

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
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

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

VINCENT FRANZE
Architectural Consultant

PLANNING BOARD MINUTES

APRIL 12, 2017

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

ABSENT: KIM KUGLER

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>TYPE</u>	<u>ACTION OF THE BOARD</u>
20 Day Road, LLC.	55.6-1-41	1	P.H./Reso	Public Hearing Closed & Resolution Adopted.
Baldwin Subdivision	86.11-1-1	1	Resolution	Resolutions Adopted.
Putnam County Savings Bank	86.11-1-1	1-2	Resolution	Resolutions Adopted.
Lincks, Joseph & Lynda & Colonial Park Assoc.	75.42-1-46 & 47	2	Lot Line	Denied to ZBA.

The meeting was adjourned at 7:12 p.m.

Respectfully submitted,

Rose Trombetta

20 DAY ROAD, LLC – 20 DAY ROAD – TM – 55.6-1-41 – PUBLIC HEARING & RESOLUTION

Mr. Carnazza had no comments.

Mr. Franzetti had no comments.

Mr. Cleary stated this is on for a public hearing and you also have a resolution of approval for you this evening.

Chairman Gary asked if anyone in the audience wished to be heard on this application.

Hearing no comments from the audience, Mr. Giannico moved to close the public hearing. The motion was seconded by Mr. Cote with all in favor.

Mr. Cote moved to adopt Resolution #17-06, dated April 12, 2017; Tax Map #55.6-1-41 entitled Day Road, LLC Amended Final Site Plan Approval. The motion was seconded by Vice Chairman Paepre with all in favor.

BALDWIN SUBDIVISION- 150 ROUTE 6 – TM – 86.11-1-1 – RESOLUTION

Mr. Carnazza stated all zoning comments have been addressed.

Mr. Franzetti stated all engineering comments have been addressed.

Mr. Cleary stated all planning issues have been addressed and you have two resolutions of approval before this evening.

Mr. Cote moved to adopt Resolution #17-02, dated April 12, 2017; Tax Map #86.11-1-1 entitled Baldwin Subdivision SEQR Determination of Significance Negative Declaration. The motion was seconded by Vice Chairman Paepre with all in favor.

Mr. Giannico moved to adopt Resolution #17-03, dated April 12, 2017; Tax Map #86.11-1-1 entitled Baldwin Subdivision Final Subdivision Approval. The motion was seconded by Mr. Furfaro with all in favor.

PUTNAM COUNTY SAVINGS BANK/MAHOPAC BRANCH – 150 ROUTE 6 – TM – 86.11-1-1 – RESOLUTION

Mr. Carnazza stated all zoning comments have been addressed.

Mr. Franzetti stated all engineering comments have been addressed.

Mr. Cleary stated all planning issues have been addressed and you have two resolutions of approval before this evening.

Vice Chairman Paepre moved to adopt Resolution #17-04, dated April 12, 2017; Tax Map #86.11-1-1 entitled PCSB/Mahopac Branch SEQR Determination of Significance Negative Declaration. The motion was seconded by Mr. Stone with all in favor.

Mr. Cote moved to adopt Resolution #17-05, dated April 12, 2017; Tax Map #86.11-1-1 entitled PCSB/Mahopac Branch Amended Final Site Plan Approval. The motion was seconded by Mr. Furfaro with all in favor.

LINCKS, JOSEPH & LYNDY & COLONIAL PARK ASSOC. – 771 & 775 SOUTH LAKE BLVD – TM – 75.42-1-46 & 47 – LOT LINE ADJUSTMENT

Mr. Carnazza stated he met with Mr. Greenberg and discussed all the variances that are required. The big variance is required for the one section of the code because he is changing more than 20% of the small lot.

Mr. Franzetti stated the Engineering Department does not have any comments regarding the lot line adjustment being proposed. He stated owners' approval should be signed by both parties.

Mr. Cleary stated all the issues that I raised previously have been addressed. He said I have no objection denying this to the ZBA.

Mr. Stone asked what is the lot line adjustment for?

Mr. Joel Greenberg of Architectural Visions, representing the applicant stated when the applicants bought their postage stamp piece of property they discovered that the previous owner had built a deck which was a couple of feet onto the Colonial Park property. So the applicants agreed to a lot line change for a couple of feet.

Vice Chairman Paepre moved to deny the applicants to the ZBA. The motion was seconded by Mr. Furfaro with all in favor.

Mr. Furfaro moved to adjourn the meeting at 7:12 p.m. The motion was seconded by Mr. Cote with all in favor.

Respectfully submitted,

Rose Trombetta