

An aerial photograph of Carmel, California, showing a large white monument in the foreground. The monument has a tiered base and a central column. The background shows a coastal town with buildings and a beach. The sky is blue with some clouds.

**REVISED
DRAFT**

**TOWN OF CARMEL
COMPREHENSIVE PLAN**

JUNE, 2000

REVISED DRAFT

TOWN OF CARMEL COMPREHENSIVE PLAN

**THE TOWN BOARD OF THE
TOWN OF CARMEL**

**BUCKHURST FISH & JACQUEMART, INC., PLANNING ADVISORS
DIVNEY TUNG SCHWALBE, ENGINEERING ADVISORS**

JUNE, 2000

CREDITS**TOWN SUPERVISOR**

Frank Del Campo

TOWN BOARD

Robert J. Ravallo
Norman M. Marino
Timothy F. Wilson
Doris A. Stahl

BUCKHURST FISH & JACQUEMART, INC.

881 Broadway

New York, NY 10003

Frank Fish, AICP, Principal
Joseph Cimer, Senior Planner
Tammy Sufi, Transportation Planner
Martin Torre, Graphic Design
Teri Dennin, Research

DIVNEY TUNG SCHWALBE, LLP

1 North Broadway

White Plains, NY 10601

Gerhard Schwalbe, P.E.
Jeff Sonnergren, P.E.

TOWN ENGINEER

John Karell, Jr., P.E.

TOWN COUNSEL

Tomas Costello, Esq.

PLANNING CONSULTANT TO TOWN BOARD

Edward Burroughs

ACKNOWLEDGEMENTS**PLANNING BOARD**

Harold Gary, Chairman
John Glynn
Emma Kounine
William Carlin
Dorothy Weydig
Carl Greenwood
John Mallegol
Peggy Moore, Secretary

TOWN CLERK

Connie Munday

BUILDING INSPECTOR

Mike Carnazza

LIBRARIES

Patricia Kaufman, Mahopac Library
Marilyn Schlansky, Reed Library

FIRE DEPARTMENTS

Robert Efferen, Carmel Fire Dept.
Scott Hawkins, Mahopac Falls Fire Dept.
Dale Smith, Mahopac Fire Dept.

HIGHWAY DEPARTMENT

Mike Simoni
Ron DeFrancesco

PARKS DEPARTMENT

Richard Gennaro

POLICE DEPARTMENT

Bruce Hart

SCHOOLS

Jim Maloney, Superintendent of Operations
Lennie Costable, Director of Facilities

ECONOMIC DEVELOPMENT CORPORATION

Ross Weale

PUTNAM COUNTY

John Lynch, Director
Barbara York, GIS Assistant

The assistance of the Town Board's Planning Consultant, Edward Burroughs for drafting sections of the Plan and the Planning Boards Planning Advisor, Pat Cleary, for review of the Plan has been appreciated.

TABLE OF CONTENTS	PAGE
1 INTRODUCTION	1
1.1 PLANNING BASIS.....	1
1.2 CITIZEN BASED PLANNING.....	1
1.3 GOALS AND OBJECTIVES.....	2
2 HISTORICAL AND REGIONAL CONTEXT	3
2.1 HISTORY	3
3 DEMOGRAPHICS	7
3.1 POPULATION.....	7
3.2 AGE.....	11
3.3 POPULATION PROJECTION.....	12
4 LAND USE	13
4.1 EXISTING LAND USE.....	13
4.2 DEVELOPMENT POTENTIAL.....	17
5 ENVIRONMENT	19
5.1 SLOPES.....	19
5.2 SURFACE WATER, WETLANDS AND FLOODPLAINS.....	19
5.3 SOILS.....	21
5.4 GROUNDWATER RESOURCES.....	22
6 TRANSPORTATION	24
6.1 FUNCTIONAL CLASSIFICATION OF ROADWAY SYSTEM.....	24
6.2 TRAFFIC VOLUMES.....	26
6.3 VEHICLE CRASH DATA.....	26
6.4 ROADWAY ISSUES AND RECOMMENDATIONS.....	29
6.5 BUS NETWORK.....	31
6.6 PEDESTRIAN AND BICYCLE CIRCULATION.....	32

TABLE OF CONTENTS (CONTINUED)		PAGE
7	COMMUNITY FACILITIES	33
	7.1 PARKS AND RECREATION	33
	7.2 SCHOOLS	35
	7.3 LIBRARIES	37
	7.4 MUNICIPAL BUILDINGS	38
	7.5 POLICE SERVICES	38
	7.6 FIRE PROTECTION SERVICES	39
	7.7 HIGHWAY DEPARTMENT	39
	7.8 SEWERS	39
	7.9 WATER	45
8	COMPREHENSIVE PLAN	47
	8.1 COMPREHENSIVE PLAN GOALS	47
	8.2 FUTURE LAND USE PLAN	49
9	PLAN IMPLEMENTATION	53
	9.1 IN NON-SEWERED AREAS: A MINIMUM LOT SIZE OF 2 ACRES	53
	9.2 IN SEWERED AREAS: A MINIMUM LOT SIZE OF 1 ACRES	53
	9.3 ENVIRONMENTALLY SENSITIVE LANDS	53
	9.4 CLUSTER SUBDIVISIONS	54
	9.5 COMMERCIAL AREA CONTROLS	56
	9.6 NEW LAND USE/INNOVATIVE PLANNING TECHNIQUES	57
	9.7 DEVELOPMENT CAPACITY	58
APPENDIX A		
PLANNING WORKSHOP 1 REPORT		
APPENDIX B		
PLANNING WORKSHOP 2 REPORT		
APPENDIX C		
IL District Study		

List of Tables **Page**

Table 3.1 Putnam County Population Change, 1930-1996.....	7
Table 3.2 Putnam County Population Change, 1930-1996.....	8
Table 3.3 Town of Carmel Population by Ethnic Group.....	8
Table 3.4 Household Income by Range, 1990.....	9
Table 3.7 Carmel Population Characteristics.....	11
Table 3.8 Population Change 1990 to 1998.....	12
Table 4.2 Carmel Land Use by Type, 1968 to 1991.....	14
Table 4.4 Putnam County Land Use by Type, 1968 to 1991.....	15
Table 4.5 Single Family Building Permits 1990-1999.....	16
Table 4.6 Housing Construction 1939 to 1990.....	16
Table 4.7 1991 Development Potential.....	17
Table 4.8 Subdivision Lot Size Comparison.....	17
Table 4.9 Residential Land Potential, 2000.....	18
Table 6.1 High Intersection Crash Locations (Oct. 1995 – Sept. 1998).....	29
Table 6.2 Fixed-Route Bus Service.....	31
Table 7.1 Carmel Municipally-Owned Parks.....	34
Table 7.2 Recreation Facilities at Carmel Schools.....	34
Table 7.3 Carmel School Facilities.....	36
Table 7.4 Library Facilities, Holdings by Type, 1997.....	37
Table 7.5 Waste Water Treatment Plants.....	40
Table 7.6 Excess Sewer Capacity.....	41

List of Figures **Page**

Figure 2.1 Regional Context.....	4
Figure 3.5 Carmel Occupation by Type.....	10
Figure 3.6 New York State Occupation by Type.....	10
Figure 4.1 Carmel General Land Use Change, 1968 to 1991.....	13
Figure 4.3 Putnam County General Land Use Change, 1968 to 1991.....	15
Figure 5.1 Slopes, Waterbodies and Wetlands.....	20
Figure 5.3 Croton Watershed.....	22
Figure 6.1 Road Classifications.....	25
Figure 6.2 Traffic Volumes.....	27
Figure 6.3 High Accident Locations.....	28
Figure 7.1 Existing and Proposed Sewer Districts.....	45
Figure 7.2 Existing Water District.....	47
Figure 8.1 Future Land Use Plan.....	51
Figure 9.1 Conventional Subdivision.....	54
Figure 9.2 Cluster Subdivision.....	55
Figure 9.3 Floor Area Ratio.....	56
