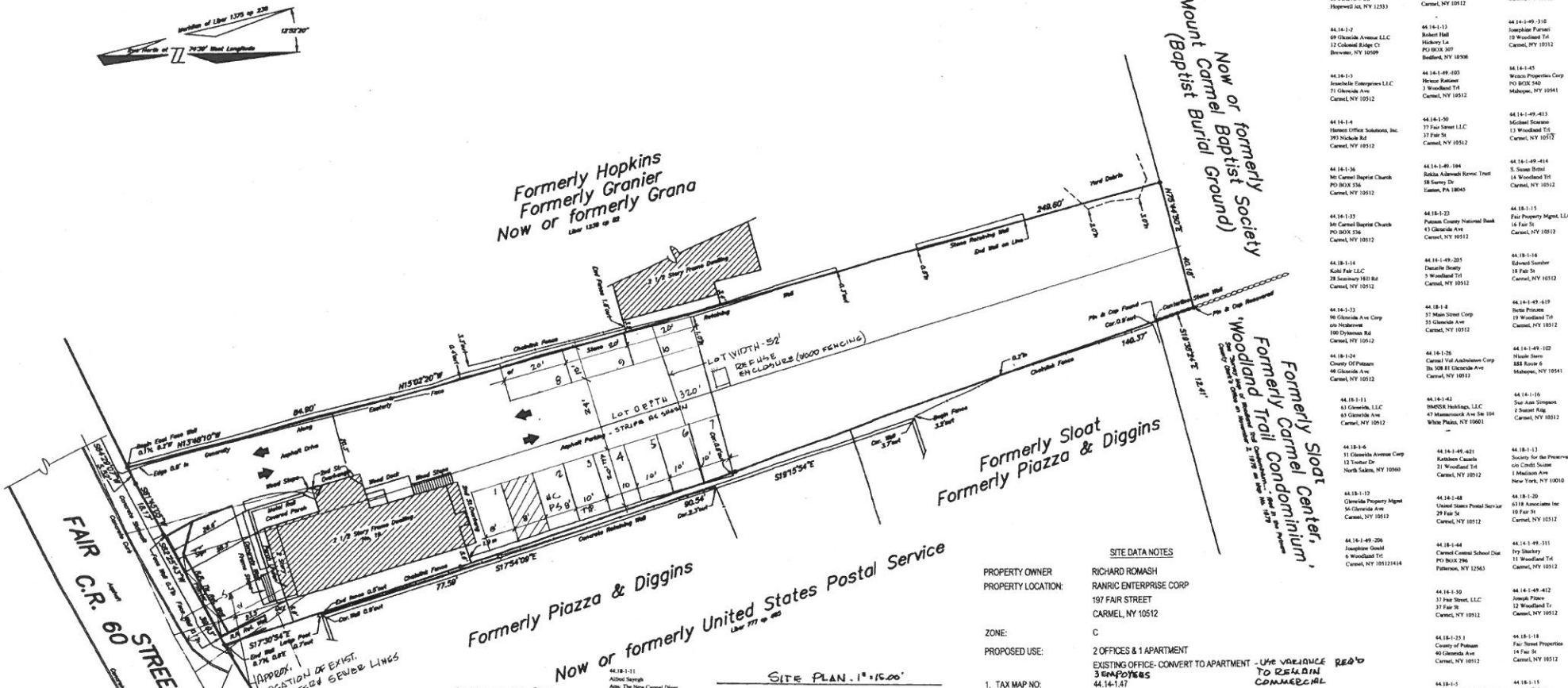
1. The Site Plan has been revised to comply with Section 156-61B of the Code.
2. The Site Plan scale is correct i.e. 1" = 15 ft.
3. We are asking the Planning Board to deny the Site Plan so we can be referred to the ZBA for a Use Variance.
4. We are preparing a drawing to indicate all the apartments in the area and what floor they are on.
5. The zoning chart has been revised to show all the non-conformities.
6. A note has been added to the Site Plan to stripe the parking lot.
7. The parking analysis is correct. 9 spaces required 10 spaces provided.
8. The dimensions have been added to the Site Plan.
9. Parking Lot is paved to a suitable standard for 50 years +.

Very truly yours,

A handwritten signature in black ink that reads "Joel Greenberg". The signature is fluid and cursive, with the first name being particularly prominent.

Joel Greenberg  
JLG:TMZ





FAIR C.R. 60 STREET

Now or formerly Baptist Society  
Baptist Carmel Burial Ground

Formerly Sloat  
Formerly Piazza & Diggins

Formerly Stodt  
Formerly Carmel Condominium  
Woodland Trail Condominium

Formerly Hopkins  
Formerly Granier  
Now or formerly Grano  
Lot 1230 of 25

Formerly Piazza & Diggins  
Now or formerly United States Postal Service  
Lot 775 of 400

**SITE PLAN - 1" = 15.00'**  
BASED ON SURVEY BY BADEY & WATSON  
DATED APRIL 27, 2004

PROPERTIES - 500'

44-14-1-46 George Irvine Jr 48 Clarendon Cir Hopewell, NJ 12533	44-14-1-24 Carmel Fire Dept Inc 54 Glenville Ave Carmel, NY 10512	44-14-1-40 R 2 B Corp Attn: Mark Anderson Property M PO BOX 39 Carmel, NY 10512	44-14-1-49-101 Coryne Casey 1 Woodland Trl Carmel, NY 10512	44-14-1-1 Inspiring Carmel Inc 87 Glenville Ave Carmel, NY 10512	44-14-1-49-408 Liz Toussaint Sarah Jane Miller 29 Woodland Trl Carmel, NY 10512
44-14-1-7 69 Glenville Avenue LLC 12 Colonial Edge Ct Brewster, NY 10509	44-14-1-49 Main Woodland Trail Assessors Office 19 Fair St Carmel, NY 10512	44-14-1-39 James Johnson 1063 Greenville Rd Brewster, NY 10509	44-14-1-49-207 John Johnson 79 Woodland Trl Carmel, NY 10512	44-14-1-48-427 Sherry Chubb 72 Woodland Trl Carmel, NY 10512	44-14-1-49-206 Josephine Gould 4 Woodland Trl Carmel, NY 10512
44-14-1-13 44 Carmel Baptist Church PO BOX 336 Carmel, NY 10512	44-14-1-102 James Cummings 1 Woodland Trl Carmel, NY 10512	44-14-1-49-102 Steven Minsky 577 Hernandez Dr Marina Island, PA 34143	44-14-1-49-413 Pa Vario 15 Woodland Trl Carmel, NY 10512	44-14-1-43 Wesley Property Corp PO BOX 340 Malabar, NY 10541	44-14-1-49-209 Carmel Central School Dist PO BOX 296 Carmel, NY 10512
44-14-1-4 Homes Office Solutions, Inc. 707 Natick Rd Carmel, NY 10512	44-14-1-101 Judy Of Putnam 40 Glenville Ave Carmel, NY 10512	44-14-1-49-411 MO Carmel Baptist Church PO BOX 336 Carmel, NY 10512	44-14-1-49-413 Pa Vario 15 Woodland Trl Carmel, NY 10512	44-14-1-49-207 Tracy Colton 827 Fox Meadow Rd Yorktown Heights, NY 12598	44-14-1-49-208 Carmel Central School Dist PO BOX 296 Carmel, NY 10512
44-14-1-36 44 Carmel Baptist Church PO BOX 336 Carmel, NY 10512	44-14-1-102 James Cummings 1 Woodland Trl Carmel, NY 10512	44-14-1-49-411 MO Carmel Baptist Church PO BOX 336 Carmel, NY 10512	44-14-1-49-413 Pa Vario 15 Woodland Trl Carmel, NY 10512	44-14-1-49-207 Tracy Colton 827 Fox Meadow Rd Yorktown Heights, NY 12598	44-14-1-49-208 Carmel Central School Dist PO BOX 296 Carmel, NY 10512
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PROPERTY OWNER: RICHARD ROMASH  
PROPERTY LOCATION: RANRUC ENTERPRISE CORP  
197 FAIR STREET  
CARMEL, NY 10512

ZONE: C

PROPOSED USE: 2 OFFICES & 1 APARTMENT  
EXISTING OFFICE - CONVERT TO APARTMENT - USE VARIANCE READ TO DETERMINE  
3 APARTMENTS  
44-14-1-47

DISTRICTS: CARMEL SCHOOL DISTRICT

SITE DATA NOTES

ZONING PROVISION	REQUIRED	EXISTING	VARIANCE
LOT AREA	40,000	16,800 (EXIST)	23,191 SF
LOT WIDTH	200FT	50FT (EXIST)	148 FT
LOT DEPTH	200FT	300FT	NONE
FRONT YARD	40FT	23.5FT (EXIST)	16.5 FT
SIDE YARD	7.5 FT	20.3 FT (EXIST)	4.7 FT
REAR YARD	25 FT	5.4 FT (EXIST)	19.4 FT
HEIGHT	35 FT	24 FT	NONE
LOT COVERAGE	30%	8.9%	NONE
OFF STREET PARKING	2/APARTMENT 4 REQUIRED	0	NONE
	OFFICE 1200SF 5 REQUIRED	0	NONE
	906SF	0	NONE
	9 TOTAL	0	NONE
	10 PROVIDED	0	NONE
ADA PARKING	1 REQUIRED	1 SPACE	NONE

**ARCHITECTURAL VISIONS LLC**  
A GARDNER & BISHOP GROUP

2 MUSCOOT ROAD NORTH  
MAHOEPA, NY 10541  
JAC.ANDREWS@ARCHITECTURALVISIONS.COM

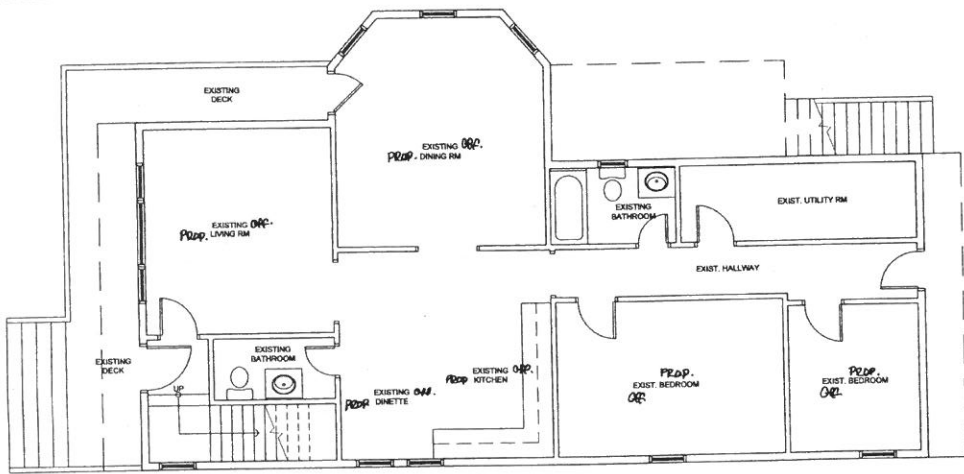
P: 945-420-4913  
F: 945-428-2307

**PROJECT: ROMASH**  
PROJECT ADDRESS: 197 FAIR ST, CARMEL, NY 10512  
MAILING ADDRESS: 197 FAIR ST, CARMEL, NY 10512  
TAX MAP NO: 44-14-1-47

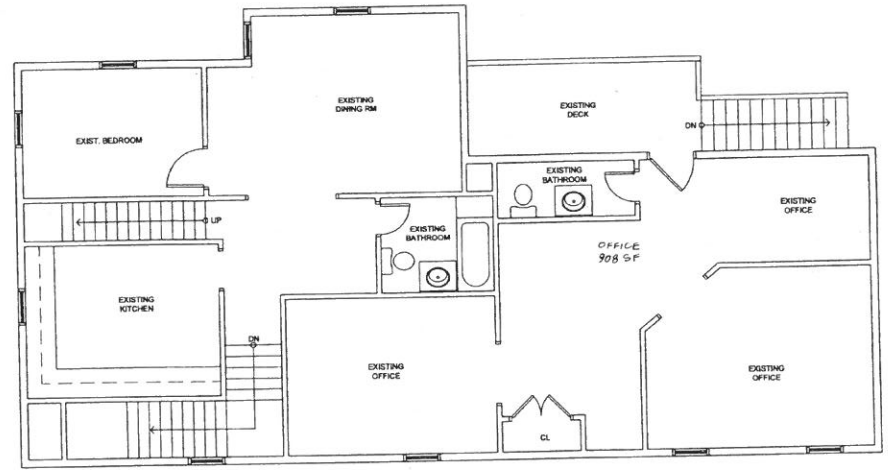
**EXISTING SITE PLAN**

SCALE: AS NOTED  
DRAWN BY: CADY  
PROJECT NO: 08-18-134

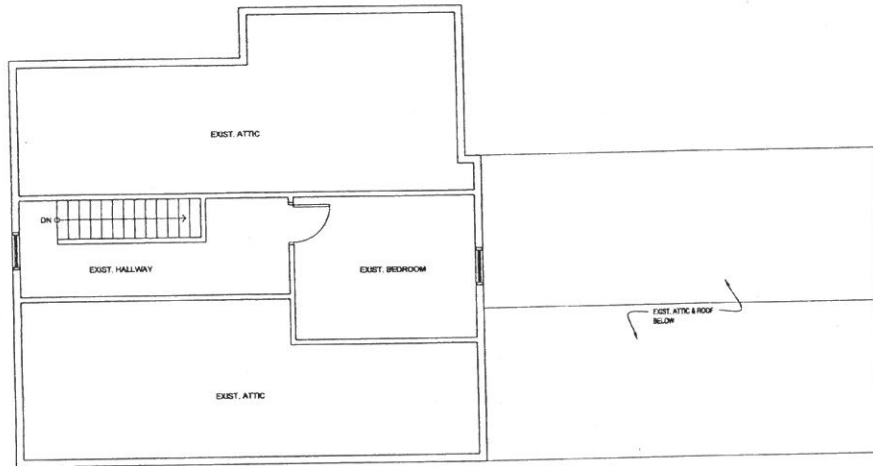
**A-100s**



1 First Floor Plan - P22P  
1/4" = 1'-0"



2 Second Floor Plan  
1/4" = 1'-0"



2 Attic Floor Plan  
1/4" = 1'-0"

SITE DATA NOTES

PROPERTY OWNER: RICHARD ROMASH  
 PROPERTY LOCATION: RANRIC ENTERPRISE CORP  
 197 FAIR STREET  
 CARMEL, NY 10512

ZONE: C

PROPOSED USE: 2 OFFICES & 1 APARTMENT  
 EXISTING OFFICE - CONVERT TO APARTMENT - USE VARIANCE REQ'D  
 3 EMPLOYEES TO REMAIN COMMERCIAL

1. TAX MAP NO: 44.14-1.47  
 2. WATER/SEWER: TOWN SEWER & TOWN WATER

DISTRICTS: CARMEL SCHOOL DISTRICT

**ARCHITECTURAL VISIONS**  
 A GREENBERG DESIGN GROUP

2 MUSCOOT ROAD NORTH P. 645-628-0913  
 MAHOPAC NY, 10541 F. 645-625-2827  
 WWW.ARTISTSDRIVINGDESIGN.COM

PROJECT: ROMASH  
 PROJECT ADDRESS: 197 FAIR STREET  
 CARMEL, NY 10512  
 TAX MAP NO. 44.14-1.47

EXISTING FLOOR PLANS

DATE	
BY	
REVISION	
NO.	
DATE	
BY	

SCALE: AS NOTED  
 DRAWN BY: JAC  
 PROJECT NO. 08-15-134

**A-100**

IF IN A VALIDATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER OR TO BE USED FOR OTHER THAN HIS OWN ARCHITECTURE IN ANY WAY, PER STATE LAW OF ANY STATE BELIEVED THE SEAL OR ANY ARCHITECT BE ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS NAME, SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A BRIEF DESCRIPTION OF THE ALTERATION. THE ARCHITECT OWNS AND HAS ALL RESPONSIBILITY FOR ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.



November 14, 2018

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 Gary and Members of the Board:

The subject project is located on the site adjacent to the Putnam Hospital Center on Stoneleigh Avenue. The Board voted to re-approve the Final Site Plan approval for the project effective January 27, 2018, which will expire on January 27, 2019. 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 1 year extension of the Final Site Plan approval. Please place this item on the Board's upcoming November 28<sup>th</sup>, 2018 meeting agenda for consideration of an extension of the approval.

A check is enclosed for the \$1,000.00 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/dlm

Enclosures

cc: Ken Kearney

Insite File No. 14211.100