

APPROVED

CRAIG PAEPRER
Chairman

ANTHONY GIANNICO
Vice Chairman

BOARD MEMBERS

KIM KUGLER
RAYMOND COTE
ROBERT FRENKEL
VICTORIA CAUSA

TOWN OF CARMEL
PLANNING BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext.190
www.ci.carmel.ny.us

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

PATRICK CLEARY
AICP, CEP, PP, LEED AP
Town Planner

PLANNING BOARD MINUTES
MARCH 10, 2022

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

ABSENT: VICTORIA CAUSA

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>TYPE</u>	<u>PAGE</u>	<u>ACTION OF THE BOARD</u>
Suez Water New York Inc – Mahopac Wells	75.20-2-68	Public Hearing	1	Public Hearing Postponed.
Suez Water New York Inc – London Bridge Wells	64.7-1-10	Site Plan	1-2	No Board Action.
Suez Water New York Inc – Geymer Wells	75.13-1-6	Site Plan	2	No Board Action.
Minutes – 01/26/22			2	Approved.

The meeting was adjourned at 7:14 p.m.

Respectfully submitted,

Rose Trombetta

SUEZ WATER NEW YORK INC – MAHOPAC WELLS – COVENTRY CIRCLE – TM – 75.20-2-68 – PUBLIC HEARING

Chairman Paeprer addressed the board and audience and stated the public hearing for Suez Water – Mahopac Wells is postponed. He said we received a letter from the HOA's attorney and Suez needs to respond to that letter. Personally, I would like to see Suez and the HOA sit down and come to terms with this and then come back to the board.

Mr. Charbonneau stated when I received the letter from the attorney, I immediately reached out to the author of the letter to get an understanding on what their position is. So, any response that Suez is going to make to that letter, I would ask that the board be copied on that.

Mr. John Kirkpatrick, Applicant's attorney replied of course.

Chairman Paeprer said the issues are the location of where the pump station will be located and any easement rights Suez may or may not have.

Mr. Kirkpatrick asked if you open the public hearing tonight, you could adjourn for two weeks and if you're not ready at that time, you could adjourn it again without sending out an additional notice.

Chairman Paeprer stated there are too many things on the table right now. Also, the HOA is not here tonight and that the public hearing would be postponed. Most importantly, Suez and the HOA need to sit down.

Mr. Charbonneau asked wasn't there a subsequent letter from the applicant after the letter from the HOA's attorney requesting that the public hearing be adjourned?

Mr. Kirkpatrick replied yes. The letter was from me.

Mr. Charbonneau said my advice to the board is to not open the public hearing.

The public hearing was postponed.

SUEZ WATER NEW YORK INC – LONDON BRIDGE WELLS – 39 BROOK STREET – TM – 64.7-1-10 – SITE PLAN

Mr. Carnazza stated they received their variances.

Mr. Carnazza stated Mr. Franzetti's comments were the approvals required from the NYCDEP and NYSDEC depending on the scope and location.

Mr. Cleary had no additional comments.

Mr. John Kirkpatrick, Applicant's attorney asked the board if a public hearing could be schedule for the next meeting.

Chairman Paeprer stated unfortunately the Mr. Franzetti is not here, but he had numerous comments that need to be addressed.

Mr. Charbonneau stated he spoke to Mr. Franzetti yesterday regarding this application and he was adamant that more work needed to be accomplished before we schedule a public hearing.

Chairman Paeprer stated we have one chance to do this right and we have to protect the homeowners.

Mr. Kirkpatrick stated he understood, but the State is pushing us to do this. We are doing the best we can.

**SUEZ WATER NEW YORK INC – GEYMER WELLS – 70 GEYMER DRIVE – TM – 75.13-1-6
– SITE PLAN**

Mr. Carnazza stated the variances were granted for this application.

Mr. Cleary stated this application had some floodplain related issues that were of some concern. We need to hear from the ECB on this one.

Vice Chairman Giannico read Mr. Franzetti's memo which consisted of 4 pages of comments.

Chairman Paeprer stated one of the comments was a landscaped plan should be provided. A tree removal plan was provided not a landscaped plan.

Ms. Ramya Ramanathan of Atzl, Nasher & Zigler, representing the applicant and stated with regards to this application we requested a waiver for the landscaping a couple of meetings ago. It's already densely vegetated.

Chairman Paeprer replied yes, I remember.

Mr. Carnazza said to speak to Mr. Franzetti about getting a floodplain permit.

Vice Chairman Giannico stated a letter was submitted from the Board of Health regarding the necessity for generators. He said just be conscious on how they are arranged and where they are placed.

Mr. Kirkpatrick said it is a benefit to the people we are serving.

MINUTES – 01/26/22

Mr. Frenkel moved to approved the minutes as corrected. The motion was seconded by Mr. Cote with all in favor.

Vice Chairman Giannico moved to adjourn the meeting at 7:14 p.m. The motion was seconded by Mrs. Kugler with all in favor.

Respectfully submitted,

Rose Trombetta