

APPROVED

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice-Chair

BOARD MEMBERS
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER
RAYMOND COTE

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

VINCENT FRANZE
Architectural Consultant

PLANNING BOARD MINUTES

NOVEMBER 9, 2016

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

APPLICANT	TAX MAP #	PAGE	TYPE	ACTION OF THE BOARD
Day Road, LLC.	55.6-1-41	1	A. Site Plan	Resolution Adopted.
Meadowland Extension	55.15-1-20	1	Site Plan	Resolutions Adopted.
Thimm, Karl & Janis	65.17-1-15	1-2	A. Reso	Resolution Adopted.
Hillcrest Commons – Lot E-2.2	44.10-2-4.2	2-3	Re-Approval	Re-Approval Granted.
Gateway Summit Senior Housing – Lot 6	55.-2-24.6-1 55.-2-24.6-2	3	Re-Approval	Re-Approval Granted.
The Fairways Senior Housing Lot 7	55.-2-24.8-1 55.-2-24.8-2	3-4	Re-Approval	Re-Approval Granted.
Swan Cove	76.5-1-49	3-4	Re-Approval	Re-Approval Granted.
Minutes – 09/28/16		4		Approved.

The meeting was adjourned at 7:49 p.m.

Respectfully submitted,

Rose Trombetta

DAY ROAD, LLC – 20 DAY ROAD – TM – 55.6-1-41 - RESOLUTION

Mr. Carnazza had no comments.

Mr. Franzetti had no comments.

Mr. Cleary stated you have a SEQR NEG DEC resolution before you for consideration.

Mr. Giannico moved to adopt Resolution #16-30, dated November 9, 2016; Tax Map #55.6-1-41 entitled Day Road LLC SEQR Determination of Significance Negative Declaration. The motion was seconded by Mr. Furfaro with all in favor.

MEADOWLAND EXTENSION – 1979 ROUTE 6 – TM 55.15-1-20 - RESOLUTION

Mr. Carnazza stated all his comments have been addressed.

Mr. Franzetti stated all his comments have been addressed.

Mr. Cleary stated you have two resolutions the NEG DEC and final site approval resolution before you for consideration.

Mrs. Kugler moved to adopt Resolution #16-27, dated November 9, 2016; Tax Map #55.15-1-20 entitled Meadowland Extension SEQR Determination of Significance Negative Declaration. The motion was seconded by Mr. Paepfer with all in favor.

Mr. Paepfer moved to adopt Resolution #16-28, dated November 9, 2016; Tax Map #55.15-1-20 entitled Meadowland Extension Final Site Plan Approval. The motion was seconded by Mr. Giannico with all in favor.

THIMM, KARL & JANIS – 232 EAST LAKE BLVD – AMENDMENT TO RESOLUTION

Mr. Carnazza had no comments.

Mr. Franzetti stated the applicant had requested that the performance bond and engineering fee be reduced. The reduction is based on changing materials being used for parking at the site. The change is from a pervious paver to an item 4. The Engineering Department does not have any objection to the change. We recommend that the performance bond and engineering fee be amended. The initial performance bond was \$50,000 and should be amended to \$34,000 and the engineering fee of \$2,500 be amended to \$1,700.

Mr. Cleary stated you have the amended resolution before you.

Mrs. Kugler moved to adopt Resolution #16-29, dated November 9, 2016; Tax Map #65.17-1-15 entitled Thimm Bathhouse/Boathouse Final Site Plan Approval. The motion was seconded by Mr. Furfaro with all in favor.

HILLCREST COMMONS – LOT E-2.2 – ROUTE 52 – RE-APPROVAL OF FINAL AMENDED SITE PLAN

Mr. Carnazza had no objection to the Re-approval.

Mr. Franzetti had no objection to the Re-approval.

Mr. Cleary addressed the board and stated the applicant has run out of their extensions, so they are here for a re-approval. He said the applicant is seeking the re-approval because they were unable to secure financing for the project.

Chairman Gary asked Mr. Cleary about how long has Hillcrest Commons been before this board?

Mr. Cleary replied the overall project is about 10 years.

Ms. Dawn McKenzie of Insite Engineering, representing the applicant addressed the board and stated this is Phase 2 of Hillcrest Commons; the first phase has been approved and completed.

At which time, a discussion ensued regarding the funding the applicant is trying to secure from the State for the affordable housing.

Mr. Furfaro asked if anything has changed with the code since it was originally approved.

Mr. Franzetti replied yes with regards to stormwater regulations. He said but once they receive coverage under the original permit and pay their fees and maintain current status they do not have to meet the current criteria as long as there are no changes being made to the site.

Mr. Furfaro asked if there were any issues with phase 1 of the project.

Mr. Carnazza replied no.

Chairman Gary stated that anything that comes before the board that's been here for 10 years we need to take a better look at it. Something has changed. He said we don't want to condemn the project but this board may want to take a better look to see if it still fits in the neighborhood or make it better.

Ms. McKenzie stated this project actually received planning board approval in 2013, the phase two part of it.

Chairman Gary addressed the board and stated if we have some concerns about this project we do not have to vote on it tonight, we could take another look at. We could have our consultants take another look at it with any concerns this board may have.

Mr. Furfaro stated we should proceed with caution and have our consultants take another look at it and see if anything has significantly changed and come back to the next meeting.

The board members were in agreement.

Mr. Cleary stated we will do an evaluation and review all of their conditions and see if anything has changed. And if anything has changed we will reflect that in the resolution.

Mr. Furfaro moved to grant re-approval based on the consultants review of the existing conditions of the site plan and there are no noticeable impacts to the neighborhood and if it is all the same it will be approved by resolution. The motion was seconded by Mr. Cote with all in favor.

GATEWAY SUMMIT SENIOR HOUSING – LOT 6 – TM – 55.-2-24.6-1 & 55.-2-24.6-2 – RE-APPROVAL OF FINAL AMENDED SITE PLAN

Mr. Carnazza had no objection to the re-approval.

Mr. Franzetti had no objection to the re-approval for this project as long as there are no changes to the site being made.

At which time, a discussion ensued regarding how long the project has been in front of the planning board and the amended application that was submitted a few months ago changing the buildings.

Mr. Cleary stated this is for the previous approval that they are trying to keep alive while they work on the new application.

Mr. Furfaro moved to grant re-approval of final amended site plan lot 6. The motion was seconded by Mr. Paepre with all in favor.

THE FAIRWAYS SENIOR HOUSING – LOT 7 – TM – 55.-2-24.8-1 & 55.-2-24.8-2 – RE-APPROVAL OF FINAL AMENDED SITE PLAN

Mr. Carnazza had no objection to the re-approval.

Mr. Franzetti had no objection to the re-approval for this project as long as there are no changes to the site being made.

Mr. Cleary had no objection to the re-approval.

Mr. Paepre moved to grant re-approval of final amended site plan lot 7. The motion was seconded by Mr. Giannico with all in favor.

SWAN COVE – 628 ROUTE 6 – TM – 76.5-1-49 – RE-APPROVAL OF FINAL SITE PLAN

Mr. Carnazza had no objection to the re-approval of final site plan.

Mr. Franzetti had no objection to the re-approval as long as no changes are being made to the site plan.

Mr. Cleary had no objection to the re-approval.

Mr. Cote moved to grant re-approval of final site plan. The motion was seconded by Mr. Paepre

MINUTES – 09/28/16

Mr. Giannico moved to accept the minutes of September 28, 2016. The motion was seconded by Mr. Paepre with all in favor.

Mr. Paepre moved to adjourn the meeting. The motion was seconded by Mr. Giannico with all in favor.

The meeting was adjourned at 7:39 p.m.

Respectfully submitted,

Rose Trombetta