

# **APPROVED**

**CRAIG PAEPER**  
*Chairman*

**ANTHONY GIANNICO**  
*Vice Chairman*

**BOARD MEMBERS**

**KIM KUGLER**  
**RAYMOND COTE**  
**ROBERT FRENKEL**  
**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**  
**FEBRUARY 10, 2022**

**PRESENT:** CHAIRMAN, CRAIG PAEPER, VICE CHAIRMAN, ANTHONY GIANNICO,  
KIM KUGLER, RAYMOND COTE, ROBERT FRENKEL

**ABSENT:** VICTORIA CAUSA

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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>
Vitiello, Naraez & Kassimis	66.18-1-18-20	P/H & Reso	1	Public Hearing Closed & Resolution Adopted.
Suez Water New York Inc – Mahopac Wells	75.20-2-68	Site Plan	1-6	Public Hearing Scheduled.
Suez Water New York Inc – Chateau Wells	75.20-1-16	Site Plan	6-9	No Board Action.
Gateway Summit Multi-Family – Lot 6	55.-2-24.6-1 55.-2-24.6-2	A. Site Plan	9	Public Hearing Scheduled.
The Fairways Multi-Family – Lot 7	55.-2-24.8-1 55.-2-24.8-2	A. Site Plan	9	Public Hearing Scheduled.
G & F Subdivision – 5, 6 & 7	55.-2-24.5, 6-1,7-2,8-2	Amendment to Plat	10-12	Public Hearing Scheduled.
Gateway Summit Senior Housing – Lot 6	55.-2-24.6-1 55.-2-24.6-2	Extension	12	1 Year Extension Granted.
The Fairways Senior Housing – Lot 7	55.-2-24.8-1 55.-2-24.8-2	Extension	12	1 Year Extension Granted.

The meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Rose Trombetta

**VITIELLO, NARAEZ & KASSIMIS – 137 WELLINGTON DRIVE – TM – 66.18-1-18, 19 & 20 – PUBLIC HEARING & RESOLUTION**

Mr. Carnazza stated all his comments have been addressed.

Mr. Franzetti stated all his comments have been addressed.

Mr. Cleary stated all planning issues have been addressed and you have an approval resolution before you to be voted on this evening.

Chairman Paeprer asked if anyone in the public wished to be heard on this application.

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

Mr. Cote moved to adopt Resolution #22-03, dated February 10, 2022; Tax Map #66.18-1-18, 19 & 20 entitled Vitiello, Naraez & Kassimis Subdivision (Lot Line Adjustment). The motion was seconded by Vice Chairman Giannico with all in favor.

**SUEZ WATER NEW YORK INC – MAHOPAC WELLS – COVENTRY CIRCLE – TM – 75.20-2-68 – SITE PLAN**

Mr. Carnazza read his memo which stated the applicants propose to add a GAC treatment facility building to the water treatment facility off Buckshollow rd. in Mahopac. water treatment facility off Buckshollow rd. in Mahopac. Code §156-37C requires “A landscaped buffer area at least 10 feet in width and six feet in height **shall** be provided and maintained along all property lines to satisfactorily screen public utility substations and any other buildings from surrounding uses of land”. **The Planning Board should look closely at this site as the entire operation is in the backyards of Coventry Circle and Nottingham Way.** Is the Hunter’s Run H.O.A. aware of this project? The work is being done on the Common Space for the Hunter’s Run Condominium complex, therefore, the H.O.A. should be made aware, and have all issues ironed out with them before the public hearing. If this is the case, a letter from the H.O.A. stating their consent to the proposed structures and amenities should be made part of the file. Why is there a 2’ Fire Pit on this property? Did the H.O.A. allow this on the common area? Referral to the ECB, Fire Department and Putnam County Dept. of Health are required by code.

Mr. Franzetti read his memo which stated this application involves the installation of a 45’ x 29’ building to house a granulated activated carbon treatment to treat water from this public water supply. Based upon our review of this submittal, the Engineering Department offers the following preliminary comments

**I. General Comments**

1. The following referrals are required:
  - a. New York State Department of Environmental Conservation (NYSDEC)
  - b. Putnam County Department of Health (PCDOH)
  - c. The Town of Carmel Environmental Conservation Board (ECB).
  - d. The Town of Carmel Highway Department
  - e. Mahopac Fire Department

The applicant has noted these referrals

2. The following permits are required:

- a. NYSDEC - for stormwater and wetlands;
- b. PCDOH for well and treatment system
- c. Town of Carmel Highway – work permit.
- d. ECB for wetlands

The applicant has noted these permit requirements

- 3. The area of disturbance for the work as provided is ~18,644 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.

The applicant has provided a SWPPP which is currently under review. The applicant has included the proposed underground utility service areas as part of the overall area of disturbance. Applicant has noted that the SWPP would be updated.

The total area of disturbance should be noted on the drawings.

- 4. All re-grading required to accomplish the intended development should be provided. It is unclear from the drawings provide the extent of cut and fill proposed for the site. This includes the areas for the proposed underground utility service.

The applicant has provided a grading plan. The amount of fill, if any, being brought to the site should be provided.

All fill brought to the site must be certified per NYSDEC regulations and manifests/certification of the fill material being delivered should be provided. **A note should be added to the drawing.**

Applicant has noted that a cut and fill analysis will be provided.

- 5. Traffic and Vehicle Movement Plans should be provided which provide the following:
  - a. All site distance calculations should be provided.
  - b. Slopes at the entrance way need to be defined. It is suggested that slopes of less than 6% be used for the first 20 feet of entry and that slopes of no greater than 8% be used entering the site. Please refer to AASHTO guidelines for commercial properties.

**A driveway profile should be provided**

- 6. All easement information regarding the areas for the proposed underground utility service must be provided.

Applicant has provided easement information. This should be reviewed by Planning Counsel

- 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.

The applicant has noted this requirement. The applicant should note that a Performance Bond and associated Engineering fee is minimally required for the stormwater management practices, erosion and sediment control drainage features, landscaping etc. installed on the site. Please see §156-61 J and K of the Town Code for additional information.

## **II. Detailed Comments:**

1. A landscaping plan should be provided to show the location and extent of all plantings.

A landscaping plan has been provided. The applicant should add a note that all plantings shall be installed per §142 of the Town of Carmel Town Code.

A note should be added to the drawings.

2. The rain garden locations have been provided. The applicant should note that they must meet the criteria as defined by the NYSDEC. This includes providing sufficient depth to groundwater.

Applicant indicated that the calculation will be provide prior to construction. Minimally these calculations will need to be provided/approved as part of the Planning Board approval. The applicant has noted that testing for groundwater will be performed as soon as weather permits.

3. Adequate protection should be provided in the stormwater management practice (SMP) areas to minimize disturbance during construction. Details should be provided to show how the rain garden will be protected during construction.

Applicant has noted that the rain gardens will be installed in the final stages of construction. However, the applicant should not the in order as to not impact the infiltration of the subsoils under the proposed areas for rain gardens that the areas should be shown on the drawing as protected.

4. It is unclear if additional electrical utilities are being installed.

Applicant indicated that an electrical upgrade is being installed underground. The extent of the underground utilities has been provided as to follow the access road.

5. The wastewater report should provide loading values (#/dy) for the proposed system.

The applicant has provided a wastewater report. The report should provide the parameters in alphabetical order.

6. Details for the proposed connect into the Town of Carmel Sewer System must be provided.

The applicant should note that all sewers must meet the Town of Carmel Town Code § 120. The full set of drawings should provide this information. Applicant has provided some additional information which is currently under review.

Mr. Cleary stated at the last meeting we had a considerable conversation about the generator. The Applicant has clarified that the emergency generator is required by the Putman County Department of Health, and cannot be relocated offsite. To mitigate concerns about views of the generator, it will be painted to match the color of the new PFAS building. The Applicant believes that when painted to match the PFAS building, the

generator will blend into the existing woodland. In response to the request by the Board, the Applicant will bring color samples to the Planning Board meeting for review.

Mr. Andrew Balto, Architect with Gannet Flenning, addressed the board and stated we have two color samples that represent the colors of the building. At which time, Mr. Balto displayed the samples to the board. He said the green sample is the body color of the building and the trim will be brown. He said the base of the building will be painted as the same color as the body of the building.

Mr. Cleary asked if they will paint the generator the same green color.

Mr. Balto replied yes.

Chairman Paeprer asked about Mr. Carnazza's comment regarding the HOA.

Mr. Carnazza stated the land adjacent to Hunters Run, which is the open space for the subdivision is owned by the HOA.

Mr. Steven Garabed of Suez replied that's correct.

Chairman Paeprer asked is the HOA aware of this.

Mr. Garabed replied yes. A representative from my office met with the HOA and explained the project to them.

Mr. Charbonneau asked can you get a letter from the HOA confirming they are on board with this.

Mr. Garabed replied we will reach out to them.

Mr. Charbonneau said I think it will go a long way in terms of a public hearing.

Mr. Carnazza stated obviously it is a benefit to the people that live there. He said if you're leasing space from them, there is less of burden in taxes for them. He said if you get a letter from the HOA approving this, it goes a long way with this board.

Mr. Garabed replied okay.

Vice Chairman Giannico asked if there was any correspondence confirming the health department requiring the generators on site.

Mr. Garabed stated when we took over from the Forest Park water company, there were numerous violations and we were required to make the improvements immediately, with one of them not having transfer switches and the ability to connect generators to the site.

Vice Chairman Giannico stated I would like to see some documentation from the Health Department saying they have to be there.

Mr. Garabed stated I requested it, but they won't provide something that says that. The Health Department said the regulations require the transfer switch with the generators.

Mr. Cleary stated these generators are on wheels. If they are required to be there permanently, can you turn a portable generator into a permanent generator. He said the concern is we are approving a site plan with a generator painted green in a particular

location. If you decide to move to the other side of the building, because it's on wheels we have lost control of the generator.

Mr. Carnazza said the transfer switch would have to be near it.

At which time, the board members continued to discuss the location of the generator and whether it will be moved on the site from time to time. And if there will be more than one generator on any particular sites.

Mr. Franzetti stated we have 13 water districts and 8 sewer districts. In those 8 sewer districts we have multiple pump stations. Everyone of our facilities has a generator on site. The generators get tested maybe once a month. They are only used in case of an emergency. These generators are not on all the time. They are only on in an emergency situation. I know the County does want us to have those transfer switches in case we have to move a generator. This is how the Town functions with this.

Chairman Paeprer asked how often do you test (run) your generators?

Mr. Garabed replied he doesn't know.

Mr. Cleary said to give us that schedule. It will be a condition of approval.

Mr. Frenkel asked do the generators have an automatic transfer switch when the power goes off?

Mr. Garabed replied only the Chateau facility has an automatic transfer switch. All the other facilities have manual transfer switches.

Chairman Paeprer asked for a review of the landscape plan again.

Mr. John Atzl of Atzl, Nasher & Ziegler, PE addressed the board and stated the site is a heavily wooded area and we are providing some plantings in this area (points to map). We are providing the plantings up on higher ground, so when the homeowners are looking down, they will be looking into the trees. We believe this is adequate screening, if the board prefers additional screening we'll be happy to provide that.

Chairman Paeprer asked what is the distance between the generator and the house?

Mr. Atzl replied about a couple hundred feet.

Mr. Carnazza asked what side of the building will the generator be on?

Mr. Garabed said it's adjacent to the existing pump house.

Mr. Carnazza asked will this stay by the pump house and not the new building?

Mr. Garabed replied that's correct.

Mr. Atzl stated the existing well house is in front of the proposed building and that's the area where the generator will be located. It's a little closer to the homes by about 40 feet.

Mr. Carnazza stated so when we have a public hearing and the people are complaining about the noise, because it's not changing from where it is now.

Chairman Paeprer stated at the end of the day, this is an improvement to the water quality of the people using it.

Mr. Garabed replied that's correct. People are suing over PFAS.

Chairman Paeprer stated we would like to see a letter from the HOA on file and documentation from the Health Department regarding the generator. At this point, I'm anxious to hear from the public.

Mr. Frenkel moved to schedule a public hearing. The motion was seconded by Mrs. Kugler with all in favor.

**SUEZ WATER NEW YORK INC – CHATEAU WELLS – 59 MCNAIR DRIVE – TM – 75.20-1-16 – SITE PLAN**

Mr. Carnazza read his memo which stated the applicants propose to add a PFAS Treatment Building to the water treatment facility off McNair Dr. in Mahopac. Provide a detail of the buffer. Code §156-37C requires "A landscaped buffer area at least 10 feet in width and six feet in height shall be provided and maintained along all property lines to satisfactorily screen public utility substations and any other buildings from surrounding uses of land". The submission includes 6-8 ft. trees. The building is somewhat close to the McNair cul-de-sac. It makes it more difficult to screen the building. Referral to the ECB, Fire Department and Putnam County Dept. of Health are required by code. Lot area variance 120,000 s.f. req'd, 47,745 provided, 72,255 s.f. variance needed. The portable generator is shown on the plat on the east side of the proposed building. Provide the driveway width at the generator. Will the F.D. vehicles be able to fit if needed? A variance for 2-way aisle width may be needed. Once the measurements are submitted, I will confirm. 24 ft. is required.

Mr. Franzetti read his memo which stated this application involves the installation of a 38'x24' building to house a granulated activated carbon treatment to treat water from this public water supply. Additionally, the applicant proposes to the upgrade wells, access road and water system piping. Based upon our review of this submittal, the Engineering Department offers the following preliminary comments

I. General Comments

1. The following referrals are required:
  - a. New York State Department of Environmental Conservation (NYSDEC)
  - b. Putnam County Department of Health (PCDOH)
  - c. The Town of Carmel Environmental Conservation Board (ECB).
  - d. Mahopac Fire Department

The applicant has noted these referrals

2. The following permits are required:
  - a. NYSDEC - for stormwater and wetlands;
  - b. PCDOH for well and treatment system
  - c. ECB for wetlands

The applicant has noted these permit requirements.

3. The area of disturbance for the work as provided is ~13,600 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.

The applicant has provided a SWPPP which is currently under review.

The total area of disturbance should be noted on the drawings.

4. All re-grading required to accomplish the intended development should be provided. It is unclear from the drawings provide the extent of cut and fill proposed for the site.

All fill brought to the site must be certified per NYSDEC regulations and manifests/certification of the fill material being delivered should be provided. A note should be added to the drawing.

Applicant has noted that a cut and fill analysis will be provided.

5. Traffic and Vehicle Movement Plans should be provided which provide the following:  
a. Slopes at the entrance way need to be defined. It is suggested that slopes of less than 6% be used for the first 20 feet of entry and that slopes of no greater than 8% be used entering the site. Please refer to AASHTO guidelines for commercial properties.

Per the applicant the existing driveway is at 12% and will be modified to 10% slope at the entrance way. A driveway profile should be provided.

Town driveway specifications are 8 inches base course, 3 inches binder and 2 inches top course.

6. 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.

The applicant has noted this requirement. The applicant should note that a Performance Bond and associated Engineering fee is minimally required for the stormwater management practices, erosion and sediment control drainage features, landscaping etc. installed on the site. Please see §156-61 J and K of the Town Code for additional information.

## II. Detailed Comments:

1. The rain garden locations have been provided. The applicant should note that then must meet the criteria as defined by the NYSDEC. This includes providing sufficient depth to groundwater.

Applicant indicated that the calculation will be provide prior to construction. Minimally these calculations will need to be provided/approved as part of the Planning Board approval. The applicant has noted that testing for groundwater will be performed as soon as weather permits.

2. Adequate protection should be provided in the stormwater management practice (SMP) areas to minimize disturbance during construction. Details should be provided to show how the rain garden will be protected during construction.

Mr. Cleary stated it's the same issues with respect to the generator and colors. There was an easement question that Mr. Charbonneau had researched for you with respect to this. They have supplemented the landscaping plan. The plantings have a mature height of about 20 feet which is an adequate height to screen the building.

Chairman Paeprer asked about the easement.

Mr. Charbonneau state he received a two page later dated January 27<sup>th</sup> regarding the easements. He said it's an easement that would inure to the benefit of Suez over any of the properties that exist up there. There are two lots that are effected by the access to the proposed site currently. There was supposed to be a subsequent filed map listing all of the easements and drainage utilities. It appears that was never done in the sequencing of subdivision maps which is not unusual. He said he agrees with the assertions made in Mr. Kirkpatrick's letter that they do have the right to go across those two properties. They also have the right to go across other properties.

Mr. Atzl addressed the board and stated we supplemented the landscaping along the east side where the closest home is. We supplemented along this property line as well (points to map). We are using larger trees. He stated when we appeared at the ECB, there was discussion regarding the length of the driveway. He said McNair Drive which is a cul-de-sac, the tractor trailer that will access this site maybe once or twice a year cannot do a complete turnaround in the McNair Drive cul-de-sac. The truck will have to come in and go all the way down and reverse this way (points to map) and then drive straight out including in the winter if necessary. They only come in once or twice a year to change out the carbon.

The board members and applicant continued to discuss the maneuvering of the truck in the cul-de-sac, especially in the winter.

Chairman Paeprer asked Mr. Carnazza if they need variances.

Mr. Carnazza replied they definitely need it for lot area. He asked how much space do you have between the generator, before the driveway. Is it 24 feet?

Mr. Atzl said the driveway will have to be widen to about 20 feet.....

Mr. Carnazza stated you mean 24 feet. He said we require 2 way on all site plans.

Mr. Atzl stated we will have to take a look at that then. He said we need area variances.

Chairman Paeprer asked what is required to widen the driveway to 24 feet.

Mr. Carnazza replied put it on the site plan and make sure it's included in your disturbance and impervious surfaces. He said as long as they have the land to do it, it's not an issue for us.

Chairman Paeprer asked what is the height of those trees?

Mr. Balto replied the upper rendering the trees as planted 6 to 8 feet tall. The bottom rendering is when they are about 20 feet tall.

Mr. Carnazza stated I thought you moved the generator to the east side of the building.

Mr. Garabed stated it was being maintained in the current location. We were just going to paint it.

Mr. Carnazza asked what is the box on the right side of the building on the site plan?

Mr. Atzl said it's not flagged on the site plan, so I think what we are going to have to do is relocate the generator between the two buildings.

Mr. Carnazza asked what is the box next to the building?

Mr. Atzl said I will have to look at the building plans that were supplied to us and we'll get back to you on that.

Mrs. Kugler asked if the dumpster on site now will be taken out and what is the purpose of it?

Mr. Atzl stated the dumpster will be relocated.

Mr. Garabed said he doesn't know what the purpose of the dumpster is. He said he'll talk to operations about eliminating it altogether.

Mr. Cote said can you confirm that there will not be any dumpsters at the other sites?

Mr. Garabed replied sure.

Chairman Paeprer stated there a few things that need to still be done before it could go to the ZBA.

- Fire Department review.
- Driveway needs to be shown on drawing – 24 feet width.
- Need generator and dumpster locations.

#### **GATEWAY SUMMIT MULTI-FAMILY – LOT 6 – GATEWAY DRIVE – 55.-2-24.6-1 & 6-2 – AMENDED SITE PLAN**

Chairman Paeprer stated since all these projects overlap we will discuss the G & F subdivision first.

See G & F subdivision.

Mr. Cote moved to schedule a public hearing. The motion was seconded by Mr. Frenkel with all in favor.

#### **THE FAIRWAYS MULTI-FAMILY – LOT 7 – 2054 ROUTE 6 – TM – 55.-2-24.8-1 & 8-2 – AMENDED SITE PLAN**

Chairman Paeprer stated since all these projects overlap we will discuss the G & F subdivision first.

See G & F subdivision.

Vice Chairman Giannico moved to schedule a public hearing. The motion was seconded by Mr. Cote with all in favor.

**G & F SUBDIVISION – LOTS 5, 6 & 7 – GATEWAY DRIVE – TM – 55.-2-24.5, 6-1, 7-2 & 8-2 – AMENDMENT TO APPROVED PLAT**

Chairman Paeprer stated we will talk about the Gateway Summit, The Fairways and the G & F subdivision all together, but we will approve them separately.

Mr. Carnazza read his memo dated February 10, 2022.

Mr. Franzetti read his memo dated February 4, 2022.

Chairman Paeprer asked Mr. Franzetti about the water study being done.

Mr. Franzetti stated the applicant is proposing to install a new water tank and a pumping system for the entire project. As part of what the town is doing with regards to the new water tanks and the re-lining of the system, we had a model built by an independent engineering firm. We wanted to see the impacts, if any, on the water system from this project. The town is putting in a larger tank at this time. So, there may or may not be a need for a new tank to be put in. Maybe a smaller tank will be necessary to be installed by the applicant. That's what we're asking the firm to look at. He said they are also creating a loop. The loop means they are coming in from two different sides and we want to make sure that the loop is effective for the residents in the new development and also the existing residents in water #2.

Mr. Cleary stated this project is essentially the same footprint as the previously approved project. It's the same number of dwelling units, it's just a different constitution of who will be living in those dwelling units. He stated this project was always building a water tank and installing a high pressure water system to serve not only his property, but the adjacent properties as well. He said now that it's a non-age restricted project, the potential exists for school age kids. The study indicated as many as 93 age children could be generated from the project. Some of the kids will go to Brewster and some will go to Carmel, but more will go to Brewster. The applicants met with the school districts and we have a letter from Carmel which basically said we want non-age restricted developments with kids, because our enrollment is going down. He said there will be an increase in traffic trips, but the good news with respect to that is Route 6 has been under study for a while by DOT and the trip generation numbers have decreased since the original traffic study and because of the pandemic since more people are working from home. The volume numbers have gone down.

Mr. Jeff Contelmo of Insite Engineering, representing the applicant addressed the board and stated when we last before the board we needed two variances – building separation and perimeter setback. We were successful in obtaining those variances and we are now back to this board. He stated we added visitor parking as indicated in Mr. Carnazza's memo. He said we're back with what we term as a different version of the same thing. A town road has been shortened by about 400 feet and we reconfigured the lot lines to make more sense with the current arrangement. The layout displayed this evening is not much different in terms of its arrangement of infrastructure then what is fully approved right now. We changed the unit types, we took advantage of the multi-family zoning decision that recently took place and we are here this evening to advance the site plans and the subdivision revision to accommodate the new arrangement.

Chairman Paeprer stated in summary the Police and Fire Departments are okay with the projects. The school is very supportive and we have a letter on file. The traffic study should be fine based on volumes. Mr. Franzetti will be confirming the water usages through a third party in water district #2.

Mr. Frenkel asked about the landscaping plan.

Ms. Dawn McKenzie addressed the board and stated each of the units will be landscaped along the front. Street trees will be provided along the roads. There will be landscaping around the recreation area and there will be screening provided in key locations where we might need to screen off-site properties from this. Most of the project abuts up against Centennial Golf.

Chairman Paeprer asked about irrigation.

Mr. Contelmo stated the Environmental Impact Statement that was done actually prohibits us from using district #2 water to irrigate. There will not be irrigation on the site. There will be native plantings which are drought tolerant.

Mr. Cleary asked who will be responsible for the plantings in the front of the units? Will it be the homeowners or the HOA's responsibility?

Mr. Contelmo stated we haven't gotten that granular yet.

Mr. Cleary requested the Applicant to be more granular, because it was a big issue with Pulte Homes.

At which time, a discussion ensued as to who would be responsible for the street trees as well as the home plantings.

Mr. Contelmo stated the street trees and buffer plantings will lie with the HOA.

Vice Chairman Giannico asked has the developer spoken to any builders yet?

Mr. Contelmo stated the owner has been in discussions with different builders who have very keen interest right now. He said right now, the market is in demand of this type of project, especially with the reduced senior housing percentage.

Mr. Cote asked will these be high end units?

Mr. Contelmo replied I don't have the information about price ranges, but this project was always designed and detailed as a higher end project because of its proximity to the golf course, the setting of the natural lake and some of the amenities that are being considered. He stated Mr. Carnazza asked that we correct the name of the subdivision drawing to amendment instead of lot line adjustment which we will do. The unique part of that, is it puts us in your subdivision process and it requires us to have a public hearing. He stated our request on the subdivision would be for you to deem it a minor subdivision and allow us to go to a final public hearing and not go through the full subdivision process. We are not creating any new lots. We have 3 lots and we are amending lot lines, but we don't meet your definition of a lot line adjustment.

Mr. Carnazza stated they meet the requirement of a minor subdivision. They are not creating anymore lots, they are just moving a road.

Chairman Paeprer stated I think it's ready for a public hearing. I would like to hear the public's feedback on this.

At which time, a discussion ensued with regards to how the public gets notified for the public hearing.

Mr. Contelmo stated when we went to the Zoning Board, we noticed about 57 people (500 feet).

Vice Chairman Giannico moved to schedule a public hearing. The motion was seconded by Mr. Frenkel with all in favor.

**GATEWAY SUMMIT SENIOR HOUSING – LOT 6 – GATEWAY DRIVE – 55.-2-24.6-1 & 6-2  
– EXTENSION OF AMENDED SITE PLAN**

Mr. Frenkel moved to grant an extension of amended site plan for 1 year. The motion was seconded by Mrs. Kugler with all in favor.

**THE FAIRWAYS SENIOR HOUSING – LOT 7 – 2054 ROUTE 6 – TM – 55.-2-24.8-1 & 8-2  
– EXTENSION OF AMENDED SITE PLAN**

Mr. Cote moved to grant an extension of amended site plan for 1 year. The motion was seconded by Mr. Frenkel with all in favor.

Vice Chairman Giannico moved to adjourn the meeting at 8:12 p.m. The motion was seconded by Mr. Cote with all in favor.

Respectfully submitted,

Rose Trombetta