

# **APPROVED**

**CRAIG PAEPER**  
*Chairman*

**ANTHONY GIANNICO**  
*Vice Chairman*

**BOARD MEMBERS**

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

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



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

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

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

**PLANNING BOARD MINUTES**  
**JUNE 8, 2023**

**PRESENT:** CHAIRMAN, CRAIG PAEPER, VICE CHAIRMAN, ANTHONY GIANNICO,  
RAYMOND COTE, ROBERT FRENKEL, JOHN NUCULOVIC

**ABSENT:** VICTORIA CAUSA

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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>
Chang, John	76.30-1-26	A. Site Plan	1	Denied to the ZBA.
Messina Family Trust	65.6-1-36	Site Plan	1-2	No Board Action.
Western Bluff Subdivision	66.14-1-20	Final Subdivision	2-3	Planner to Prepare Resolution.
Minutes – 03/09/23			3	Approved.

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Rose Trombetta

## **CHANG, JOHN – 716 ROUTE 6 – TM – 76.30-1-26 – AMENDED SITE PLAN**

Mr. Carnazza stated the applicant needs to be denied to the Zoning Board of Appeals. He stated you're showing the outdoor patio area in the back of the building, right now it's in the front of the building. He asked for clarification of where the patio is. He said it would be helpful if the map had a highlighted note that the church will not exceed "x" parishioners at any time. It's enforceable if it's on the map.

Mr. Cleary had no additional comments. The next step is to go the Zoning Board.

Chairman Paeprer asked has the fire department been notified yet?

Mr. Joel Greenberg of Architectural Visions, representing the applicant stated based on your comment from the last meeting, I called the fire department and spoke to the Chief and he indicated as long as building code is enforced by the Building Inspector, they have no other comments.

Vice Chairman Giannico stated as long as it ties into what our current codes are.

Mr. Carnazza said Mr. Greenberg submitted the actual code section that I asked for last time and it is within what's allowed. He reiterated to put the number of parishioners on the plat so it can be enforced.

Mr. Greenberg replied no problem.

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

## **MESSINA FAMILY TRUST – 174 WIXON POND ROAD – TM – 65.6-1-36 – SITE PLAN**

Mr. Carnazza read his memo which stated the applicant is operating a commercial business in the Residential Zoning District. A Use Variance is needed for the non-permitted use. Variance is needed for lot area, 120,000 s.f. required, 79,507 s.f. proposed, 40,493 s.f. variance needed. The rear concrete slab over the property line is now labeled "to be removed". The pool house, shed and garage are in the setback. Variances required. There was a large amount of fill dumped on this property. That should be addressed at this time also. Provide topo before the fill was placed and the existing condition. PCDOH approval is required.

A discussion ensued regarding before and after topos.

Vice Chairman Giannico asked if there were test reports on the fill.

Mr. Paul Lynch of Putnam Engineering, representing the applicant addressed the board and stated we took four deep tests and basically, we went down to virgin soil and excavated it out and did a visual observation of what was in the hole. For the most part it was soil, bricks and concrete blocks. There were no items that would trigger my environmental consultant to think that there's anything that needs to have lab tests done.

Vice Chairman Giannico stated I don't know how comfortable the board is with just a visual inspection of fill.

Mr. Carnazza stated we usually do a sampling.

Mr. Cleary stated as per Mr. Franzetti's memo, he wants a test sample.

Mr. Lynch replied okay, we will do that.

Mr. Cote asked where did the fill come from.

Mr. Lynch replied various job sites. He is a landscaper and does the sprinkler system.

Mr. Cote asked they are an irrigation company, correct?

Mr. Lynch replied yes.

Chairman Paeprer asked while you're doing the soil testing, you could have the concrete slab removed.

Mr. Lynch stated I will find out what their timeline is for doing that.

Chairman Paeprer stated I would rather hold this over until the soil tests come back.

The board members agreed with the Chairman.

#### **WESTERN BLUFF SUBDIVISION – 350 WEST SHORE DRIVE – TM – 66.14-1-20 – FINAL SUBDIVISION**

Mr. Carnazza read his memo which stated the applicant proposes a three-lot subdivision off West Shore Drive in Carmel. Wetland Permit is required from the ECB. A Putnam County Highway permit is required for the driveway curb-cut to West Shore Dr. All easements must be submitted to Town Counsel for review. (Lot 3 to Lot 2 and Lot 1; Lot 2 to Lot 1, etc.). Will there be a maintenance agreement? All zoning comments have been addressed.

Mr. Cleary stated as per Mr. Franzetti's comments, the applicant indicated that easements were provided with the submittal, these should be reviewed by Planning Counsel.

Mr. Cleary stated all site planning issues have been addressed. He stated procedurally for final approval in some instances in the past we have had another public hearing. We have already had a public hearing on this. It's your choice, its discretionary, it's not required by code.

Mr. Carnazza stated at the public hearing, it was the neighbor across the street and the tenant of the house spoke.

Mr. Charbonneau asked is the tenant still there?

Mr. Vincenzo Federici of Kellard Sessions, representing the applicant replied yes.

Mr. Cote asked has the tenant been brought up to speed. That was her major concern, she had no idea what was going on.

Mr. Federici replied yes. We don't have a construction date or anything like that.

Mr. Cleary stated the tenant issue had no bearing on the subdivision.

Mr. Cote stated the neighbor had some concerns regarding the staging area which they have addressed.

Mr. Charbonneau asked are you going to have any issues with the maintenance agreement from the other two lot owners?

Mr. Carnazza replied all three will be new houses.

Mr. Cote asked if the existing house will be knocked down.

Mr. Federici replied yes.

Chairman Paeprer asked what is the timeframe for the project.

Mr. Federici replied I don't have a date right now.

Chairman Paeprer asked the Planner to prepare a resolution.

Vice Chairman Giannico stated since the last public hearing, what has changed as far as the layout, lot lines, etc.

Mr. Federici replied nothing has changed.

### **MINUTES – 03/09/23**

Mr. Frenkel moved to approved the minutes as corrected. The motion was seconded by Mr. Cote with all in favor.

Vice Chairman Giannico moved to adjourn the meeting at 7:20 p.m. The motion was seconded by Mr. Nuculovic with all in favor.

Respectfully submitted,

Rose Trombetta