

MICHAEL S. CAZZARI
Town Supervisor

ROBERT F. SCHANIL, JR.
Town Councilman
Deputy Supervisor

STEPHEN J. BARANOWSKI
Town Councilman
FRANK D. LOMBARDI
Town Councilman
SUZANNE MC DONOUGH
Town Councilwoman

TOWN OF CARMEL
TOWN HALL



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 • Fax (845) 628-6836
www.ci.carmel.ny.us

ANN SPOFFORD
Town Clerk

KATHLEEN KRAUS
Receiver of Taxes

MICHAEL SIMONE
Superintendent of Highways
Tel. (845) 628-7474

TOWN BOARD VOTING MEETING
Wednesday, August 3, 2022 7:00pm

- **Roll Call - Attendance**

PLEDGE OF ALLEGIANCE - MOMENT OF SILENCE

PUBLIC HEARING #1: On a Proposed Local Law Which is Proposing Multiple Amendments to Chapter 156 of the Town Code of the Town of Carmel, Entitled, "Zoning"

- Ann Spofford, Town Clerk -Reading of Public Hearing
- Motion to Open Public Hearing

PUBLIC HEARING #2: Pursuant to New York Town Law § 272-A and § 272-A(6) on the Draft Comprehensive Plan Being Proposed in and for the town of Carmel

- Ann Spofford, Town Clerk -Reading of Public Hearing
- Motion to Open Public Hearing

- **Town Board Comments**
- **Motion to Adjourn Meeting**

8/3/2022 Public Hearing #1



Ann Spofford

Town Clerk

Town of Carmel

ams@ci.carmel.ny.us

Town Hall
60 McAlpin Avenue
Mahopac, New York 10541

Telephone: 845.628.1500

Fax: 845.628.7434

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Carmel will conduct a Public Hearing at the Town Hall, 60 McAlpin Avenue, Mahopac, New York 10541 on Wednesday, August 3, 2022 at 7:00 p.m. or as soon thereafter that evening as possible on a proposed Local Law which is proposing multiple amendments to Chapter 156 of the Code of the Town of Carmel, entitled "Zoning".

Copies of the full text of the proposed Local Law are available in the lobby at Town Hall, from the Town Clerk's office during normal business hours as well as on the Town of Carmel website at www.ci.carmel.ny.us.

At said Public Hearing, all interested persons shall be heard on the subject thereof. The Town Board will make every effort to assure that the Public Hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Town Clerk.

By Order of the Town Board
of the Town of Carmel
Ann Spofford, Town Clerk

8/3/2022 Public Hearing #2



Ann Spofford

Town Clerk

Town of Carmel

ams@ci.carmel.ny.us

Town Hall
60 McAlpin Avenue
Mahopac, New York 10541

Telephone: 845.628.1500

Fax: 845.628.7434

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Carmel will conduct a Public Hearing at the Town Hall, 60 McAlpin Avenue, Mahopac, New York 10541 on Wednesday, August 3, 2022 at 7:00 p.m. or as soon thereafter that evening as possible pursuant to New York Town Law §272-A and §272-A(6) on the Draft Comprehensive Plan being proposed in and for the Town of Carmel.

Copies of the full text of the Draft Comprehensive Plan are available in the lobby at Town Hall, from the Town Clerk's office during normal business hours as well as on the Town of Carmel website at www.ci.carmel.ny.us.

At said Public Hearing, all interested persons shall be heard on the subject thereof. The Town Board will make every effort to assure that the Public Hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Town Clerk.

By Order of the Town Board
of the Town of Carmel
Ann Spofford, Town Clerk

Town of Carmel – 2022 Draft Zoning Amendments - Highlights

Zoning Districts

- New zoning districts that reflect the diversity of the Town’s communities
 - Essentially, the existing zoning has 4 zoning districts, there will now be 15 districts
- New Neighborhood Residential zone allows 1 acre lots – encourages housing around hamlets – 3 acres residential zoning is not supportive of the hamlets
- New Hospital Residential zone – specifically permits the hospital, and allows medical and hospital-related uses
- New Hamlet Mixed Use Center zone – zoning for the hamlets which excludes uses that are not consistent with the intent to revitalize the hamlet (heavy commercial, automotive uses); allows residential uses in the hamlet centers to create activity there
- Three new commercial zones to differentiate uses along the primary commercial corridors, in order to discourage “strip” commercial appearance
- New Planned Recreation Destination – new zone – southern end of Town – intended to encourage nonresidential uses that the Town wants to promote; would also allow new mixed use residential/commercial neighborhood as long as there is a balance between commercial and residential development (subject to Town Board approval)
- Revised Business Park zone – now exclusively nonresidential zone, so areas are reserved for economic development and not developed with residential uses
- New Economic Development Zone – a “floating zone” – requires the Town Board “land” the zone – for development that promotes nonresidential economic development in the Town – cannot anticipate all the potential high quality nonresidential uses that could occur – mechanism for approval
- Design Overlay – applies to hamlet areas – ensures quality design development with the goal of improving the aesthetics of the Town – Planning Board approves
- A new section describing the purposes of each zoning district is provided.

Land Uses

- Updated accessory apartment regulations – allow in dwelling or existing accessory building (existed when the law passed)
- Requires property owner to reside in one of the dwellings
- New uses/regulations for uses including:
 - Apartments above commercial uses
 - Manufactured home parks
 - Hotels and boutique hotels
 - Resort
 - Rod and gun club; hunting club
 - Animal kennel/animal hospital

- Planned Mixed Use Developments
- Minor update wireless communication law

Supplemental Regulations

- New “Purposes” section which expresses the importance of revitalizing the hamlets and enhancing the scenic, historic and architectural character of the Town
- New affordable housing provisions. Applications 50+ lots or dwellings must provide 10 percent affordable housing, - applicant gets 10 percent bonus – selection priority for Town emergency service personnel and volunteers, Town employees, and Town residents
- Add solar facility regulations
- Add battery storage regulations
- Add electrical vehicle charging stations
- Update regulations for piers and docks – requires special use permits in some cases
- New design guidelines
- Revised and new definitions to define especially the new uses allowed in the Town
- Lot area is based on net lot area, where environmentally sensitive features are subtracted when determining density and intensity of development
- New sign regulations – to avoid sign clutter
- New off-street parking and loading requirements; flexibility and waivers
- New landscaping standards – ensure landscaping is provided for an attractive environment
- New lighting standards – protect dark sky conditions
- Updated clearing, filling and grading permits for activities not associated with construction
- Residential cluster development – Planning Board may allow cluster developments – new procedures

Procedural

- Planning Board explicitly issues special use permits -procedures provided
- Updated provisions on the projects that will be grandfathered as a result of the new law
- Explicit that if a use is not permitted, it is considered prohibited. Also addresses interpretations that will be made by the Code Enforcement Officer
- Zoning Board of Appeals procedures – use and area variance criteria as per NYS Town law added
- Updated site plan review procedures consistent with NYS Town law
- Separate and updated zoning amendment provisions