

# **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**

**JUNE 14, 2017**

**PRESENT:** CHAIRMAN, HAROLD GARY, VICE-CHAIR, CRAIG PAEPRER, ANTHONY GIANNICO,  
CARL STONE, KIM KUGLER, RAYMOND COTE

**ABSENT:** DAVE FURFARO

<b><u>APPLICANT</u></b>	<b><u>TAX MAP #</u></b>	<b><u>PAGE</u></b>	<b><u>TYPE</u></b>	<b><u>ACTION OF THE BOARD</u></b>
Putnam Hospital Center/ Emergency Dept. Addition	66.-2-57	1	P/H	Public Hearing Closed & Planner to Prepare Resolution.
Jan-El Properties, Inc.	86.7-1-25	1	A. Site Plan	Public Hearing Scheduled.
Hilltop Manor Realty Corp	76.22-1-5	2-4	Site Plan	No Board Action.
Minutes – 05/10/17		4		Approved.

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Rose Trombetta

**PUTNAM HOSPITAL CENTER – EMERGENCY DEPARTMENT ADDITION – 670  
STONELEIGH AVE – TM – 66.-2-57 – PUBLIC HEARING**

The consultants had no comments.

Chairman Gary stated this is an open public hearing and asked if anyone in the audience wished to be heard on the 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.

Chairman Gary asked the Planner to prepare resolution.

**JAN-EL PROPERTIES, INC – 7 LUPI PLAZA – TM – 86.7-1-25 – AMENDED SITE PLAN**

Mr. Carnazza read his memo which stated provide a buffering/landscape plan. There should at least be some vegetation planted in the area. Provide a detail of the containers. Variances were granted by the ZBA and are noted on the plat.

Mr. Franzetti read his memo which stated all Engineering comments have been addressed and this Department does not have an objection to allowing a public hearing.

The following should be noted:

1. The applicant has advised that a copy of this information has been submitted to the Mahopac Fire Department for review and comment.
2. Copies of any additional regulatory approvals should be provided for the file.

Mr. Cleary had no comments.

Mr. Joel Greenberg of Architectural Visions, representing the applicant stated with regard to Mr. Franzetti's comment, the applicant contacted the fire department and they just wanted stickers to be put on the containers, which will be done.

Mr. Stone said there was a recommendation about screening plantings. Is there anything proposed?

Mr. Greenberg stated I'm just hearing this for the first time. I will have the planting schedule on the drawing for the public hearing.

At which time, Mr. Greenberg displayed the drawing to show where he will put the plantings between the units.

Chairman Gary said to schedule a public hearing.

**HILLTOP MANOR REALTY CORP – 164 EAST LAKE BLVD – TM – 76.22-1-5 – SITE PLAN (BOATHOUSE)**

Mr. Carnazza read his memo which stated the applicant(s) propose to add a roof (Boathouse) to the lot on East Lake Blvd. Provide a detail of the boathouse, include Measurements. Need to verify compliance with 156-27D. The zoning table needs to be corrected. 15 ft side yard is required per section 156-27C. This project needs to be referred to the ECB for comments.

Mr. Franzetti read his memo which stated the application involves the construction of a boathouse without walls at 164 East Lake Boulevard TM# 76.22-1-5. Based upon review of the plans provided the Engineering Department offers the following preliminary comments:

1. The drawing should provide a legend which contains all significant features on the drawing.
2. Additional details should be provided regarding:
  - Material being used to build the boat house;
  - Lighting being used as the boat house and the associate work to install lighting;
  - How the proposed features will be installed (construction sequence);
  - A note should be added to the drawing stating that no water or sewer will be utilized at the boat house.
  - It is unclear if any demolition will occur.
3. Various plan information required pursuant to §156-27 (“Site Plans”) is currently lacking. These include, but are not limited to:
  - Height of the boat house;
  - High-water mark;
4. The project is located in 100 year flood plain (flood elevation is 660). A Town of Carmel Flood Plain permit is required.
5. The project is located on Lake Mahopac, wetlands and associated buffer zone should be delineated and provided on the drawings. The applicant will need to obtain a permit from the Town of Carmel Environmental Conservation Board.

Mr. Cleary stated this is for a roof enclosure over an existing boat slip. It’s really not a boathouse because it’s open on all sides, but it technically qualifies as a private water related facility requiring compliance with a special permit criteria that Mr. Carnazza referenced. He had a question about the support columns, are they going into the lake or are they sitting on the existing dock, that needs to be clarified.

Mr. Joel Greenberg of Architectural Visions, representing the applicant addressed the board and stated there are eight columns which will support the roof. The roof will not be in excess of the 10 feet requirement. It will sit on an existing dock, so there won’t be any

disturbance. As far as lighting, it will be on the underside of the roof of the structure. No other utilities are proposed. No bathrooms, water or sewage.

Mr. Cleary said to show the light detail on the plan.

Mr. Greenberg said yes I will show it.

Vice Chairman Paerprer asked if the beams go into the water.

Mr. Greenberg said on one side it's sitting on a concrete walkway. He said I have to go to the ECB, so I will find out then if the dock could support it or if we have to go into the water.

Chairman Gary asked Mr. Carnazza if he had a problem with the structure.

Mr. Carnazza replied I don't have a problem with it yet. I won't know until the engineer stamps it.

Chairman Gary said shouldn't we know now.

Mr. Carnazza replied no. He said they have piers in the water and the dock is bolted to the pier, but if it can't be supported they will have to design something and get a wetland permit for it. He said the size of the roof won't change regardless. It will either be sitting on top of the dock or go through the dock into the lake bed.

Mr. Greenberg stated by the time we go to ECB it will all be resolved.

Mr. Carnazza replied that's correct.

Chairman Gary asked why is he now required to put the piers in the water.

Mr. Carnazza said he is going to try and use the dock if he can.

Mr. Greenberg said this dock already has piers that go down into water to support it. The engineer will determine if we put these columns on top of the piers that may just be adequate enough and there will be nothing else to do. If he says no there not, then we have to go to plan B.

Mr. Carnazza said being it's a rigid structure and the connectors are strong enough and they could hold it and the engineer tells it can then it's fine.

Chairman Gary stated the applicant should get the answer before he goes to the ECB.

Mr. Greenberg said so you want us to get that resolved before we go to the ECB?

Chairman Gary said I think the board should know ahead of time.

Mr. Greenberg stated can we get back on the next agenda on this board and then get referred to the ECB.

Mr. Cleary said as long as you get the structural engineer work done. You have to do it anyway.

Chairman Gary reiterated we should know before it's referred to the ECB.

Mr. Greenberg said no problem.

Chairman Gary said we should an elevation plan that shows the pitch of the roof, the posts the size of the posts and what it will be sitting on. That's the way it should be. He said you have no illustration of what it should be.

The board members were in agreement with the Chairman.

### **MINUTES – 05/10/17**

Mr. Cote moved to approve the May 10, 2017 minutes. The motion was seconded by Vice Chairman Paepre with all in favor.

Mr. Giannico moved to adjourn the meeting at 7:20 p.m. The motion was seconded by Mr. Cote with all in favor.

Respectfully submitted,

Rose Trombetta