

APPROVED

HAROLD GARY
Chairman
RAYMOND COTE
Vice-Chair

BOARD MEMBERS

CARL GREENWOOD
JOHN MOLLOY
JAMES MEYER
ANTHONY GIANNICO
CRAIG PAEPRER

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 APRIL 9, 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>
Teakettle Heights Realty	76.17-1-19	1-2	Subdivision	No Board Action.
Staybridge Suites G & F Subdivision – Lot1	55.-2-24.1	2	Extension	No Board Action.
Minutes – 2/26/2014 & 3/12/2014		2		Approved.

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

Respectfully submitted,

Rose Trombetta

TEAKETTLE HEIGHTS REALTY – TEAKETTLE SPOUT RD – TM – 76.17-1-19 – PUBLIC HEARING

Mr. Carnazza had no comments.

Mr. Franzetti stated the Engineering Office received documents on Monday afternoon, so we did not have time to fully review all the documents. At which time, Mr. Franzetti read his memo which stated the project encompasses subdivision of an 18.14 acre parcel into two nearly equal lots. The rear of the tract contains NYSDEC-designated wetlands CF-9, and its associated buffer area.

Partial review of the information provided indicates that the overall area of disturbance is 70,300 square feet (1.6 acres).

Table 2 of Appendix B, of the New York State Department of Environmental Conservation (NYSDEC) State Pollution Discharge Elimination System (SPDES) Permit for Stormwater Discharges from Construction Activities (GP-0-10-001), requires that construction activities of single family residential subdivisions located in the East of Hudson Watershed that involve soil disturbances of one (1) or more acres of land prepare a Stormwater Pollution Prevention Plan (SWPPP) that include post-construction stormwater management practices.

In addition all post-construction stormwater management practices shall be designed in conformance with the most current version of the technical standard, New York State Stormwater Management Design Manual (“Design Manual”).

Therefore, the applicant is required to update the SWPPP to meet the current regulatory design criteria. It is possible that the applicant may need to resubmit the site plan to the Planning Board for review and approval.

Mr. Cleary stated he did not have any further comments, but in light of what the Town Engineer stated with updating the SWPPP may affect the plan that’s in front of you tonight. He said you have a public hearing this evening and because there may be changes to the plan, I would recommend that the public hearing remain open.

Mr. Gary asked Mr. Karell, as a prior town engineer you should be very familiar with the town ordinance. He asked why haven’t the comments been addressed?

Mr. Karell stated the he did address the town engineer’s prior comments after the last meeting. I believe the SWPPP does meet the requirements and if it doesn’t, they would be minor points. Mr. Franzetti would have to review the plan further. He said this is on for a public hearing and I don’t think there is anyone here from the public. He said there is no reason why we can’t have the public hearing and close it and proceed on. We would have no problem with giving the board a waiver of the 45 days. He said every attempt was made to address Mr. Franzetti’s comments. I provided a SWPPP and believe it meets the requirements of the NYSDEC.

Mr. Franzetti stated it does not meet the State’s requirement. It meets the town requirements only. He said the area of disturbance is over 70,000 square feet which kick in a different set of criteria that needs to be looked at.

Mr. Gary stated when applicants fail to meet the requirements to stay on the agenda; we have in the past dismissed the application until the requirements were met and then put them back on the agenda. He said it is up to the board members to decide what should be done.

At which time, a discussion ensued regarding the previous drawings and if the area of disturbance was shown on the original map.

Mr. Karell said the area of disturbance was always over 30,000 square feet for each lot and I think my SWPPP addresses it. He said I would have to review it with the town engineer.

At which time, another discussion ensued regarding whether or not to proceed with the public hearing.

Mr. Gary said we do not want to set a precedent. All information should be on drawings prior to the public hearing.

Mr. Charbonneau addressed the board and stated based on what has been said this evening, I suggest you do open the public hearing until the issues have been addressed.

The board members agreed with Mr. Charbonneau.

Mr. Gary said we will open the public hearing when it's ready to be opened.

STAYBRIDGE SUTIES (JARAL PROPERTIES) – G & F SUBDIVISION – LOT 1 – ROUTE 6 – TM – 55.-2-24.1 – EXTENSION OF SITE PLAN APPROVAL

Mr. Carnazza stated he reviewed the file and the variance that was granted was a two year variance and has since expired. They need to go back to the Zoning Board for a re-approval of the variance.

Mr. Zac Pearson of Insite Engineering, representing the applicant stated he didn't realize the variance had expired. He said we will go forward with the Zoning Board and then come back to the Planning Board.

MINUTES – 2/26/2014 & 3/12/2014

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

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

Respectfully submitted,

Rose Trombetta