

APPROVED

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice-Chair

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

TOWN OF CARMEL PLANNING BOARD



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MICHAEL CARNAZZA
*Director of Code
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RICHARD FRANZETTI, P.E.
Town Engineer

PATRICK CLEARY
AICP, CEP, PP, LEED AP
Town Planner

VINCENT FRANZE
Architectural Consultant

PLANNING BOARD MINUTES

FEBRUARY 8, 2017

PRESENT: CHAIRMAN, HAROLD GARY, VICE-CHAIR, CRAIG PAEPRER, ANTHONY GIANNICO,
CARL STONE, DAVE FURFARO, KIM KUGLER

ABSENT: RAYMOND COTE

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>TYPE</u>	<u>ACTION OF THE BOARD</u>
Infantino, Thomas & Lori	64.12-1-56	1-2	Sketch Plan	Referred to Zoning Board of Appeals.
Yankee Development	76.15-1-12	3	Extension	Extension Granted for 180 Days.
Minutes – 1/11/17		3		Approved.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Dawn Andren

INFANTINO, THOMAS & LORI – 453 NORTH LAKE BLVD – TM – 64.12.-56 – SKETCH PLAN

Mr. Carnazza indicated that he just had the comments from last time - the necessary variances from the Zoning Board of Appeals.

Mr. Franzetti read from his memo, "The project encompasses subdivision of a 15.85 acre parcel into two (2) lots. Lot 1, existing, is 12.4 acres in size and Lot 2, proposed, is 3.4 acres in size. As a follow-up to the request by Chairman Gary at the 1/25/17 Planning Board meeting, I met with the applicant (W. Besharat and R Dudyshyn). I was asked to report back to the Planning Board regarding the suitability of the site for building. While the site is a challenged site (i.e., steep slopes and rock/ledge) I think that it is a suitable site as there are other houses in the immediate vicinity. The access road to the site is steep; however the applicant indicated that it would meet the Town criteria of less than a 15% slope. This being written, the project will still need to obtain Putnam County Department of Health approvals for septic and water." My comments are the same as last time with the exception that the applicant has written back and has addressed most of them and knows that more referrals are needed as well as what is needed for the preliminary plan approval.

Chairman Gary asked does that 15% cover driveways and everything else.

Mr. Franzetti replied yes it would be for the driveways. But there are only one or two spots that have it but we talked about while we were out on the site and they were planning on leveling that area so it would be less than a 15% slope.

Mr. Cleary stated that he had no further issues on this but I will say if you look in that area there are probably half a dozen homes with long, steep driveways situated very similarly to the configuration of this property so it is consistent with that neighborhood.

Mr. Carnazza added that all the septic systems will have to be 15% or less. It's not just the driveway. All septs have to meet those criteria.

Chairman Gary asked the health department doesn't have a problem with that?

Mr. Besharat replied no. We've already done the deep hole and percolation tests and everything is fine. We cannot go further until we get our variances and then we go further with this board for approval. We need to get back to you for the preliminary approval process and then we go to the Health Department for the paperwork and the approval from them. They have no objection to the location that we chose for the septic system and we've done the holes and the perks and everything was fine.

Chairman Gary asked if there were any questions from the Board.

Vice-Chairman Paepre asked when you drive all the way up that hill and there's a circle at the top of the hill, you go straight through that driveway that's in front of the circle and then the proposal is to the left of that?

Mr. Besharat replied you really don't go through that driveway, you go in maybe 10-15 feet and then you can see there's already a little cut there. We need to cut it a little bit further and make it slope; right from the gate. There are no obstructions or anything like that.

Vice-Chairman Paepre said there's a house all the way down that overlooks the lake.

Mr. Besharat replied no it actually goes up a little with a beautiful view and there's a plateau where the house is going and another plateau where the septic system is going.

Mr. Carnazza interjected; he's speaking about the existing house.

Mr. Besharat replied, oh the existing house. Yes; it goes down a bit.

Vice-Chairman Paepre said so before you get to that existing house on the right hand side.

Mr. Carnazza asked Mr. Besharat to point out on the map as to where the driveway was going to be.

Mr. Besharat pointed out on map describing the circle and where it would start.

Mr. Giannico asked has the fire department looked at this – as far as making that kind of turn to get in there? It's a little hard to tell but if it's going to be that sharp of a turn I would think that it would have to go to them.

Mr. Franzetti responded at the very least it's going to be a referral to the fire department.

Mr. Cleary added it's not as sharp as you think that it is. You're basically coming off the road, up the driveway.

Mr. Besharat also added the area is also flat. There really is no obstacle here.

Chairman Gary then asked will the septic system have fill added?

Mr. Besharat responded no.

Chairman Gary asked the board members if they had an objection about the applicant going onto the ZBA.

The board members had no objection.

YANKEE DEVELOPMENT – PIGGOTT ROAD – TM – 76.15-1-12 – EXTENSION OF PRELIMINARY APPROVAL

Mr. Carnazza stated this is on for an extension of their preliminary approval. I have no objections to the extension.

Mr. Franzetti stated the Engineering Department does not have any objection the 180 day extension to the preliminary approval. Same comments as last time; they can be provided to the applicant if he wants them about what needs to be complete to move forward.

Mr. Cleary stated I have no objections to their request and it would be a 6 month extension.

Chairman Gary asked what extension is this?

Mr. Cleary replied there have been multiple extensions for preliminary approval.

The applicant stated probably more than that; five or six – something like that.

Mr. Cleary stated there's no limitation on preliminary hearings.

Mr. Franzetti asked, is there a fee now?

Mr. Cleary replied there is.

Mr. Franzetti stated to Applicant, there's a 'user fee' now; with the Town's Code there's a 'user fee' and if we give you a preliminary extension/census, there is a user fee associated with that.

Vice-Chairman Paepre asked what's the reason for the extension.

The applicant responded we're still dealing with the NYCDEP which we're almost done with. Honestly, the economy hasn't been great until now, I didn't want to really develop it until we're certain and we want to be able to build and sell houses.

Mr. Giannico moved to grant the extension for 180 days. The motion was seconded by Mr. Furfaro with all in favor.

MINUTES – 1/11/17

Vice-Chairman Paepre moved to accept the minutes of January 11, 2017. The motion was seconded by Mrs. Kugler with all in favor.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Dawn Andren