

**APPROVED**

**HAROLD GARY**  
*Chairman*

**CRAIG PAEPRER**  
*Vice-Chair*

**BOARD MEMBERS**  
**CARL GREENWOOD**  
**ANTHONY GIANNICO**  
**DAVE FURFARO**  
**CARL STONE**  
**KIM KUGLER**

**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**  
**MARCH 25, 2015**

**PRESENT:** CHAIRMAN, HAROLD GARY, VICE-CHAIR, CRAIG PAEPRER, CARL GREENWOOD, ANTHONY GIANNICO, DAVE FURFARO, CARL STONE, KIM KUGLER

<b><u>APPLICANT</u></b>	<b><u>TAX MAP #</u></b>	<b><u>PAGE</u></b>	<b><u>TYPE</u></b>	<b><u>ACTION OF THE BOARD</u></b>
Putnam Hospital Center/ New York SMSA Limited	66.-2-57	1	Reso	Resolution Adopted.
Itzla Subdivison	55.14-1-6	1-2	Sketch Plan	No Board Action.
LaPorte, Andrew & James	53.-1-14&15	2	Extension	No Board Action.
Minutes – 2/18/15		2		Approved.

Respectfully submitted,

Rose Trombetta

**PUTNAM HOSPITAL CENTER/NEW YORK SMSA LIMITED PARTNERSHIP – 670  
STONELEIGH AVE – TM 66.- 2-57 – RESOLUTION**

Mr. Carnazza stated all his comments have been addressed.

Mr. Franzetti had no further comments.

Mr. Cleary said you have a resolution before you.

Mr. Giannico moved to adopt Resolution #15-04, dated March 25, 2015; Tax Map # 66.-2-7 entitled New York SMSA Limited Partnership d/b/a Verizon Wireless Final Site Plan Approval. The motion was seconded by Mr. Greenwood with all in favor.

**ITZLA SUBDIVISION – 9 MECHANIC ST – TM – 55.14-1-6 – SKETCH PLAN**

Mr. Carnazza read his memo which stated the map needs to be labeled “Sketch”. Approval has not been granted for Sketch Plan yet. All zoning comments have been addressed.

Mr. Franzetti stated this project encompasses subdivision of a 1.446 acre parcel into two nearly equal lots. The Engineering Department has a host of detailed comments that need to be looked at for each individual drawing. He said I will provide the applicant with the comments.

Mr. Cleary stated when this was last before you the applicant discussed the access to the new lot and the relationship of that new lot to the RPK site next door and the intersection improvements that we worked on a couple of years ago. The site distance was a concern, so the applicant has adjusted driveway to the west of the property. The curb cut has been adjusted. He said by doing that they have improved the site distances to the maximum they can do on their property. As requested, the applicant has provided a “Composite Grading Plan and Sight Distance Profile” as well as a “Composite Landscaping Plan.” These plans document the improvements proposed on the adjacent RPK Home site. It is recommended that the 3 evergreen plantings indicated at the southeastern corner of the RPK site be relocated to the north. Doing so will afford a more expanded line of sight to the west – toward Seminary Hill Road. It is additionally recommended that a “sight distance easement” be created which would restrict the installation of plantings or any other sight distance impediments within the triangle of land located at the southeast corner of the RPK site.

Chairman Gary stated at this point you have about 3 pages of comments from the engineer that need to be addressed.

Mr. Paul Lynch of Putnam Engineering, representing the applicant addressed the board and stated we will answer them and then come back to the board.

Mr. Stone asked if there was a culvert under the new curb cut. He asked if that was a discharge from the adjacent stormwater.

Mr. Lynch replied yes and that's piped out.

**LAPORTE, ANDREW & JAMES – PEEKSKILL HOLLOW ROAD – 53.-1-14 &15 – 2<sup>ND</sup> EXTENSION OF SUBDIVISION APPROVAL (LOT LINE)**

Mr. Charbonneau stated the applicant was here earlier. There was an administrative issue regarding a signature that was in the incorrect box. That was corrected and they have since gone.

**MINUTES – 2/18/15**

Mr. Greenwood moved to accept the minutes. The motion was seconded by Mr. Paerprer with all in favor.

Mr. Greenwood moved to go into Executive Session at 7:09 p.m. to discuss potential litigation and we will not conduct any more business when we come back out. We will just close the meeting. The motion was seconded by Mr. Paerprer with all in favor.

Respectfully submitted,

Rose Trombetta