

# **APPROVED**

**CRAIG PAEPER**  
*Chairman*

**ANTHONY GIANNICO**  
*Vice Chairman*

## **BOARD MEMBERS**

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

## **TOWN OF CARMEL** **PLANNING BOARD**



60 McAlpin Avenue  
Mahopac, New York 10541  
Tel. (845) 628-1500 – Ext.190  
[www.ci.carmel.ny.us](http://www.ci.carmel.ny.us)

**MICHAEL CARNAZZA**  
*Director of Code  
Enforcement*

**RICHARD FRANZETTI, P.E.**  
*Town Engineer*

**PATRICK CLEARY**  
**AICP,CEP,PP,LEED AP**  
*Town Planner*

## **PLANNING BOARD MINUTES** **AUGUST 11, 2022**

**PRESENT:** CHAIRMAN CRAIG PAEPER, VICE-CHAIRMAN ANTHONY GIANNICO,  
KIM KUGLER, ROBERT FRENKEL, VICTORIA CAUSA, JOHN NUCULOVIC

**ABSENT:** RAY COTE

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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>
Suez Water New York Inc – Chateau Wells	75.20-1-16	Public Hearing	1-2	Public Hearing Closed & Planner to Prepare Resolution.
Liberty New York Water	54.20-1-42	Site Plan	2-3	Denied to the ZBA & Public Hearing Scheduled.

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Rose Trombetta

**SUEZ WATER NEW YORK INC – CHATEAU WELLS – 59 MCNAIR DRIVE – TM – 75.20-1-16 – PUBLIC HEARING**

Mr. Carnazza stated the applicant was granted the necessary variances from the Zoning Board. There were a lot of comments from the public at the Zoning Board that were actually Planning comments and the variances are noted on the plat.

Mr. Franzetti had no comments.

Mr. Cleary had no comments.

Chairman Paeprer asked if anyone from the public wished to be heard on this application.

There was no response from the public.

Chairman Paeprer stated I look at this as improvement in water and it is being mandated by the state. For the past few months as this board's function, we worked on the size, aesthetics, noise and in and out traffic of the building. He said a lot of the same concerns were raised at the Zoning Board.

At which time, Chairman Paeprer asked for a summary of the project.

Mr. John Kirkpatrick, applicant's attorney addressed the board and stated we were required by the State Health Department to install a filtration system. It's similar to a Brita filter, except it's quite large. The building has to be sized accordingly for those filters. There have been many comments regarding the look and visibility of the building. Changes have been made to the design of the building and the appearance. Changes have been made to the landscaping. The existing generator will be painted the same color to match the new building. The filters will need to be replaced possibly once a year. They will be brought in on a flatbed trailer and we will use the existing driveways. We don't anticipate any change in noise.

Mrs. Causa asked the only thing in the building are filters and everything else mechanical will be lower than that?

Mr. Steven Garabed of Suez stated filters, electrical equipment, instruments, piping and things of that nature will be inside the building. After the water is treated it will go into the current building where there are storage tanks and then it gets pumped out to the distribution system.

Mrs. Kugler asked will there be more noise when you backwash the filter?

Mr. Garabed said it will be a busy site. It's a big event when we have to do it.

Chairman Paeprer asked how long is the process.

Mr. Garabed replied days, but we will be on site. At which time, he proceeded to discuss the process of the backwash.

Mrs. Causa asked if the neighbors get notified when this is going to happen.

Mr. Garabed replied we could notify them. Typically, operations notify the neighbors when they are going to do something that might impact them.

Chairman Paeprer stated it should be noted that the neighbors be notified and to avoid weekends unless it's an emergency.

Chairman Paeprer asked about the landscaping and building.

Ms. Ramanathan stated we added a few windows to give it more of a residential look. We have tried to screen as much as possible between the neighbors and the property line.

At which time, Chairman Paeprer reiterated if anyone in the public wished to be heard on this application.

Hearing no comments from the public, Vice Chairman Giannico moved to close the public hearing. The motion was seconded by Mrs. Kugler with all in favor.

Chairman Paeprer asked the Planner to prepare a resolution.

### **LIBERTY NEW YORK WATER – 23 MACARTHUR DRIVE – TM – 54.20-1-42 – SITE PLAN**

Mr. Carnazza stated three variances are required from the Zoning Board. He asked why there is no off-street parking proposed.

Mr. Franzetti read his memo which stated this application involves the installation of a 20'x14.7'x 17' building to house a granulated activated carbon treatment to treat water from this public water supply. Based upon our review of this submittal, the Engineering Department offers the following preliminary comments:

#### **General Comments**

1. The following referrals are required:
  - a. Putnam County Department of Health (PCDOH)
  - b. Carmel Fire Department
  - c. Town of Carmel Environmental Conservation Board

Applicant has noted and made these referrals.

2. The following permits are required:
  - a. PCDOH for well and treatment system

Applicant has noted and made these referrals.

3. The area of disturbance for the work as provided is ~3,900 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 not 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.

The applicant has provided a SWPPP which is currently under review.

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. The applicant will need to develop a quantity take off for bonding purposes.

The applicant should note that a Performance Bond and associated Engineering fee is minimally required for the stormwater management practices, erosion and sediment control drainage features, landscaping etc. installed on the site. Please see §156-61 J and K of the Town Code for additional information.

**Detailed Comments:**

1. A landscaping plan has been provided. The applicant should **add the following notes:**
  - a. All planting should be verified by the Town of Carmel Wetlands Inspector. Note should be added to drawing.
  - b. All plantings shall be installed per §142 of the Town of Carmel Town Code. Note should be added to drawing

Mr. Cleary stated the applicant did a good job of responding to issues as you heard previously, for example, noise and lighting. The new GAC building complies with the applicable front side and rear yard setback requirements. The existing parcel however, does not comply with the lot area or lot width requirements. About 13 existing trees are proposed to be removed to accommodate the proposed improvements. It is noted that a 26" maple tree is proposed to be removed. Is it possible to preserve this large tree? It is in an area where grading is proposed, so the use of a "tree well" may be possible. A new landscaping plan consisting of fifteen 6' – 7' tall green giant arborvitae is proposed. It is recommended that this row of plantings be extended around to the front of the building to more effectively screen the GAC building from the home to the south. Other than that the applicant has done a good job with addressing the issues.

Ms. Jessica Alves of H2M Architects and Engineers, representing the applicant addressed the board and stated we are proposing a new PFAS treatment building. We provided a traffic plan and there won't be any large trucks coming onto this site. She said we are estimating we will need to change one vessel every two years.

Chairman Paeprer asked how many people do you supply water to?

Ms. Alves replied about 80 homes. She said the maximum flow we get from the wells is about 45 gallons a minute. We are proposing to remove 13 trees. I will talk to the civil engineers regarding the large maple tree and we will add the two extra trees at the south portion of the site.

Chairman Paeprer asked for a rendering of the building.

Ms. Alves didn't have one available, but stated the proposed building will match the existing building that's there. She said it will be a grayish building with a green metal roof with a brown door.

Mr. Carnazza stated they need to go to the Zoning Board.

Chairman Paeprer stated we could also schedule a public hearing.

Vice Chairman Giannico moved to deny the application to the ZBA. The motion was seconded by Mr. Frenkel with all in favor.

Chairman Paeprer stated we could schedule your public hearing for the first meeting in October after you get your variances at the ZBA.

Mr. Frenkel moved to adjourn the meeting at 7:25 p.m. The motion was seconded by Mrs. Kugler with all in favor.

Respectfully submitted,

Rose Trombetta