

APPROVED

HAROLD GARY
Chairman
RAYMOND COTE
Vice-Chair

TOWN OF CARMEL PLANNING BOARD



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MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

BOARD MEMBERS

CARL GREENWOOD
JOHN MOLLOY
JAMES MEYER
ANTHONY GIANNICO
CRAIG PAEPRER

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

PLANNING BOARD MINUTES FEBRUARY 26, 2014

PRESENT: CHAIRMAN, HAROLD GARY, VICE-CHAIR, RAYMOND COTE, CARL GREENWOOD,
JOHN MOLLOY, JAMES MEYER, CRAIG PAEPRER

ABSENT: ANTHONY GIANNICO

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>TYPE</u>	<u>ACTION OF THE BOARD</u>
LaPorte, Andrew & James	53.-1-14 & 15	1	P/H	Public Hearing Closed. Planner to Prepare Resolution.
Timber Trail Homes	75.10-1-10	1	P/H	Public Hearing Closed. Planner to Prepare Resolution.
Teakettle Heights Realty	76.17-1-19	1-2	Sketch Plan	Sketch Plan Approval Granted and Public Hearing Scheduled.
MK Realty	55.6-1-44&45	2	Extension	Applicant did not show up.
Parkash Estates, LLC.	65.13-1-54	2	Extension	1 Year Extension Granted.
Dewn Holding Corp	53.-2-28	2	Resolution	Amended Resolution Adopted.
Minutes – 1/29/2014		2		Heldover.

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

Respectfully submitted,

Rose Trombetta

LAPORTE, ANDREW & JAMES – PEEKSKILL HOLLOW RD – TM – 53.-1-14 & 15 – PUBLIC HEARING

The consultants had no further comments.

Mr. Gary addressed the audience and stated this is an open public hearing and asked if anyone in the audience wished to be heard.

Hearing no comments from the audience, Mr. Molloy moved to close the public hearing. The motion was seconded by Mr. Greenwood with all in favor.

Mr. Gary asked the Planner to prepare a resolution.

TIMBER TRAIL HOMES – 135 MYRTLE AVE – TM – 75.10-1-10 – PUBLIC HEARING

Mr. Carnazza stated all zoning comments have been addressed.

Mr. Franzetti stated all technical comments have been addressed.

Mr. Cleary stated all site plan comments have been addressed.

Mr. Gary addressed the audience and stated this is an open public hearing and asked if anyone in the audience wished to be heard.

Mr. Richard Bradbury of Carmine Drive addressed the board and stated he wanted confirmation that there will not be access to Carmine Drive.

At which time, Mr. Jack Karell, Applicant's Engineer referred to the drawing and showed Mr. Bradbury where the access drive is in relation to his house. Mr. Karell stated the access drive is on Myrtle Ave.

Hearing no further comments from the audience, Mr. Greenwood moved to close the public hearing. The motion was seconded by Mr. Molloy with all in favor.

Mr. Gary asked the Planner to prepare a resolution.

TEAKETTLE HEIGHTS REALTY – TEAKETTLE SPOUT RD – TM – 76.17-1-19 – SKETCH PLAN

Mr. Carnazza stated all sketch plan comments have been addressed.

Mr. Franzetti stated all engineering comments have been addressed and has no objection to sketch plan approval.

Mr. Cleary stated all sketch plan site planning issues have been addressed and reminded the board that the applicant had agreed to no further subdivision of the property. He said

there will be a note on the plat and it will be a condition of approval and whatever else the planning board attorney deems necessary.

Mr. Greenwood moved to grant sketch plan approval. The motion was seconded by Mr. Meyer with all in favor.

Mr. Gary said to schedule a public hearing.

MK REATLY - ROUTE 6 & OLD ROUTE 6 - TM - 55.6-1-44&45 - EXTENSION OF SITE PLAN APPROVAL

The applicant did not show up.

PARKASH ESTATES, LLC. - 870 ROUTE 6 - TM - 65.13-1-54 - EXTENSION OF SITE PLAN APPROVAL

The consultants had no objection to the extension.

Mr. Greenwood moved to grant 1 year extension of site plan approval. The motion was seconded by Mr. Meyer with all in favor.

DEWN HOLDING CORP - MEXICO LANE - TM - 53.-2-28 - 5 - AMENDMENT TO RESOLUTION (PERFORMANCE BOND)

Mr. Franzetti read his memo which stated the Performance Bond and Engineering Inspection fee initially determined by the Engineering Department was incorrectly calculated. The original Performance Bond of \$491,000.00 should be amended to \$468,000.00 and the original and Engineering Inspection fee of \$24,550.00 should be amended to \$23,400.00.

Mr. Molloy moved to adopt Resolution #14-01, dated February 26, 2014; Tax Map # 53.-2-28 entitled Dawn Holding Final Subdivision Approval **as amended**. The motion was seconded by Mr. Meyer with all in favor.

MINUTES - 1/29/2014

Heldover.

Mr. Greenwood moved to adjourn the meeting at 7:20 p.m. The motion was seconded by Mr. Meyer with all in favor.

Respectfully submitted,

Rose Trombetta