

APPROVED

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice-Chair

BOARD MEMBERS
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER

TOWN OF CARMEL **PLANNING BOARD**



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext.190
www.ci.carmelny.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 MINUTES **FEBRUARY 10, 2016**

PRESENT: VICE-CHAIR, CRAIG PAEPRER, CARL STONE, KIM KUGLER, ANTHONY GIANNICO

ABSENT: CHAIRMAN, HAROLD GARY, DAVE FURFARO

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>TYPE</u>	<u>ACTION OF THE BOARD</u>
Thomas Fisher, Inc & Joseph Simone	75.15-1-6 & 8	1	Lot Line Adjustment	Resolutions Approved.
Cargain Funeral Home	75.15-1-6	1	A. Site Plan	Resolutions Approved.
Thimm, Karl & Janis	65.17-1-15	2	Site Plan	Public Hearing Scheduled.
Minutes- 1/27/2016		2		Approved.

The meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Rose Trombetta

THOMAS FISHER, INC 7 JOSEPH SIMONE – 6 & 7 NORTH VESCHI LANE – TM – 75.15-1-6 & 8 – RESOLUTIONS

Mr. Carnazza said this is on for a resolution; all of my comments have been addressed.

Mr. Franzetti said the same with the engineering department and Mr. Cleary did not provide any additional comments for this application.

Mr. Paepre asked if there were any questions from the board.

Mr. Giannico moved to adopt Resolution #16-07, dated February 10, 2016; Tax Map # 75.15-1-6 & 8 entitled Simone and Fisher Subdivision Lot Line Adjustment SEQR determination of significance negative declaration. The motion was seconded by Mr. Stone with all in favor.

Mr. Giannico moved to adopt Resolution #16-08, dated February 10, 2016; Tax Map # 75.15-1-6 & 8 entitled Simone and Fisher Subdivision Lot Line Adjustment. The motion was seconded by Mr. Stone with all in favor.

CARGAIN FUNERAL HOME – 418 ROUTE 6 – TM – 75.15-1-6 – RESOLUTIONS

Mr. Carnazza said all of my comments have already been addressed and this is on for a resolution.

Mr. Franzetti said the applicant has provided the numbers for the performance bond and engineering fees which have been included in the resolution. All other comments have been addressed and Mr. Cleary did not provide any additional information except for the SEQR and the resolution that is in front of you.

Mr. Paepre asked if there were any questions from the board.

Mr. Giannico moved to adopt Resolution #16-05, February 10, 2016; Tax Map #75.15-1-6 entitled Cargain Funeral Home SEQR determination of significance negative declaration. The motion was seconded by Mr. Stone with all in favor.

Mr. Giannico moved to adopt Resolution #16-06, February 10, 2016; Tax Map #75.15-1-6 entitled Cargain Funeral Home Amended Final Site Plan Approval. The motion was seconded by Mr. Stone with all in favor.

THIMM, KARL & JANIS – 232 EAST LAKE BLVD – TM – 65.17-1-15 – CONSTRUCT DOCK AND BATHHOUSE

Mr. Carnazza said all necessary variances were granted by the Zoning Board of Appeals and are noted on the plat. They have also been in front of the ECB, they are working with the DEP as we speak.

Mr. Franzetti said the ECB has granted them a wetland permit. The application encompasses to install a 20ft x 15ft bathhouse and a 300sf dock on Lake Mahopac adjacent to the referenced property; all of the site improvements include patios and a rain garden. All of the variances have been approved, all prior engineering comments have been addressed with the exception that they are still working with the NYC DEP designated main street area to get there SWPPP approval. According to the applicant there are two permits that were granted on January 21st, 2016, the applicant has submitted an application to the Putnam County Highway Department so that permit is also in progress.

Mr. Franzetti read Mr. Cleary's memo which stated the Planning Board referred this application to the ZBA and ECB. The ZBA granted them the necessary variances on September 24th, 2015, the ECB granted a wetland permit on January 21st, 2016, the SWPPP is pending review from the NYCDEP and the applicant has filed for a driveway permit with the Putnam County Department of Highway. Mr. Cleary also recommends a public hearing be scheduled on this application.

Mr. Giannico asked if we can schedule a public hearing without the SWPPP in place.

Mr. Carnazza said yes you can.

Mr. Paepre asked if any of the board members had any questions. He said to schedule a public hearing.

MINUTES – 1/27/2016

Mrs. Kugler moved to accept the minutes of 1/27/2016. The motion was seconded by Mr. Giannico with all in favor.

Mr. Stone moved to adjourn the meeting at 7:10 p.m. The motion was seconded by Mr. Giannico with all in favor.

Respectfully submitted,

Rose Trombetta