



**PLANNING BOARD**  
**Town of Carmel - Town Hall**  
**Mahopac, NY 10541**  
**(845) 628-1500**

**PLANNING BOARD MINUTES**

**AUGUST 24, 2011**

**PRESENT:** VICE-CHAIR, EMMA KOUNINE, JOHN MOLLOY, RAYMOND COTÈ,  
JAMES MEYER, ANTHONY GIANNICO

**ABSENT:** CHAIRMAN, HAROLD GARY, CARL GREENWOOD

<b><u>APPLICANT</u></b>	<b><u>TAX MAP #</u></b>	<b><u>PAGE</u></b>	<b><u>TYPE</u></b>	<b><u>ACTION OF THE BOARD</u></b>
Sullivan, Neal	42.-1-22	1	Resolution	Resolution Accepted.
Mahopac Wastewater Treatment Plant	65.17-1-41	1	Site Plan	Public Hearing Scheduled.
Gruber Realty, LLC.	75.16-1-32	3	Bond Return	Public Hearing Scheduled.
Carmel Volunteer Ambulance	44.14-1-25&26	1	Bond Return	Public Hearing Scheduled.
Lansky Properties	75.12-2-6	1	Bond Return	Applicant did not show up.
Day Road, LLC.	55.6-1-41	2	Bond Return	Public Hearing Scheduled.
Dunkin Donuts	55.10-1-14	2	Bond Return	Public Hearing Scheduled.
Pellegrini, Peter	74.20-1-61	2	Bond Return	Public Hearing Scheduled.
Minutes – 3/9/2011		2		Heldover.

The meeting was adjourned at 7:07 p.m.

Respectfully submitted,

Rose Trombetta

**SULLIVAN, NEAL – 610 BARRETT HILL RD – TM – 42.-1-22 – RESOLUTION**

Mr. Meyer recused himself and left the podium.

Mr. Molloy moved to accept Resolution #11-27, dated August 24, 2011, Tax Map #42.-1-22 entitled Sullivan Residence Regrading Plan. The motion was seconded by Mr. Coté with all in favor.

Mr. Meyer returned to the podium.

**MAHOPAC WASTEWATER TREATMENT PLANT – MUD POND RD – TM – 65.17-1-41 SITE PLAN**

Mr. Carnazza had no comments.

Mr. Gainer said once all required plan refinements have been made, bonding and inspection fee amounts can be established.

Mr. Cleary read his memo which stated the applicant has revised the site plan to include a complete property boundary, topographic and existing conditions survey of the entire 15.12 acre parcel – and not simply the project boundary as previously submitted. The waiver previously requested by the applicant, is no longer required. This survey clarifies that the three project areas (the UV disinfection system, the secondary clarifiers and the storage garage), are all located outside the NYSDEC wetland regulated area. The full site survey also provides the Planning Board with a base line – against which future actions can be compared. The applicant has satisfactorily addressed all of the site planning comments previously issued. The Board can consider scheduling the public hearing on this application.

Ms. Kounine said a public hearing will be scheduled.

**GRUBER REALTY, LLC. – 436 ROUTE 6 – TM – 75.16-1-32 – BOND RETURN**

Mr. Gainer recommends the entire bond be returned.

Ms. Kounine said a public hearing will be scheduled.

**CARMEL VOLUNTEER AMBULANCE CORP – ROUTE 52 – TM 44.14-1-25&26 – BOND RETURN**

Mr. Gainer recommends the entire bond be returned.

Ms. Kounine said a public hearing will be scheduled.

**LANSKY PROPERTIES – SOUTH LAKE BLVD – TM – 75.12-2-6 – BOND RETURN**

Applicant did not show up.

**DAY ROAD, LLC. – 30 DAY ROAD – TM – 55.6-1-41 – BOND RETURN**

Mr. Gainer recommends the entire bond be returned.

Ms. Kounine said a public hearing will be scheduled.

**DUNKIN DONUTS – 1863 ROUTE 6 – TM – 55.10-1-14 – BOND RETURN**

Mr. Gainer recommends the entire bond be returned.

Ms. Kounine said a public hearing will be scheduled.

**PELLEGRI, PETER – 24 SHERBROOKE ROAD – TM – 74.20-1-61 – BOND RETURN**

Mr. Gainer recommends the entire bond be returned.

Ms. Kounine said a public hearing will be scheduled.

**MINUTES – 3/9/2011**

Heldover

Mr. Cotè moved to adjourn the meeting. The motion was seconded by Mr. Molloy with all in favor.

The meeting was adjourned at 7:07 p.m.

Respectfully submitted,

Rose Trombetta