

# **APPROVED**

**CRAIG PAEPRER**  
*Chairman*

**ANTHONY GIANNICO**  
*Vice Chairman*

**BOARD MEMBERS**

**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.,BCEE**  
*Town Engineer*

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

**PLANNING BOARD MINUTES**  
**AUGUST 10, 2023**

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

\*\*\*\*\*

<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>
728 Route 6, LLC	76.22-1-54	P/H & Reso	1	Public Hearing Closed & Resolution Adopted.
Yankee Land Development	76.15-1-12	Public Hearing	1	Public Hearing Closed & Planner to Prepare a Resolution.
G & F Subdivision – Lots 6 & 7	55.-2-24.6-1, 8-2	Lot Line Adjustment	1	Application is off the Agenda.
Yankee Land Development	76.15-1-12	Extension	1	180 Day Extension Granted.
Minutes – 7/13/23			1	Approved.

The meeting was adjourned at 7:09 p.m.

Respectfully submitted,

Rose Trombetta

**728 ROUTE 6, LLC – 728 ROUTE 6 – TM – 76.22-1-54 – PUBLIC HEARING & RESOLUTION**

Mr. Carnazza stated the applicant added the lot depth and width on the site plan. He added the width of the driveway and added a planter at the entry that would cause people to not walk directly out into the driving aisle when they exit the building which was what we asked for.

Mr. Franzetti stated all engineering comments have been addressed. They need to get the approval from the NYCDEP regarding the water and sewer usage.

Mr. Cleary stated all comments have been addressed and you have an approval resolution before you this evening.

Chairman Paeprer asked if anyone in the audience wished to be heard on this application.

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

*Mr. Cote moved to adopt Resolution #23-16, dated August 10, 2023; Tax Map #76.22-1-54 entitled 728 Route 6 LLC Amended Site Plan Approval. The motion was seconded by Mr. Nuculovic with all in favor.*

**YANKEE LAND DEVELOPMENT – BAYBERRY HILL ROAD & OWEN DRIVE – TM – 76.15-1-2 – PUBLIC HEARING**

The consultants had no comments.

Chairman Paeprer asked if anyone in the audience wished to be heard on this application.

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

Chairman Paeprer asked the Planner to prepare a resolution for the next meeting.

**G & F SUBDIVISION – LOTS 6 & 7 – GATEWAY DRIVE – LOT LINE ADJUSTMENT**

The application is off the agenda.

**YANKEE LAND DEVELOPMENT – BAYBERRY HILL ROAD & OWEN DRIVE – TM – EXTENSION OF PRELIMINARY SUBDIVISION APPROVAL**

Mr. Carnazza had no comments.

Mr. Franzetti had no objection to the extension.

Mr. Cleary had no objection to the extension.

Mr. Cote moved to grant 180 day extension of preliminary subdivision approval. The motion was seconded by Mr. Frenkel with all in favor.

## **MINUTES – 07/13/23**

Mr. Frenkel moved to approve the minutes as amended. The motion was seconded by Mr. Nuculovic with all in favor.

Vice Chairman Giannico moved to adjourn the meeting at 7:09 p.m. The motion was seconded by Mr. Cote with all in favor.

Respectfully submitted,

Rose Trombetta