

APPROVED

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice-Chair

BOARD MEMBERS
CARL GREENWOOD
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER

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 **SEPTEMBER 16TH, 2015**

PRESENT: CHAIRMAN, HAROLD GARY, VICE-CHAIR, CRAIG PAEPRER,
CARL GREENWOOD, ANTHONY GIANNICO, DAVE FURFARO

ABSENT: CARL STONE, KIM KUGLER

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>TYPE</u>	<u>ACTION OF THE BOARD</u>
NYCDEP – Drewville Rd & Stoneleigh Ave	66.-2-53	1	P.H.	DVD did not work.
Wallauer's Carmel at Putnam Plaza	55.11-1-4	1	Resolution	DVD did not work.
New York SMSA Limited Partnership d/b/a Verizon Wireless	75.44-1-46	1	Site Plan	DVD stopped working.
Yankee Development	76.15-1-12	2	Extension	180 day Extension Granted.
NYCDEP - MWTP	65.17-1-41	2	Bond Return	Public Hearing Scheduled.
Cozy Cub Day Care Center	65.17-1-30	2	Waiver	DVD did not work.

Respectfully submitted,

Rose Trombetta

NYC DEP – DREWVILLE ROAD & STONELEIGH AVE – TM – 66.-2-53 – PUBLIC HEARING

DVD did not work for this application.

WALLAUER’S CARMEL AT PUTNAM PLAZA – 1924 ROUTE 6 – TM – 55.11-1-4 – RESOLUTION

DVD did not work for this application.

NEW YORK SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS – 946-954 SOUTH LAKE BLVD – TM – 75.44-1-46 – SITE PLAN

Mr. Carnazza said the applicant proposes to add two panel antennas to the southeast and southwest corner of the building. The board procedure has been to clean up all necessary variances on every site that comes in front of the board. With that being said variances are required for area, width, depth, front yard, side yard, rear yard, area, height, parking and lot coverage. One off street parking space shall be provided for each full time employee plus one additional space for each service vehicle. They will also need a variance for that, there is no onsite parking on this site at all it is fully covered on the building. All applications for public utility installation shall be referred to the ECB, Fire Chief and Putnam County Health Department for review.

Mr. Franzetti said the application involves the installation of cellular antennas on the roof of an existing building. There are no new site approvals or plans so the engineering department has no technical concerns on the application.

Mr. Franzetti read Mr. Cleary’s memo which stated the site is located within the C commercial zoning district; the proposed antenna facility is classified as a permanent conditional use within this zoning district. The applicant documents submitted indicate that the proposed wireless communication is a colocation. A visual observation of the building does not indicate that any other wireless communications are there, clarification is requested regarding the colocation status of this application. This site does not appear to support any other antennas, has the applicant explored other existing wireless communications facilities to determine if any colocation opportunities do in fact exist. In section 156-37 the zoning ordinance establishes 7 criteria that must be met. Public utility installation should be permitted provided that uses be located, constructed, operated and maintained to not endanger the public or surrounding property. The applicant submitted an FCC radio frequency compliance report, which indicates that the facility will operate well within admissions threshold. Such uses shall be located on a lot not less than the minimum area and shall adhere to yard lot coverage building height and other relevant requirements of the zone at which it’s located. The antennas do not violate existing setbacks or area previsions. While the tops of the antennas are below the height of the existing chimney and penthouse bulkhead they do not exceed.....(**DVD stopped working**).

YANKEE DEVELOPMENT – PIGGOTT ROAD – TM – 76.15-1-12 – EXTENSION OF PRELIMINARY SUBDIVISION APPROVAL

Mr. Carnazza had no objection to the preliminary extension.

Mr. Franzetti said the engineering department does not have an objection to grant the 180 day extension to the preliminary subdivision approval. There are things that are still missing that were included in the prior submittal to the board, the applicant should have them, if not I can provide a copy to him.

The applicant said we are still working with the DEP.

Mr. Cleary had no objection to the extension.

Mr. Paepre moved to grant the 180 day extension. The motion was seconded by Mr. Greenwood with all in favor.

MAHOPAC WASTEWATER TREATMENT PLANT – 35 MUD POND ROAD – TM – 65.17-1-41 – BOND RETURN

Mr. Carnazza said all of his work has been completed; he has no objection to the full return of the bond.

Mr. Franzetti said the engineering department performed a field inspection on the referenced property on July 1st. The original bond posted was 28,000 based on our inspection all site improvements required have been completed and we recommend the entire bond to be released.

Mr. Cleary had no comments.

Chairman Gary said to schedule a public hearing.

COZY CUB DAYCARE CENTER – 235 EAST LAKE BLVD – TM – 65.17-1-30 – WAIVER OF SITE PLAN APPLICATION

DVD did not work for this application.

Respectfully submitted,

Rose Trombetta