

APPROVED

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice-Chair

BOARD MEMBERS
CARL GREENWOOD
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER

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*

PLANNING BOARD MINUTES **JULY 22, 2015**

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

ABSENT: ANTHONY GIANNICO

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>TYPE</u>	<u>ACTION OF THE BOARD</u>
Campanelli, Michael	75.11-2-25	1	Resolution	Resolution Adopted.
Thimm, Karl & Janice	65.17-1-15	1-2	Site Plan	Denied to ZBA.
Itzla Subdivision	55.14-1-6	2	Sketch Plan	Sketch Plan Granted and Public Hearing Scheduled.
Minutes – 06/10/15		2		Approved.

Respectfully submitted,

Rose Trombetta

CAMPANELLI, MICHAEL – 424 BALDWIN PLACE ROAD – TM - 75.11-2-25 - RESOLUTION

Mr. Carnazza had no comments.

Mr. Franzetti had no comments.

Mr. Cleary said you have a waiver of site plan resolution before you.

Mr. Paepre moved to adopt Resolution #15-13, dated July 22, 2015; Tax Map # 75.11-2-25 entitled Campanelli Site Plan Waiver Approval. The motion was seconded by Mr. Furfaro with all in favor.

THIMM, KARL & JANICE - 232 EAST LAKE BLVD – TM – 65.17-1-15 – SITE PLAN

Mr. Carnazza read his memo which stated the applicant proposes a 300 s.f. Bathhouse and a 25 ft. long boat dock on Lake Mahopac. The Zoning Table needs to be corrected. The table shows a requirement of 50 ft. of lot width and that a variance is required for this. There is no requirement for the Lot Width in the code. Variance is required for parking, 5 spaces required, 2 provided, 3 space variance needed. Variance is required for lake-frontage, 50 ft. required, 26.2 ft. provided, 23.98 ft. variance needed. Variance is required for the side yards, 15 ft. required, 8.15 and 9.6 ft. are provided, 6.85 and 5.4 ft. variances are needed. Variance is required for two-way aisle width, 24 ft. required, 15 ft. provided, 9 ft. variance needed. Provide height of the Bathhouse. 10 ft. max is allowed (to ½ of the ridge). Variance may be required.

Mr. Franzetti read his memo which stated this is a proposal to install a 20 foot by 15 foot bathhouse and a 255 square foot dock in Lake Mahopac. There are other site improvements including 2 patios 180 square feet and 260 square feet, the amenity would require the creation of parking following the town code section 156.27. The board should know the project is located in the New York City Department of environmental protection, designated main street area. It would need to meet the necessary New York City DEP regulatory requirements including development of a storm water pollution prevention plan. Referrals to the ECP and Putnam County Highway Department are warranted, additional details include a construction sequence, material used for driveway and parking area, driveway grading profile, plans specifying the total area to be disturbed, as well as the extent of new and impervious areas to be created it also, must show the location of erosion and sediment control measures. Since it is located on Lake Mahopac wetlands and the associated buffer zone must be delineated. All plantings shown in the drawing have to be verified by the Carmel wetlands inspector and installed per section 142 the Town of Carmel town code. The rain guarding details, sizings, calculations and cross section must be provided and must be in conformance with the New York State Department of Environmental Conservation. In addition to section 156-27, the high water mark must be included to determine the starting

and ending location of the proposed deck and the lake front is to be 50 feet, however only 26 feet are provided.

Mr. Cleary stated this use is regulated to private water related use, it's a special permit and there are a series of criteria and code. Mr. Carnazza pointed out the fact that it does not comply with the number of dimensional requirements and there are a number of other conditions that must be satisfied in order to use the facility.

At which time, the dvd was cut off.

The Thimm application was denied to the ZBA as per Mr. Joel Greenberg, Applicant's representative.

ITZLA SUBDIVISION – 9 MECHANIC STREET – TM – 55.14-1-6 – SKETCH PLAN

As per Paul Lynch of Putnam Engineering, the applicant received sketch plan approval and a public hearing was scheduled.

MINUTES – 06/10/15

The minutes were approved.

Respectfully submitted,

Rose Trombetta