

# **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** **OCTOBER 14, 2015**

**PRESENT:** CHAIRMAN, HAROLD GARY, VICE-CHAIR, CRAIG PAEPRER,  
ANTHONY GIANNICO, DAVE FURFARO, CARL STONE, KIM KUGLER

**ABSENT:** 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> |
|---|------------------------------|--------------------|--------------------|-----------------------------------|
| Thimm, Karl & Janis   | 65.17-1-15                   | 1                  | Site Plan          | Referred to the ECB.              |
| Cozy Cub Day Care Center  | 65.17-1-30                   | 1-2                | Waiver             | Site Plan Waiver Granted.         |
| VFW Greater Mahopac   | 76.30-1-13                   | 3-4                | Waiver             | Site Plan Waiver Granted.         |
| Gateway Summit Senior<br>Housing Lot 6                            | 55.-2-24.6-1<br>55.-2-24.6-2 | 4-5                | Extension          | Planner to Prepare Resolution.    |
| The Fairways Senior<br>Housing Lot 7                              | 55.-2-24.8-1<br>55.-2-24.8-2 | 5-6                | Extension          | Planner to Prepare Resolution.    |
| The Hamlet at Carmel<br>(Formerly Putnam Community<br>Foundation) | 66.-2-58                     | 6-8                | Re-Approval        | No Board Action.                  |

The meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Rose Trombetta

**THIMM, KARL & JANIS – 232 EAST LAKE BLVD – TM – 65.17-1-15 – SITE PLAN**

Mr. Carnazza stated that all necessary variances were granted and are noted on the plat, all zoning comments have been addressed.

Mr. Franzetti said the application encompasses a proposal to install a 20 x 15 foot bathhouse, a 255 square foot dock on Lake Mahopac adjacent to the referenced property and other site improvements. The applicant at this point is requesting to be referred to the Town of Carmel Environmental Conservation Board. The engineering department does not have any objection to having the project referred to the ECB.

Mr. Cleary said all the planning issues have been addressed. He said has his variances and had no objection to the referral to the ECB.

Mr. Giannico moved to refer to the ECB. The motion was seconded by Mr. Paeprer with all in favor.

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

Mr. Carnazza said they are proposing to add a play area for a Day Care Center; I have no objection to the waiver. My last memo I wrote that the play area was not 50 feet from the property line, after checking it with Mr. Greenberg it turns out that it is 50 feet from the property line and the site circulation is one-way through the whole parking lot shown on the map.

Mr. Franzetti said the application is a site plan waiver to alter a former school to a daycare center. The applicant's representative met with the engineering department on Friday September 18<sup>th</sup> and Tuesday October 6<sup>th</sup>. Based on the meeting and review on the updated submittal, all engineering departments' questions have been addressed and this department does not have an objection to the site plan waiver as there are no changes being made to the site and no increase in water or sanitary use.

Mr. Cleary stated that the applicant has clarified the circulation pattern that was discussed at the last meeting. Additionally the applicant submitted a full site plan of the entire property including the Church and adjacent site, indicating the facilities on the property and the proposed sidewalk. We have no objections to the waiver request.

Mr. Joel Greenberg of Architectural Visions, representing the applicant said they discussed all the issues and provided circulation for the entire site including the one way traffic pattern where the entrance is, so there is no back tracking or turning around.

Mrs. Kugler asked Mr. Greenberg to point out where they are going to be walking from the lower parking lot to the upper area where the CCD children go in.

Mr. Greenberg pointed to the map and said this is the building where CCD is and this is where the daycare is. Cars will go in the one-way entrance, drop their kids at daycare and come out to East Lake Blvd. CCD is three days during the week and one day on Saturday, they have a choice to park their car bring their children in or park at the church and use the sidewalk. There will be no interaction between the two; everything will be coming in one way and out the other.

Mrs. Kugler said her concern last time was just getting from the lower parking to the CCD area; there is no other place for them to walk on the road.

Mr. Greenberg said the entrance to the CCD is in the back which works out to their advantage because you park in the back.

Mr. Furfaro said we are here for a waiver, which was turned down at the last meeting, so he asked if the process is to keep coming back to ask for a waiver.

Mr. Charbonneau said there is no prohibition for an applicant to come back, unlike a variance, so yes they can continue to come back. In this case the applicant took some time to review the concerns of the board members at the last meeting and made some changes.

Chairman Gary asked what has changed since the last meeting.

Mr. Greenberg said there was confusion at the last meeting about the traffic pattern with CCD and the church. So I showed exactly how the one way traffic pattern would go when they drop their children off.

Chairman Gary said the applicant had the right to get the waiver the last time and we were on the verge of violating the law. He said nothing has changed, you cannot deny someone the right that the Town Board has issued; it can be granted if nothing has changed on that map.

Mr. Giannico moved to grant waiver of site plan. The motion was seconded by Mr. Furfaro.

**A roll call vote was taken as follows:**

|               |                |
|---------------|----------------|
| Mr. Stone     | For the motion |
| Mr. Furfaro   | For the motion |
| Mrs. Kugler   | For the motion |
| Mr. Giannico  | For the motion |
| Mr. Paepre    | For the motion |
| Chairman Gary | For the motion |

Motion carries.

**VFW GREATER MAHOPAC POST 5491 – 154 EAST LAKE BLVD – TM – 76.30-1-13 –  
WAIVER OF SITE PLAN APPLICATION**

Mr. Carnazza said the applicant is seeking a waiver for the VFW on East Lake Blvd to add a small addition to the front of the building that will consist of an expansion to the existing bathrooms to make them accessible to people in wheelchairs. I have no objection to the waiver of site plan approval.

Mr. Franzetti stated that the applicant's representative met with the engineering department on Friday October 6<sup>th</sup>. Based on the meeting and review of the submittal the department does not have any objection to the site plan waiver as there are no changes being made to the site and no increase to water or sanitary use.

Mr. Cleary stated that he has no objection to the site plan waiver, but I have a few comments. He said there are now bollards that are adjacent to the building; they should be put back in front of the new addition so the vehicles don't interfere with that. The concern is that the extension would be approaching those parking spaces. There is no change to the existing parking. There are some questions on how the architecture of the addition integrates into the front entry of the building. The building is very symmetrical but that portion of the building, with the addition will extend out, so how will the peaked roof of the existing entry be integrated into the bathroom addition. This is further complicated by an eve that separates the first and second stories of the building.

Mr. Joel Greenberg of Architectural Visions, representing the applicant said we will keep the same materials and integrate the roof over the entry area to blend in with the addition. We did go in front of the zoning board and several variances were granted.

Mr. Cleary said those variances relate to front and side yard setbacks to the building.

Chairman Gary said we should see what the front is going to look like.

Mr. Carnazza said to get site plan approval would be an expansion that increases something. He obviously doesn't have enough parking spaces; there are no modifications besides the expansion of the two bathrooms for the veterans.

Chairman Gary recommended to the board that we grant the waiver but also grant it with a condition. The condition is not to change what you're going to do but to show us what you're going to do.

Mr. Carnazza said to get the elevations in so we can see what it is going to look like, were not making you go back to the drawing board and rebuild the whole thing. Just try to make what you are building fit into the character of what already exists.

Mr. Paepre asked if there was any handicapped parking there.

Mr. Greenberg said no but the area where you walk into the vestibule, the spot to the other side could be a handicapped parking space. If we change the parking spot 6 and 7 we would have room to create that space.

Mr. Paepre said let's do that.

Chairman Gary asked Mr. Furfaro to work with the applicant with regards to the elevations.

Mr. Furfaro said he is fine with that.

Mr. Furfaro moved to grant waiver of site plan approval subject to the elevations and parking spaces 6 & 7 become handicapped parking spaces. The motion was seconded by Mr. Giannico.

**A roll call vote was taken as follows:**

|               |                |
|---------------|----------------|
| Mr. Stone     | For the motion |
| Mr. Furfaro   | For the motion |
| Mrs. Kugler   | For the motion |
| Mr. Giannico  | For the motion |
| Mr. Paepre    | For the motion |
| Chairman Gary | For the motion |

Motion carries.

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

Mr. Carnazza said he has no objection to the extension of approval. He said no code changes have been passed by the Town Board.

Mr. Franzetti had no objection to the extension.

Mr. Cleary has no objection to the extension of amended site plan.

Mr. Furfaro asked for an update or quick overview because this is relatively new to all of us.

Mr. Contelmo said this is part of G & F a 7 lot sub division that initiates off Old Route 6. Lots 1-5 were contemplated for different types of commercial development and lots 6-7 were identified and approved for senior housing. This is lot 6, the road serpentine up, Route 6 is on the left and that is the new town road which accesses lot 6. This is the Gateway Senior Housing project which is comprised of 150 unit of senior housing. What you see at the bottom of the page are 4 more multi-family buildings, and the rest of the buildings are either cottages or town homes. This all connects to municipal sewer and water; we have approvals from the DEP for storm water management and sewer connections. The extension is for

economic conditions. The applicant's position is not in place to start constructing and financing this type of project. He said the recent improvements they have seen, they believe that it is within site.

Mr. Furfaro said this is a market rate senior housing as opposed to the application before this as subsidized housing.

Mr. Contelmo said this is market rate the previous one is a target affordable.

Chairman Gary directed the planner to prepare a resolution for the board for the next meeting.

**THE FAIRWAYS SENIOR HOUSING - LOT 7 GATEWAY DRIVE - TM - 55.-2-24.8-1 & 55.-2-24.8-2 - EXTENSION OF AMENDED SITE PLAN APPROVAL**

Mr. Contelmo said that this is another 150 units of senior housing market rate. As you go north into this site off the cul-de-sac town road. He said the main rec area will be on the east side of the road. You would then enter the residential portion with the multi-family buildings and if you continue through you would get to the town homes and cottages.

The consultants had no objection to the extension.

Mr. Contelmo said there is an emergency access that is a gated emergency only access which comes up through the golf course and connects to Bart up on Kelly Ridge.

Mr. Furfaro asked what the first building on the right is.

Mr. Contelmo said that's the recreation building, both projects have extensive recreation buildings.

Mr. Stone asked if there was a traffic study done or a traffic light proposed.

Mr. Cleary said this board went through a full environmental impact statement review.

Mr. Contelmo said the developer put a million dollars' worth of improvements on Route 6; these improvements took the bridge out where the bike path now goes under Route 6. The intersection which is constructed is set up for the signal into the future, within the approval granted by the board as part of the environmental impact statement. There are triggers in terms of number of units which then require the actual installation and activation of the traffic study.

Mr. Stone said ultimately that will be a signaled intersection because of the level of traffic.

Mr. Contelmo replied yes. He said we got involved with these projects in 2004 during the environmental review process and these were ranged and set up for marketing in 2004. There has been a substantial change to the market since then and as the applicant stated they actually see brighter skies ahead going into 2016.

Chairman Gary asked the Planner to prepare a resolution for one year.

**THE HAMLET AT CARMEL (FORMERLY PUTNAM COMMUNITY FOUNDATION) –  
STONELEIGH AVE – TM – 66.-2-58 – RE-APPROVAL OF FINAL SITE PLAN APPROVAL**

Mr. Carnazza said he has no objection to the re-approval of final site plan.

Mr. Franzetti said the applicant is requesting a re-approval of a previously approved site plan, the engineering department met with the applicant on Monday October 5<sup>th</sup>. He said any changes which may be contemplated by the applicant may trigger a new site plan review process and regulatory review. The performance bond and engineering inspection fee are to be increased using the engineering news report index, storm water maintenance agreement and bonds will be required for this project. The applicant still needs to provide some additional information regarding water and sewer easements between Hamlet at Carmel and the Putnam County Hospital Center. Hydraulic capacity of the Putnam County Hospital Center and pressure test for the water system, otherwise all other approvals are there for DEP, DEC and Town of Carmel out of water district and sewer agreement dated July 9<sup>th</sup> 2002. Those particular agreements were identified at 72,000 gallons a day for both water and sewer agreements. However the new applications provided to us shows about 24,000 gallons for sewer and water use. Those out of water district agreements need to be re-approved with those numbers.

Mr. Cleary said we have no objection to the re-approval for a year and we did meet with the applicant to verify that there is no change to the plan that was previously approved.

Mr. Charbonneau said there are flow issues that need to be addressed, we need information from the applicant to compare that to our in house rates in order to bring the out of district agreements which are back to 2002 up to date. He said we wanted to do that before we extend it. There is no legal impediment to the extension and I believe the consultants have just stated as such, but I want the opportunity for the town engineer to review the submission from the applicant to make sure we have those out of district agreements up to date, so I'm asking that the board holds this application over.

Mr. Ken Kearney addressed the board and stated that his company, along his partners, have purchased this property from the Putnam Community Foundation. The sale came about as a result of an agreement from the Putnam Community Foundation and Putnam County where by a sealed bid auction was held and we were the successful bidder. I have successfully developed close to 1,000 units of housing in the last 10 years throughout the Hudson Valley. I've never had the pleasure of working in my home town; I look forward to working in my home town here in Carmel. He said tonight we are just looking for a re-

approval, since we just recently bought the property. He said we just completed 150 units in Baldwin Place by Stop & Shop in Somers. He said we do our own construction and management as well.

Mr. Jeff Contelmo from Insite Engineering, representing the applicant stated we have been the engineers on this project since it was first applied for back in 2003. We have been the engineers for Putnam Hospital Center since 1997. The application that you see here is the second part of a two part application, whereby some improvements were made to the Hospital Center which constructed a suddenly access drive into the hospital center as well as an expansion of the parking area. Those improvements have all been completed, that was a sister application to this application. This application has been previously approved and extended and as Mr. Franzetti pointed out, all the outside agencies approvals are in place for it, it's a senior housing project permitted by your code as a special use permit. The proposal here was to build 120 units of senior housing in two distinct types. There are 72 units of what we call cottages which are equivalent to a single family attached housing unit and then 48 units in two buildings that are more of an apartment style building. The layout where you come off the driveway of the Hospital Center sharing an extension of that roadway, going in front of the two 24 unit multi-family buildings then it ends up in the cottage style buildings from the hospital.

Mr. Furfaro asked if the access will be through the hospital.

Mr. Contelmo replied yes. He said there is a whole series of easements having to do with access and utilities that are on file with the Clerk.

Mr. Stone said the site plan was previously approved as laid out in the housing types and so forth. He asked how why is there such a big change in the sewer and water capacity.

Mr. Contelmo said the original out of district sewer water agreement goes back to 2002 which actually pre-dated the project design and approval. The out of district water and sewer agreements are for fairly substantial number contemplating many more units than what is on this plan. There was a substantial amount of money paid for those agreements as back capital for both sewer and water for their respected districts and that agreement remains in place. He said the proposed project is for 120 units and with the new flow numbers comes in substantially below the numbers that were established in the water and sewer agreements.

At which time, the board members and applicant continued to discuss the water and sewer capacity.

Mr. Paepre said so we need the town engineer to confirm the numbers at this time.



Mr. Charbonneau said we have asked for data and we are also going to take a look at the outer district agreements.

Mr. Contelmo said we would like to come back to the next meeting for the re-approval.

Mr. Stone moved to adjourn the meeting at 7:54 p.m. The motion was seconded by Mr. Paepre with all in favor.

Respectfully submitted,

Rose Trombetta