

# **APPROVED**

**CRAIG PAEPRER**  
*Chairman*

**ANTHONY GIANNICO**  
*Vice Chairman*

**BOARD MEMBERS**

**KIM KUGLER**  
**RAYMOND COTE**  
**ROBERT FRENKEL**  
**MARK PORCELLI**  
**VICTORIA CAUSA**

## **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** **JANUARY 14, 2021**

**PRESENT:** CHAIRMAN, CRAIG PAEPRER, VICE CHAIRMAN, ANTHONY GIANNICO,  
RAYMOND COTE, ROBERT FRENKEL, VICTORIA CAUSA

**ABSENT:** KIM KUGLER & MARK PORCELLI

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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>
DP 53, LLC (Spins Bowl)	55.7-1-1	A. Site Plan	1	Public Hearing Left Opened & Planner to Prepare a Resolution.
House of Prayer & Worship	64.6-1-14	Site Plan	1-5	No Board Action.
Minutes – 11/24/20 & 12/17/20			5	Approved.

The meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Rose Trombetta

## **DP 53 LLC (SPINS BOWL) – 23 OLD ROUTE 6 – TM – 55.7-1-1 – PUBLIC HEARING**

Chairman Paerprer asked if anyone from the audience wished to be heard on this application.

Being that the applicant didn't show up, the public hearing was left opened.

Chairman Paerprer directed to Mr. Cleary to prepare a resolution for the next meeting.

## **HOUSE OF PRAYER & WORSHIP – BALDWIN PLACE ROAD & ROUTE 6 – TM – 86.6-1-4 – SITE PLAN**

Mr. Carnazza stated there is a total of six variances that are required from the Zoning Board. He said everything is for existing conditions except for the parking.

Vice Chairman Giannico read Mr. Franzetti's memo which stated the site of the former Methodist Church which is to become the House of Prayer and Worship. Both the site plan application and the SEAF identified this as the project/proposed use/operation and proposed action, respectively. The site is 0.2044 acres in size. Based upon our review of this submittal, the Engineering Department offers the following **preliminary** comments:

### **General Comments**

1. The following referrals would appear to be warranted:
  - a. Mahopac Falls Fire Department
  - b. NYSDEC Wetlands
  - c. NYCDEP increase in impervious area
  - d. Putnam County:
    - i. Department of Health
    - ii. Department of Planning GML-239N

Applicant has indicated that these referrals have been made.

2. Permits from the following would appear necessary:
  - a. New York State Department of Environmental Conservation (NYSDEC) – Wetlands
  - b. Putnam County Department of Health for Water and Septic.

Applicant has indicated that the plans have been forwarded to the NYSDEC and the PCDOH.

3. The area of disturbance for the work as provided in the SEAF is 5,723 sf. The threshold criteria of disturbances for the NYSDEC stormwater regulation are between 5,000 square feet and one (1) acre and over one (1) acre. The project will require coverage under the NYSEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) and the development of Stormwater Pollution Prevention Plan (SWPPP) that has erosion and sediment controls.

4. Should any public improvements be deemed necessary as part of the development of the tract, a Performance Bond and associated Engineering Fee must eventually be established for the work.
5. The facility is not served by either water or septic. The applicant proposes a new well and the use of porta potties. Approval from the PCDOH will be required for the well and possibly the use of porta-potties for this recommended use.

#### **Detailed Comments**

1. Provide a legend on the drawing.
2. Details for the proposed handicap access ramp must be provided.
3. Depth to groundwater at for the storm tech units must be provide to make sure they meet the NYSDEC criteria.
4. Access for maintenance of the storm tech unit must be provided.
5. The storm tech units must be rated for car/truck loading.

Mr. Cleary stated he didn't have any additional specific comments. The one issue we addressed at the last meeting was the porta potties behind the building. The architect made representations of how that would integrated into the building. They will be accessible from inside the building. He said the details that have been submitted do not reflect that. It reflects industrial porta potties on the outside of the building that would be accessed from the back of the building.

Mr. Joel Greenberg of Architectural Visions, representing the applicant addressed the board and stated we found a deed dating back to 1877, but there is a good chance this was built before that. He said we have added a handicap ramp for access, because the finish floor of the church is about two and half steps higher then the grade. He stated as far as Mr. Franzetti's comments all referrals have been made. He said the Department of Health has the application to drill the well. The area of disturbance changed because the parking area except for the handicap parking space will not be paved. It will be gravel over the existing grade. That's how we got it from 5,723 square feet to 4,367 square feet of disturbance. He stated there is no septic system. A well is proposed for the lower left-hand corner of the property. All the of the existing parking in front of the building will be eliminated. Large planters will be put in its place. He said the storm tech units for the drainage will be about 30 inches. He stated the porta potties will be accessible for the handicapped (points to map). He said the two windows will become doors that will go into the porta potties.

Mr. Frenkel stated according to your plans there is no access from the rear of the church to the porta potty. Are you saying there will be doors put in?

Mr. Greenberg stated where the opening is now, there is a door that would normally face the outside. That will be removed and a door will be put where the windows are and the unit itself will be sealed onto the building.

Mr. Frenkel stated your plans do not show that.

Vice Chairman Giannico asked Mr. Greenberg to point on the map where the porta potties are attached to the building.

Mr. Greenberg pointed to the map.

Mr. Frenkel said it doesn't say there is a door there though.

Mr. Greenberg stated I'll make sure it shows as a regular door. I will also put a note on the drawing saying it will be sealed.

Mr. Cleary asked will the porta potties remain there when it gets cleaned out? Will they get swapped out with a new one?

Mr. Greenberg stated they will stay there. They will clean out the waste and take out the wastewater.

Vice Chairman Giannico asked how will they do that?

Mr. Greenberg stated they will have arrangements with the porta potty company to come to the church and do it from the inside. The only access to the porta potties will be from the church, nothing from the outside.

Mr. Cote asked how will they sealed in?

Mr. Greenberg stated we will build a frame around the units which will be sealed up against the building and porta potties.

Mr. Frenkel asked will the porta potties be attached to the building?

Mr. Greenberg replied it has to be, otherwise, you will get water and snow would be coming through. A frame will be put around it.

Mr. Frenkel said it will be affixed to the building.

Mr. Greenberg replied that's correct.

Mr. Cleary said so you are going to build a frame around the plastic porta potties.

Mr. Greenberg replied yes.

Mr. Cleary said the issue that we are wrestling with, is a beautiful historic church with two blue plastic attachments to the rear of the building. You just described enclosing effectively, those two plastic attachments. He said the board's role as architectural review would feel much more comfortable if that was a wooden enclosure similar to the rest of the building.

Chairman Paeprer agreed with Mr. Cleary. He said we should fence it off.

Mr. Carnazza said why don't you build an attached shed and put it inside the shed.

Mr. Greenberg said we will build a shed and put the porta potties in them.

Mr. Frenkel stated with or without the enclosing shed, by affixing the porta potty to the building, aren't you expanding the footprint of the building?

Mr. Carnazza replied yes. It's a permitted use.

Vice Chairman Giannico stated in lieu of building a shed around it, you put a privacy white fence around it with a gate on the back, so you could pull the unit out should it fail.

Mr. Carnazza said maybe they could actually do the maintenance from outside and not drag the hoses through the church.

Vice Chairman Giannico said there may be some way of accessing the tank from the backside.

Mr. Cleary said to look at different ways to do this, I think the board could make a good decision.

Mr. Greenberg replied okay.

Mrs. Causa asked if there will be lighting inside the porta potties.

Mr. Greenberg replied yes.

Chairman Paeprer said when you come back to bring some renderings of what it would like.

Mr. Greenberg displayed the rendering of the handicapped ramp to the church.

Mr. Carnazza said if you put doors on the back to get to the porta potties, if someone wanted to gain access to the church for bad reasons, could they pull the porta potties out and then get into the church. You may want to make sure that they are secure for security reasons.

Mr. Greenberg said maybe we should go back to having a structure or putting a secured door in the back, not just a fence.

Mr. Cote asked how many of the seven parking spaces will be handicapped?

Mr. Greenberg replied we are only required to have one space.

Mr. Cote stated so you have six spots left. You have an occupancy of 51 people, and I know you made some comments saying that many of the parishioners come by van.

Mr. Greenberg replied that's correct. They own a van and the parishioners are picked up. Right now, they have their services in Carmel and they only have three cars.

Mr. Cote stated they are certain that six spots will cover their needs.

Mr. Greenberg replied yes.

Pastor Evans approached the podium and stated we have about 20 members and we have 5 that are visitors. He said each service will have only 10 to 12 attendees, especially with COVID we have to keep our six foot distance. We are planning on having two services, one in the morning in English and the other in the afternoon in Spanish. He said right now, we only use three cars and a van. The van holds about 12 people. The services are

on Sundays only. We focus more on doing missionary work, we help a lot of countries. We help widows, children and people in need.

Chairman Paeprer asked you are adding a well to the property, are you using well water for the porta potties?

Mr. Greenberg replied yes.

Vice Chairman Giannico asked will the porta potties be heated?

Mr. Greenberg replied yes. The company will come once a week to clean the porta potties.

Mr. Greenberg asked if we could at least go to the Zoning Board.

Chairman Paeprer replied no. There are too many concerns and questions about the porta potties. He said to come back with some renderings of the porta potties.

#### **MINUTES – 11/24/20 & 12/17/20**

Mr. Frenkel moved to accept the minutes. The motion was seconded by Mrs. Causa with all in favor.

Vice Chairman Giannico moved to adjourn the meeting at 7:28 p.m. The motion was seconded by Mr. Cote with all in favor.

Respectfully submitted,

Rose Trombetta