

**APPROVED**

**HAROLD GARY**  
*Chairman*  
**EMMA KOUNINE**  
*Vice-Chair*

**TOWN OF CARMEL**  
**PLANNING BOARD**



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**MICHAEL CARNAZZA**  
*Director of Codes  
Enforcement*

**RONALD J. GAINER, P.E.**  
*Town Engineer*

**PATRICK CLEARY**  
*Town Planner*

**BOARD MEMBERS**  
**CARL GREENWOOD**  
**JOHN MOLLOY**  
**JAMES MEYER**  
**RAYMOND COTE**  
**ANTHONY GIANNICO**

**PLANNING BOARD MINUTES**  
**JANUARY 25, 2012**

**PRESENT:** VICE-CHAIR, EMMA KOUNINE, CARL GREENWOOD, JOHN MOLLOY,  
ANTHONY GIANNICO

**ABSENT:** CHAIRMAN, HAROLD GARY, JAMES MEYER, RAYMOND COTE

<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>
Meadowland GM Showroom	55.11-1-8-10	1	Site Plan	Public Hearing Scheduled.
Yankee Land Development	76.15-1-12	1-2	Subdivision	Planner to Prepare Resolutions.
Upper Lake Subdivision	42.-1-57	2	Sketch Plan	No Board Action.
250 Route 6, LLC.	86.7-1-8	2	Bond Return	Public Hearing Scheduled.
Gateway Summit – Lot 6	55.-2-24.6-1 &55.-2-24.6-2	3	Extension	1 Year Extension Granted.
The Fairways – Lot 7	55.-2=24.8-1 &55.-2-24.8-2	3	Extension	1 Year Extension Granted.
Supplemental Notice Requirements		3		Recommendation to Town Board.
Minutes - 1/11/2012		3		Approved.

The meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Rose Trombetta

## **MEADOWLAND GM SHOWROOM – 1952 ROUTE 6 – TM – 55.11-1-8-10 – SITE PLAN**

Mr. Carnazza stated the necessary variances were granted and are noted on the plan. All zoning comments have been addressed.

Mr. Gainer had no comments.

Mr. Cleary stated the last time the applicant was in front of the board they were responding to an ECB memo that was submitted to the planning board. The applicant has since then submitted responses to that memo. It has not changed the site plan, they were technical issues.

Mr. Jeffrey Contelmo of Insite Engineering, representing the applicant stated we have made some slight adjustments. We have completed testing in the area of our infiltration practices along with the DEP. Another comment was if we would study and consider re-location of the back driveway on Old Route 6, which we were able to do. We incorporated several areas of rain gardens for stormwater management purposes. At this time, we are prepared to go back to the ECB to obtain a wetland permit, but would like to simultaneously schedule a public hearing if possible.

Ms. Kounine said to schedule a public hearing.

## **YANKEE LAND DEVELOPMENT – BAYBERRY HILL & OWEN DR. – TM – 76.15-1-12 – PRELIMINARY APPROVAL & NEG DEC**

Mr. Carnazza had no comments.

Mr. Gainer read his memo which stated this project currently has Sketch Plan approval, and has been before the Board for an extended period in their efforts to address concerns of the Planning Board, its consultants, New York City Department of Environmental Protection, Putnam County Department of Health, and New York State Department of Environmental Conservation. At this time, the drawings submitted were reviewed to confirm that the Engineering Department's prior concerns, as enumerated in John Karell's February 22, 2011 memo, have now been resolved. From our review of the materials submitted, it appears that only the following minor technical issues remain to be addressed: The road cross section detail should be revised to indicate 12 inches of Item 4 in two separate lifts, and three lifts of asphaltic Concrete to comply with Town Standards. The roadway curb must be concrete, not asphalt. All other technical comments previously issued have been addressed. Given these minor issues, we believe that the Board may consider action on SEQRA and Preliminary Subdivision Approval. Prior to consideration of final subdivision approval, the final construction plans and details will be subject to further review to assure compliance with all Town requirements and accepted engineering standards.

Mr. Cleary read his memo which stated the applicant is seeking Preliminary Subdivision Plat approval and the adoption of a SEQR Negative Declaration. Procedurally, the Planning Board has granted sketch plan approval, and the public hearing on the preliminary plat has been held and closed. The ECB has approved the wetland mitigation plan. The NYCDEP has approved the stream crossing (paving) and has witnessed all stormwater soil tests. The

Putnam County Health Department has witnessed and approved water well tests and well monitoring. The SWPPP has been accepted as complete by the NYSDEC. The applicant has addressed all outstanding site planning issues. Moving to grant preliminary subdivision plat approval and the adoption of the SEQR Negative Declaration will allow the applicant to formally process the SWPPP with the NYSDEC, and to submit the final site development details for review.

Mr. Tim Allen of Bibbo Associates, representing the applicant stated the project is a 14 lot subdivision. We have addressed all the issues from Jack Karell's memo dated February of 2011 and we are here tonight asking for preliminary approval and negative declaration.

Ms. Kounine asked Mr. Cleary to prepare resolutions for the next meeting.

#### **UPPER LAKE SUBDIVISION – 47 UPPER LAKE ROAD – TM – 42.-1-57 - SKETCH PLAN**

Mr. Carnazza read his memo which stated the applicant proposes a two-lot (one existing house) subdivision off the cul-de-sac on Upper Lake Rd. A variance is required for the rear deck on the existing house. 40 ft. rear yard is required. It appears that approximately 33 ft. are provided. 7 ft. variance required. Provide lot depth and lot width lines. What lots make up the existing lot? 5.4417 acres of the total lot is Lot 14 of Section C "Lake Haven" but I cannot determine how the remaining acres are made up. Is this a recreation lot? Provide details of existing lots or parcels of land that make up this lot. I recommend meeting with the Design Engineer to discuss the project.

Mr. Gainer read his memo dated January 25, 2012 which had 11 comments.

Mr. Cleary read his memo dated January 25, 2012 which had three pages of comments.

Mr. Rob Roselli of Djegarian Engineering, representing the applicant gave a brief description of the project.

Ms. Kounine stated since there is a lot of information that the consultants need it would be best for you to meet with them and go over all of the issues.

#### **250 ROUTE 6, LLC. – 250 ROUTE 6 – TM – 86.7-1-8 – BOND RETURN**

Mr. Carnazza stated he performed an inspection of the property on Monday, January 23, 2012. At that time, the property was in compliance with code.

Mr. Gainer read his memo which stated the original bond amount posted, which is currently being held, is \$107,300.00. Based upon our inspection, all of the site improvements required pursuant to the Board's Site Plan approval have now been completed. On this basis, this Department recommends that the entire bond be released.

Mr. Cleary had no comments.

Ms. Kounine said to schedule a public hearing.

**GATEWAY SUMMIT SENIOR HOUSING – LOT 6 – TM – 55.-2-24.6-1 & 55.-2-24.6-2 – 1<sup>ST</sup> EXTENSION OF APPROVAL**

The consultants had no objection to the extension.

Mr. Greenwood moved to grant a 1 year extension of approval. The motion was seconded by Mr. Molloy with all in favor.

**THE FAIRWAYS SENIOR HOUSING – LOT 7 – TM – 55.-2-28.6-1 & 55.-2-28.6-2 – 1<sup>ST</sup> EXTENSION OF APPROVAL**

The consultants had no objection to the extension.

Mr. Giannico moved to grant a 1 year extension of approval. The motion was seconded by Mr. Molloy with all in favor.

**SUPPLEMENTAL NOTICE REQUIREMENTS – DISCUSSION BY BUILDING INSPECTOR REGARDING NOTIFICATION SIGNS**

Mr. Carnazza addressed the board and stated he drew two different postings and it was submitted to the board. He said in my opinion the signs should be generic not specific. If we do generic signs the Town could keep them and maybe rent them or charge a fee.

Ms. Kounine agreed.

Mr. Greenwood also agreed, his only suggestion was having two different sizes for the ZBA and Planning Board.

Mr. Carnazza stated the sizes could be 3 ft. by 4 ft. for site plans/subdivisions and 2 ft. by 1.5 ft. for zoning board. He stated he will write the recommendation to the Town Board from the Planning Board.

**MINUTES – 1/11/2012**

Mr. Molloy moved to adopt the January 11, 2012 minutes. The motion was seconded by Mr. Giannico with all in favor.

Mr. Greenwood moved to adjourn the meeting. The motion was seconded by Mr. Giannico with all in favor.

The meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Rose Trombetta