

# **APPROVED**

**CRAIG PAEPRER**  
*Chairman*

**ANTHONY GIANNICO**  
*Vice Chairman*

**BOARD MEMBERS**

**KIM KUGLER**  
**RAYMOND COTE**  
**ROBERT FRENKEL**  
**MARK PORCELLI**  
**VICTORIA CAUSA**

**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**  
**JANUARY 27, 2021**

**PRESENT:** CHAIRMAN, CRAIG PAEPRER, VICE CHAIRMAN, ANTHONY GIANNICO,  
RAYMOND COTE, MARK PORCELLI, VICTORIA CAUSA

**ABSENT:** KIM KUGLER & ROBERT FRENKEL

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<b><u>APPLICANT</u></b>	<b><u>TAX MAP #</u></b>	<b><u>TYPE</u></b>	<b><u>PAGE</u></b>	<b><u>ACTION OF THE BOARD</u></b>
DP 53, LLC (Spins Bowl)	55.7-1-1	A. Site Plan	1	Public Hearing Closed & Resolution Adopted.
House of Prayer & Worship	64.6-1-14	Site Plan	1-3	Denied to ZBA & Referred to ECB.
Fairhaven at Baldwin Place	86.6-1-4	Site & Sketch Plan	3-12	No Board Action.
Minutes – 01/14/21			12	Approved

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Rose Trombetta

**DP 53 LLC (SPINS BOWL) – 23 OLD ROUTE 6 – TM – 55.7-1-1 – OPEN PUBLIC HEARING & RESOLUTION**

Chairman Paeprer asked if anyone from the audience wished to be heard on this application.

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

Mr. Cleary stated you have an approval resolution before you to be voted on tonight.

Mr. Cote moved to adopt Resolution #21-01, dated January 27, 2021; Tax Map #55.7-1-1 entitled DP 53 LLC (Spins Bowl) Final Site Plan Approval. The motion was seconded by Vice Chairman Giannico with all in favor.

**HOUSE OF PRAYER & WORSHIP – BALDWIN PLACE ROAD & ROUTE 6 – TM – 86.6-1-4 – SITE PLAN**

Mr. Cleary read Mr. Carnazza's memo which stated there is a total of six variances that are required from the Zoning Board. He said everything is for existing conditions except for the parking.

Mr. Cleary read Mr. Franzetti's memo which cited the following:

**General Comments**

1. The following referrals would appear to be warranted:
  - a. Mahopac Falls Fire Department
  - b. NYSDEC Wetlands
  - c. NYCDEP increase in impervious area
  - d. Putnam County:
    - i. Department of Health
    - ii. Department of Planning GML-239N

Applicant has indicated that these referrals have been made.

2. Permits from the following would appear necessary:
  - a. New York State Department of Environmental Conservation (NYSDEC) – Wetlands
  - b. Putnam County Department of Health for Water and Septic.

Applicant has indicated that the plans have been forwarded to the NYSDEC and the PCDOH.

3. The area of disturbance for the work as provided in the SEAF is 5,723 sf. The threshold criteria of disturbances for the NYSDEC stormwater regulation are between 5,000 square feet and one (1) acre and over one (1) acre. The project will require coverage under the NYSEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) and the development of Stormwater Pollution Prevention Plan (SWPPP) that has erosion and sediment controls.

4. Should any public improvements be deemed necessary as part of the development of the tract, a Performance Bond and associated Engineering Fee must eventually be established for the work.
5. the facility is not served by either water or septic. the applicant proposes a new well and the use of porta-a-potties. approval from the pcdoh will be required for the well and possibly the use of porta-potties for this recommended use.

The applicant has noted this comment. the applicant has removed the porta potties and replaced with actual bathrooms. waste from the bathrooms will stored in a holding tank and pumped as necessary.

Details for this system will be need to be provided. This should include, location of the holding tank and how often it will be pumped. This system will need to be approved by the PCDOH.

#### **Detailed comments**

1. Provide a legend on the drawing. Applicant states that legends have been provided. a legend should be provided on all drawings (including s-100).
2. Depth to groundwater at for the storm tech units must be provide to make sure they meet the NYSDEC criteria.

Applicant has noted this comment and has indicated that that the depth to groundwater is 5 ft.. It is unclear if the applicant has performed the infiltration tests for the proposed storm tech units as per the NYSDEC criteria.

Applicant should note that this test must be witnessed by a representative from the Engineering Department.

3. The storm tech units must be rated for car/truck loading.  
Applicant has noted this comment. However, this is not clear on the detail provided.
4. All planting should be verified by the Town of Carmel Wetlands Inspector. Note should be added to drawing.
5. All plantings shall be installed per §142 of the Town of Carmel town code. Note should be added to drawing.

Applicant has noted this comment. This note will need to be added to the drawing.

6. Details for the porta-a-potty have been provided. Applicant has removed the porta-potty and replaced with bathrooms and a holding tank. Additional information follows:

- A. location of holding tanks;
- B. how the unit will be maintained
- C. how water will connect into the unit and how the unit will control overflows.

Mr. Cleary stated the board was concerned about the porta potties in the rear of the building. The applicant has now modified the plan. They are proposing two extensions to the rear of the building. The porta potties have been abandoned. The applicant has done a very good job of respecting the historical integrity of the building and doing what the board has asked them to do.

Mr. Joel Greenberg of Architectural Visions, representing the applicant addressed the board and stated we modified the plan completely. The proposed two porta potties will now become structures. One will be a bathroom and the other will be a small office for the pastor. At which time, Mr. Greenberg displays the handicapped ramp rendering to the board members and went on to describe the ramp and the rear structures.

Chairman Paeprer asked how will the bathrooms be pumped.

Mr. Greenberg stated we made an application to the PCDOH to drill a well in the lower left hand corner of the property. It was discussed with the Health Department and NYCDEP to have a holding tank in the rear and all of the waste will go from the bathrooms into the holding tank and depending on need the tank will be cleaned on a regular basis. Possibly once a month.

Vice Chairman Giannico asked what is the size of the holding tank?

Mr. Greenberg replied it will be a 500 gallon tank.

Mr. Porcelli asked will there be an alarm on it?

Mr. Greenberg replied yes. They will also have a contract with a local company, so they are on call.

Chairman Paeprer stated you have made some nice improvements and I think you will be happier with it.

Mr. Greenberg agreed with the Chairman.

Mr. Cote moved to deny the application to the Zoning Board. The motion was seconded by Vice Chairman Giannico with all in favor.

Vice Chairman Giannico moved to refer the application to the ECB. The motion was seconded by Mr. Cote with all in favor.

#### **FAIRHAVEN AT BALDWIN PLACE – BALDWIN PLACE ROAD – TM – 86.6-1-4 – SITE PLAN & SKETCH PLAN**

Chairman Paeprer stated the application after this is Fairhaven at Baldwin Place sketch plan. For everyone's benefit we will combine the two applications.

Mr. Cleary read Mr. Carnazza's memo which stated the applicant propose to subdivide this 16.5 acre parcel off the +/- 180 acre parcel (separate submission) and develop a 72 unit "Supportive Housing" and parking using the Multi-Family Senior Housing criteria in the Zoning Code. This Site Plan must not be approved until the subdivision is approved and filed.

Define "Supportive Housing". ZBA needs to interpret if this use is allowed using the Senior Housing Code.

Variances are required from the ZBA for the following:

Senior Housing Ordinance age restriction- All people will not be 55 or older. Municipal or Community Sewer and Water are required. Not available. Parking 108 spaces required, 84 provided, variance of 24 spaces. I do not necessarily agree with the parking calculation. If the use is for disabled persons, there may be nurses, doctors, guests, etc. visiting the site for people and needing additional parking. Parking has been an issue at many of our multi-family developments.

Mr. Cleary stated Mr. Franzetti's comments are extensive. The primary comments relate to:

### **I. General Comments**

1. The following referrals would appear to be warranted:
  - e. New York State Department of Environmental Conservation (NYSDEC)
  - f. New York State Department of Transportation (NYSDOT).
  - g. New York City Department of Environmental Protection (NYCDEP).
  - h. Putnam County Department of Highways and Facilities
  - i. Putnam County Department of Health (PCDOH).
  - j. Putnam County Department of Planning (GML 239 M).
  - k. Town of Carmel Highway Department
  - l. The Town of Carmel Environmental Conservation Board (ECB).
  - m. Mahopac Fire Department

Applicant has noted these referrals.

2. Permits from the following would appear necessary:
  - a. NYSDEC - for stormwater and wetlands.
  - b. NYSDOT for work permit and traffic study
  - c. NYCDEP for stormwater and sub-surface treatment system (SSTS).
  - d. PCDHF work permit
  - e. PCDOH for well and SSTS.
  - f. ECB for wetlands permit.

Applicant has noted these permits.

3. A wetlands delineation should be performed.

Applicant has noted that a delineation was completed by Tim Miller Associates. A copy of this delineation must be provided.

4. A Stormwater Pollution Prevention Plan (SWPPP) detailing the sizing of the SMPs is required. The SWPPP should meet the NYSDEC GP-0-20-001 and NYCDEP requirements.

Applicant has noted that this is required and will submit with a future submission.

5. Due to the site location and the proposed bridge over Route 6 a traffic study should be conducted and provided for review. The traffic study will need to be review and approved by the NYSDOT and PCDHF.

Applicant has noted that this is required and will submit with a future submission.

6. The applicant will be required to supply a stormwater maintenance agreement and maintenance guarantee per Town Code (§156-85 and §156-87 B respectively).

Applicant has noted that this is required and will submit with a future submission.

7. Should any public improvements be deemed necessary as part of the development of the tract, a Performance Bond and associated Engineering Fee must eventually be established for the work. The applicant will need to develop a quantity take off for bonding purposes.

Applicant has noted that this is required and will submit with a future submission.

## **II. Detailed Comments**

1. The FEAF should be updated to include the following:

- a. Page 7 of 13 additional information will need to be provided regarding traffic and transportation for the proposed use.

Applicant has indicated that the proposed action does not meet the threshold provided as a “substantial increase”. However more details on the traffic associated with the proposed use will be provided once it is established the use is permissible.

2. Overall Plan - OP-1

- a. Available sight distances and calculations should be specified on plan. Any clearing along the edge of the roadway right of way (R.O.W.) that may be necessary to assure appropriate sight distances are provided, should be identified. All calculations must be provided.

Applicant has indicated that this information is provide on drawing SP-1.1 and SP-1.2. The distances are provided; however, the backup calculations will need to be provided.

- i. Graphic representation of vehicle movements through the site should be provided to illustrate that sufficient space exists to maneuver vehicles on the site.
    - ii. All turning radii for the site should be graphically provided. This includes the turning radii into the site entrance.

Applicant has noted these comments and will submit with a future submission.

3. Layout and Landscape Plan SP-1.1 and SP1.2

- a. Details for the proposed woodchip walkway and raised walkway must be provided. Applicant indicates that this detail is provided. However only a gravel walkway detail is provided on Drawing D-1.
  - b. Stormwater designs should be taken into account the future road extension. Applicant has noted that this is required and will submit as the design progresses.
  - c. Slopes for the walkways will need to be provided. It should be noted that the walkway may need to be paved as on other sites the gravel walkways has continuously washout.

Applicant has noted this comment and will submit with a future submission.

4. Grading and Utilities Plan - SP-2.1 and SP-2.2

- a. Rim and invert elevations for the drainage system should be provided.
  - b. Hydraulic calculations and pipe sizes should be provided.
  - c. Electric, water and sewer utility information are not provided on this drawing.
  - d. Additional details should be provided regarding the SSTS (access, design, etc.)

Applicant has noted these comments and will submit with a future submission.

5. Erosion and Sediment Control Plan - SP-3.1 and SP3.2

- a. Rim and invert elevations for the drainage system should be provided.
- b. A full SWPPP is required.

Applicant has noted these comments and will submit with a future submission.

Mr. Cleary stated the applicant has made some changes to the plan since you saw it last. The configuration of the lot was unusually configured. They have modified that. It has been enlarged and while there is still a tail, it's less of an unusual tail. The primary issue other than the zoning issues, is gaining an understanding of what this facility is. We don't know much about Search for Change and how they will operate the facility. We have asked Mr. Contelmo to help us understand what's actually being proposed and how the site will be operated and any restrictions and limitations that might exist based on the funding that's provided for this facility and how it operates.

Mr. Jeff Contelmo of Insite Engineering and Mr. Ashley Brody, CEO of Search for Change appeared before the board.

Mr. Contelmo addressed the board and stated we are here because we need a site plan and a subdivision approval. The subdivision approval involves breaking 16½ acres off of the subject property which is over 180 acres. The 16½ acre parcel will be developed with an independent multi-family apartment complex. That apartment building will be comprised of 72 units. Those units will be operated by Search for Change. 36 of the units have been designated for workforce or affordable housing which is income limited based on a program laid out by Search for Change. The other 36 units will be supportive housing. Mr. Brody will speak to the program side of it and setup. Our goal is to get to the ZBA, because our use multi-family apartments are not specifically permitted in your code. There are provisions in your code for multi-family housing for senior citizens. He said it's located in the Commercial Business Park district. Our proposal conforms to all the bulk requirements of that district. As we discussed with the board last time, we have been measuring ourselves against the senior housing part of your code because it's permitted in the zone we're in and our property meets the location requirements as well as the majority of the bulk requirements for that particular section of your code. Additionally, our site will arrange very much the multi-family senior housing projects that you have approved and has been built in town. We have modeled our layout after those requirements. We fully recognize that our use is not acknowledged directly in the code, therefore, we have to go to the Zoning Board to discuss our use and our case with them, before we could come back to you and perfect the subdivision and site plan aspects of the project. What we attempted to do between the last meeting and this meeting was address the issues relative to the site plan. We understand that detailed studies will have to be undertaken in support of the site plan and we understand more proceedings will have to take place before this board. What we have tried to do is to take the key components of our proposal and make it clear and as distinct as we can in order to show the board the true intent of the project in an effort to get our referral to the ZBA. As the board is aware, if we are not successful at the ZBA we won't be back. He said we did meet with your consultants after the last meeting and I have also asked Mr. Brody to watch the tape of the last meeting in order to understand some of the concerns in anticipation of tonight. We have updated our architectural plans, site plans, subdivision plans and EAF. We have also commissioned a parking analysis from Maser Consulting, summarizing the type of parking demands that this particular type of apartment complex would need. This type of rental housing does not demand the same type of parking as maybe market rate or a

higher end luxury type of apartment complex might. We have also added some parking, so we are up to 91 parking spaces. We have increased the size of the lot from 11½ acres to 16½ acres. We have also provided the board with a zoning analysis to show we are fully compliant with the bulk requirements of the C/BP zone, but also how we fit into both your multi-family and your senior citizen multi-family code. At which time, Mr. Contelmo introduced Mr. Brody.

Mr. Ashley Brody, CEO of Search for Change addressed the board and stated we are private non-profit agency that has been in operation for about 46 years. We were founded in 1975. We have provided housing and housing support services in Westchester and Putnam during that time. We are currently supporting about 70 people living independently in Putnam County and we also operate other types of programs for individuals with different needs. What we propose to do at Fairhaven at Baldwin Place is to develop a multi-family housing development for individuals who need support as well as individuals who need economic support. As we all know, Putnam County has grown in population size over the past few decades, but the housing stock has not kept pace with it. It has become somewhat expensive for people to live here and we want to be part of that solution to create some more housing for individuals who live and work in the community. He continued and stated we were established to provide supportive housing services. Essentially, what that means is housing in the community that is not a hospital or institution. Right now, we have three different types of housing that we offer. There is supervised housing (group homes), which is for individuals that could live in the community that do not need to be hospitalized or institutionalized, but they might need around the clock support. We also operate a vast network of shared apartments, which is essentially an intermediate type of housing situation, in which two or three people may live together and may be visited by a care manager once a week. He said most of the housing that we support is independent housing which is what we are proposing for Fairhaven at Baldwin Place. People who are fully able to live on their own, individuals who might have been hospitalized, suffered an accident or injury. It includes veterans, survivors of domestic violence, people who suffer from anxiety or depression. What we provide at that level is independent housing which includes two components. One is financial support and a helping hand, such as a case worker. Most of housing that we have provided through our history and what we are providing now in Westchester and Putnam falls under that category. We have about 70 people living independently in Putnam County, many of them are working. The agency mission is to help people to overcome whatever their obstacles are, which may include different illnesses, hardships and traumatic events. Our goal to help people be contributing members of society, to function and be self-sufficient. Fairhaven at Baldwin Place is being developed in accordance with a new model that's being done around the state. It's taking individuals who may have graduated from one of our other programs, people who are living independently and can work and function, but need the economic support and helping hand and blending it with affordable units and workforce units. Our hope is to do this here and have this be a real asset to the community.

Mr. Porcelli asked will this be restricted to residents of Carmel?

Mr. Brody replied Putnam County. It will be largely Mahopac/Carmel. He said we do receive funding from different sources for this. We would be opening it to people, who would qualify based on whatever need they have or based on their economic status. We give priority consideration to local residents, if we have a vacancy and we have someone from Putnam County that qualifies we would consider them, but it's meant to be for this county and really for this community.



Mr. Porcelli said you are making it sound like it's for the residents, but you're saying they could come from anywhere in the state.

Mr. Brody replied no, not anywhere in the state. Priority consideration is given to Mahopac/Carmel residents and if we don't have anyone that is eligible from those communities then we could open it up to others in Putnam County.

Vice Chairman Giannico stated we understand what the workforce housing is, can you give us more information on the supportive housing.

Mr. Brody stated the 36 supportive units are individuals who have had different types of health conditions or life circumstances. For example, people with mental health conditions, such as anxiety and depression. They may have spent time in a hospital or health care facility, but has since graduated from that and are now living and functioning independently. People with physical handicaps or disabilities and may have some limitations and need some support, but could live independently. We will have survivors of domestic violence and veterans with disabilities would qualify. In doing our needs assessment we have identified where those gaps are, such as survivors of domestic violence, veterans with disabilities and people who have experienced trauma. We do a screening and assessment process. We don't just open the door to anyone, even if they meet the basic criteria. We will still screen and assess them.

Mr. Porcelli asked if there will be private security on the premises.

Mr. Brody replied yes. There will be a reception desk during the day and evenings and there will be security overnight also for the safety of the residents not because we anticipate there being law enforcement issues per-se.

Chairman Paeprer asked to explain the entire funding model.

Mr. Brody stated there is funding that comes through various state agencies that provide the funds for the support staff, such as a visiting case worker. There are other funding sources that provide the revenue for the capital development such as construction. There are some private monies that generally go into it. There is tax credit financing that goes into it. There are different pools of money that go into the pro forma that would support the development as well as a separate pool that funds the services we provide to the tenants. They are generally multiple state agencies involved.

Mr. Porcelli asked other than the workforce individuals, are the other 36 units working as well?

Mr. Brody replied some of them would be working, some may not be. They all have income and that income comes in different forms, such as social security retirement fund, social security disability benefit and a portion of that would apply towards their rent. Everyone will have some sort of income.

Vice Chairman Giannico asked with respect to supportive housing, is there a possibility that some individuals may be battling with drug or alcohol addictions?

Mr. Brody replied yes. There are individuals that would have struggles with alcohol and substance use, but they would be in recovery. We would not be housing people in this facility that have acute ongoing substance use issues. However, they may be some

individuals that have a history of substance use and be in recovery from it and part of the support that would be provided would be checking in and making sure they have what they need. He said if someone hits a roadblock we would help them get the additional support they need. We wouldn't be housing people that need ongoing acute care for any condition.

Mr. Cote asked how many facilities are you currently operating in Putnam County?

Mr. Brody stated we have a community residence in Carmel, we have about 30 units of the intermediate housing and 69 individuals living independently.

Mr. Porcelli asked how many facilities of this size?

Mr. Brody replied we don't have a facility of this size or development of this size in one setting. What we have is different concentration, for example in Westchester we have a handful of group residences scattered throughout the County. Each of those house about 9 to 11 people. We have people in shared apartments, some are concentrated in certain buildings that have about 20 people and then we have people who are scattered.

Mr. Cote stated your mission statement focuses on providing services for individuals with mental illness of varying degrees. Now, you want to put these work force apartments which doesn't fit into what your mission says.

Mr. Brody stated our mission statement is about helping people overcome obstacles to self sufficiency of all types. Historically, our housing has been around supporting people with mental health conditions. Back in the 1970's, the institutionalization movement started and the state was helping support agencies like ours to help people get a foothold in the community. People who no longer needed to be in hospital settings. A lot of those people were coming from state operated hospitals. Over the course of time, a lot of the housing that we have developed has been for people with mental health conditions. That has changed quite a bit in recent years, because what we are finding is many people that have mental health conditions also have physical conditions, such as obesity, diabetes, heart disease and asthma. He said we have had to adapt our services based on the changing needs of the population. Our population has become older and has developed more health problems across the board. Our mission is broad and it is not limited to serving people with mental illness. It's about helping people of all types to overcome obstacles. We work as part of a broader community. So, people who live with us, they may see one of our care managers, but they are also going out in the community and seeing a doctor if they need to or a therapist.

Mrs. Causa asked if a study was done to know if that many people in Putnam County need these services. She also asked if you don't fill up the units with Putnam residents what are chances of people coming from other communities using this facility?

Mr. Brody stated in order for the state to fund this, they expect and require so many studies for that very reason. The state doesn't want to put money into something unless they know it's going to be worthwhile and there is a need for it. He said a number of years ago, we did various needs assessments in partnership with Putnam Housing Corporation. We commissioned a private firm to do a market study. Two market studies were done, a preliminary and subsequent one. Both of them indicated a very high need for this type of housing in Putnam County. He said the market study was submitted to the board. He said based on the market study and needs assessment it would be very

surprising if there was a long term vacancy. If there was, it's possible we could look to other sources and other parts of the community. The likelihood of us going outside the local area is slim to none.

Mr. Porcelli asked what determines a Putnam resident? Is it someone that has been here for years or you could just move someone in and give them residency?

Mr. Brody said it would be somebody that has established residency here. We wouldn't move someone in and have them stay for a night and declare them a Putnam resident. He said we have been in Putnam for decades now, so we've seen the need in Putnam and we have battled with it, because we have people for whom we are trying to find housing and we can't find it in the rental market, because it has become so expansive.

Mr. Cleary stated you have 36 workforce housing units, you have 36 supportive housing units, he asked if the demand is excessive will the workforce units also support supportive housing. So, could we have 72 supportive housing units in the building?

Mr. Brody replied no. It would stay 36 and 36. That would not change.

Mr. Cleary asked does the town have any role in monitoring that? How will we know?

Mr. Brody replied yes. We are expected to receive referrals through various sources. The town, the community, different entities such as local county offices are involved in helping us to select individuals for placement in our existing supportive housing units and for workforce housing it is generally a lottery system.

Mr. Cleary asked about the staffing of the facility. He asked from your experience elsewhere is there an increased demand on our municipal services?

Mr. Brody stated the staffing model various personnel. We have overnight security, reception, maintenance personnel, porters and program staff, such as care managers, counsels and support staff. There would be continuous staff presence of one type or another involving different types of personnel in accordance with their role and responsibility.

Mr. Cleary asked if there will be physical and occupational therapists on site.

Mr. Brody replied no, not on site. But, they may come and do a home visit if necessary. It's not something we would provide, but we would help the individual if they need it. He said as far as municipal services, I don't anticipate there being a bigger need for it in this type of setting.

Mrs. Causa asked if the apartments were already furnished. She asked do you anticipate families living here?

Mr. Brody replied yes, the apartments are furnished and yes, families will be living here also. He stated with regards to the supportive housing, it has been our experience, not as many of those individuals have children or have children in their custody. He said with the workforce housing there will be some families, but we don't anticipate there being large families, because they are only one and two bedroom apartments.

Mr. Porcelli asked who governs the number of children in each unit.

Mr. Brody stated in a two bedroom unit, generally speaking, you can't have more than two children in that unit.

Mr. Cleary stated you obviously have a lot of rules, restrictions, limitations based on the funding sources and your approving agencies. He asked if he would share that with the board and if he had any objection if we were to impose those similar conditions or restrictions as conditions of approval so that we have a rule in enforcement to some degree as well.

Mr. Brody said he would be more than happy to share them and I have no objection to the latter proposition. But, before I commit to it, I would need to consult with my consultants to make sure that it's not prohibited by rule or law. We want to be fully transparent and share as much as we can.

Mr. Cote asked if there are any changes to your obligations to pay local taxes if this project was built?

Mr. Brody replied we are a tax-exempt organization, classified as a 501C3 by the IRS. We generally do not pay sales and use tax. We generally do not pay property taxes, but we recognize that a development of this type, absent property taxes could have an adverse impact on local property revenue. He said there is a mechanism through which taxes are still paid, not in the conventional way, but a substitute payment that's built into the project.

At which time, a discussion ensued regarding what a homeowner may pay in property taxes versus what the organization will pay.

Mr. Cote stated the market study shows that individuals will be selected from other towns besides Putnam County. He said it seems to be inconsistent from what you told us earlier. Is this accurate, or what you said is accurate.

Mr. Brody stated we use multiple sources. We used a needs assessment which is conducted periodically by the Putnam Housing Corporation and that's specific to Putnam. We use local data that is part of the Department of Federal and Urban Development. We use a market study which encompasses a broader area, which includes parts of Westchester. He said there is no one piece of data on which we rely on.

Mr. Cleary asked does your funding shift from year to year? If funding is coming from the state you can't restrict residency to Putnam County?

Mr. Brody replied it doesn't shift in that way. He said those resources do come from the state, but they all give and work in their local county departments and are expected to be given priority consideration to their county residents. Even though, these funds come from the state, the state recognizes that each community has an obligation to give priority consideration to its local residents and that's how this is designed.

Chairman Paepre asked if we are pulling Putnam County residents, where are they living today?

Mr. Brody replied some are living with family members. Some may be graduating from another type of program, such as a shared apartment. Some people are homeless, such as people fleeing domestic violence situations.

Vice Chairman Giannico asked what revenue will this facility generate for the Town of Carmel?

Mr. Brody stated I will get you that information.

Vice Chairman Giannico asked who is the physical owner of the structure?

Mr. Brody replied that would be my agency, Search for Change.

Mr. Porcelli asked since this is being done with tax credits, after a certain period of time can this be reverted to market rate or does it always have to stay as this type of facility?

Mr. Brody replied it has to stay as this type of housing.

At which time, Mr. Brody handed out additional information on Search for Change to the board members.

Chairman Paeprer stated everything that was said tonight was very informative, but we have a lot of homework to do. My recommendation is we hold this over to the next meeting.

Mr. Contelmo stated we do want to answer your questions, but we want to stress our need to get to the ZBA. We are talking about a project that doesn't have the zoning decision that we would need to proceed. The applicant has spent a tremendous amount of time and resources to put together what we consider to be a very well planned project. We would like to come back to the next meeting and get consideration to be referred to the ZBA.

Chairman Paeprer stated I think that's reasonable enough, but we need to do our due diligence first.

### **MINUTES – 01/14/21**

Vice Chairman Giannico moved to accept the minutes. The motion was seconded by Mrs. Causa with all in favor.

Vice Chairman Giannico moved to adjourn the meeting at 8:15 p.m. The motion was seconded by Mr. Cote with all in favor.

Respectfully submitted,

Rose Trombetta