

# **APPROVED**

**CRAIG PAEPRER**  
*Chairman*

**ANTHONY GIANNICO**  
*Vice Chairman*

## **BOARD MEMBERS**

**KIM KUGLER**  
**RAYMOND COTE**  
**ROBERT FRENKEL**  
**VICTORIA CAUSA**  
**JOHN NUCULOVIC**

## **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** **NOVEMBER 10, 2022**

**PRESENT:** CHAIRMAN, CRAIG PAEPRER, RAYMOND COTE, ROBERT FRENKEL,  
VICTORIA CAUSA, JOHN NUCULOVIC

**ABSENT:** VICE-CHAIRMAN, ANTHONY GIANNICO, KIM KUGLER

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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>
Vittorini, Brian & Gennyne	54.16-1-40	Public Hearing	1	Public Hearing Closed & Planner to Prepare Resolution.
Western Bluff Subdivision	66.14-1-20	Extension	1	Extension Granted for 6 Months.
Downtown Mahopac Properties	75.12-2-26	Amendment to Resolution	1	Resolution Adopted.
Liberty New York Water	54.20-1-42	Amendment to Resolution	1-2	Resolution Adopted.
G & F Subdivision	55.-2-24.5 6-1,7-2,8-2	Extension	2	Extension Granted for 6 Months Retroactive to August 23, 2022.
Minutes – 09/28/22			2	Approved.
Town of Carmel Comprehensive Master Plan & Zoning Code			2	Discussion.

The meeting was adjourned at 8:37 p.m.

Respectfully submitted,

Rose Trombetta

**VITTORINI, BRIAN & GENNYNE – 6 PHEASANT PLACE – TM – 54.16-1-40 – PUBLIC HEARING**

Mr. Carnazza had no comments.

Mr. Franzetti stated he spoke to the applicant's engineer earlier today and they did not respond to any of the comments from the October 18, 2022 memo. He said after speaking to him today, they understand what is needed to complete it and they will have it completed prior to the next meeting.

Mr. Cleary had no comments.

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

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

Chairman Paeprer asked the Planner to prepare a resolution for the next meeting.

**WESTERN BLUFF SUBDIVISION – 350 WEST SHORE DRIVE – TM – 66.14-1-20 – EXTENSION OF PRELIMINARY SUBDIVISION APPROVAL**

Mr. Carnazza had no comments.

Mr. Franzetti had no objection to granting preliminary subdivision extension.

Mr. Cleary had no objection to the extension.

Mr. Cote moved to grant an extension of preliminary subdivision approval for 6 months. The motion was seconded by Mr. Frenkel with all in favor.

**DOWNTOWN MAHOPAC PROPERTIES – 559 ROUTE 6 – TM – 75.12-2-26 – AMENDMENT TO RESOLUTION**

Mr. Cleary stated this is an amendment to the original approval that we adopted about 2 years ago. Part of that approval was contingent upon DOT improvements. The DOT has modified their opinion with respect to those improvements. They have been eliminated from the plan. As a result, that requirement is no longer necessary as a condition of approval and the bond and engineering fee has been reduced accordingly as a result of that.

Mrs. Causa moved to adopt Resolution #22-20, dated November 10, 2022; Tax Map #75.12-2-26 entitled Downtown Mahopac Properties Amended Site Plan. The motion was seconded by Mr. Cote with all in favor.

**LIBERTY NEW YORK WATER -23 GENERAL MACARTHUR DRIVE – 54.20-1-42 – AMENDMENT TO RESOLUTION**

Mr. Cleary stated the prior resolution included our standard condition that relates to stormwater management plans. In this case, there are no stormwater management improvements associated with the project, so it shouldn't have been a condition originally.

They noticed it after it was adopted. The amended resolution is simply eliminating those standard conditions.

Mrs. Causa moved to adopt Resolution #22-21, dated November 10, 2022; Tax Map #54.20-1-42 entitled Liberty New York Water Site Plan. The motion was seconded by Mr. Frenkel with all in favor.

**G & F SUBDIVISION – LOTS 5, 6 & 7 – 2054 ROUTE 6 – TM – 55.-2-24.5, 6-1, 7-2 & 8.2 – EXTENSION OF RESOLUTION NUNC PRO TUNC TO AUGUST 23, 2022**

The consultants had no comments.

Mr. Charbonneau stated there was an issue with the filing of the map, it was signed after the expiration of approval.

Mr. Cleary stated the map was signed a few days after the expiration of the prior approval. It's basically an administrative issue. What we are doing tonight is granting the extension back to the original approval date.

Mr. Charbonneau stated it's strictly housekeeping.

Mr. Cote moved to grant an extension of resolution retroactive to August 23, 2022 for 6 months. The motion was seconded by Mr. Frenkel with all in favor.

**MINUTES – 09/28/22**

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

**TOWN OF CARMEL COMPREHENSIVE MASTER PLAN AND ZONING CODE DRAFT – DISCUSSION**

Mr. Cleary stated earlier today I distributed a summary of the comments that we have been talking about at prior meetings. That will be your work product that's transmitted to the Town Board. He asked that they take a look at it. It's my interpretation of your comments. That was reviewing the goals and objectives of the plan. There are two more things that the Town Board has asked us to look at. The first one is the zoning map modification and secondly is the actual zoning code itself.

At which time, Mr. Cleary and the board members discussed the zoning map modification.

Mrs. Causa moved to adjourn the meeting at 8:37 p.m. The motion was seconded by Mr. Frenkel with all in favor.

Respectfully submitted,

Rose Trombetta