

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
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RICHARD FRANZETTI, P.E.
Town Engineer

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

VINCENT FRANZE
Architectural Consultant

PLANNING BOARD MINUTES

MAY 24, 2017

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

ABSENT: ANTHONY GIANNICO, KIM KUGLER

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>TYPE</u>	<u>ACTION OF THE BOARD</u>
Lincks, Joseph & Lynda & Colonial Park Assoc.	75.42-1-46 & 47	1	PH/Reso	Public Hearing Closed and Resolution Adopted.
Woodcrest Gardens	76.9-1-19	1	P.H.	Public Hearing Closed and Bond Return Recommended to Town Board.
Putnam Hospital Center/ Emergency Dept. Addition	66.-2-57	2-5	A. Site Plan	Public Hearing Scheduled & Lead Agency Declared.
ShopRite Carmel	44.9-1-9	5-11	A. Site Plan	No Board Action.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Rose Trombetta

LINCKS, JOSEPH & LYNDALYNDA & COLONIAL PARK ASSOC. – 771 & 775 SOUTH LAKE BLVD – TM – 75.42-1-46 & 47 – PUBLIC HEARING AND RESOLUTION

Mr. Carnazza had no comments.

Mr. Franzetti had no comments.

Mr. Cleary said all planning issues have been addressed and you have a final approval resolution before you this evening.

Chairman Gary stated this is an open public hearing and if anyone in the audience wished to be heard on this application.

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

Mr. Cote moved to adopt Resolution #17-07, dated May 24, 2017; Tax Map #75.42-1-46 & 47 entitled Lincks & Colonial Park Association Final Subdivision (lot line adjustment) Approval. The motion was seconded by Vice Chairman Paepre with all in favor.

WOODCREST GARDENS – 675 ROUTE 6 – TM – 76.9-1-19 – PUBLIC HEARING

Mr. Carnazza had no comments.

Mr. Franzetti had no comments.

Mr. Cleary had no comments.

Chairman Gary stated this is an open public hearing and if anyone in the audience wished to be heard on this bond return.

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

Mr. Furfaro moved to recommend full bond return to the Town Board. The motion was seconded by Mr. Cote with all in favor.

**PUTNAM HOSPITAL CENTER – EMERGENCY DEPARTMENT ADDITION – 670
STONELEIGH AVE – TM – 66.-2-57 – AMENDED SITE PLAN**

Mr. Carnazza had no comments.

Mr. Franzetti stated all engineering comments have been provided. The applicant has acknowledged the need for referrals and necessary permits they need to obtain.

Mr. Cleary stated in response to a number of comments that were raised at the last meeting the applicant has made several modifications to the layout and configuration. He said the general layout remains fundamentally unchanged. He said we talked about options of coming in at different locations, but the applicant believes the layout as proposed at the last meeting is their best plan. They have made several modifications including widening the driveway and they made significant modifications to the ambulance turning and parking area. They have modified signage on the property and they provided the clarification and the justification for the size of the emergency department expansion. It's more of an efficiency issue with respect to have the emergency room operates. They made modifications to landscaping and they have clarified the lighting on the site.

Ms. Dawn McKenzie of Insite Engineering, representing the applicant appeared before the board.

Chairman Gary asked about the entrance and exit of the ambulances and why haven't they made any changes as was discussed at the last meeting.

Vice Chairman Paepre said there was a concern especially if there were more than three ambulances. If there was a major emergency, it could get very congested up top.

Ms. McKenzie stated one of the items we provided as part of our submission was a statement from the hospital about their surge plan and their protocol for dealing with high volume events.

Chairman Gary said the roadway that goes to the emergency room is available to anybody not just ambulances. Is that correct?

Ms. McKenzie said that driveway is strictly for access to the emergency room and the ambulance department.

Chairman Gary said that area could get very congested especially if there is a major emergency. He said what about putting a flashing light that would turn red that says ambulances only.

Ms. McKenzie has a protocol for dealing with situations like that.

Chairman Gary asked what is the protocol.

Mr. Joseph Sinise of Health Quest addressed the board and stated the staff has an emergency management plan. They plan for mass casualties. We have staff on hand and through security and the emergency department we have a surge policy. They would come out and direct traffic and assist people and maintain the policies and procedures of the hospital. They discuss and work on the surge policy periodically.

Chairman Gary said so you don't see a need to put a light up there that says do not enter.

Mr. Sinise said it's not as effective as having people out there directing traffic based on an emergency situation.

Chairman Gary said even at 3:00 a.m.

Mr. Sinise said they have the staff on call. They have people there all the time.

Chairman Gary said I don't think it's sufficient, but that's just me.

Mr. Sinise said we do pride ourselves in the procedures and policies that we have in place.

Chairman Gary said you and I know that is a very minute area there; it could be blocked up in less than five minutes.

Mr. Sinise said and we are prepared to take care of that.

Mr. Cleary said you did widen that driveway, correct?

Ms. McKenzie replied yes we did. She said the entrance (points to map) has been widened to a minimum of 20 feet. She said there are three ways to get into that and it's open and goes through.

Chairman Gary said so there are three different ways to get in there and you don't see it as a necessity to keep one of them free at all times for emergencies.

Ms. McKenzie said the southern entrance off of Stoneleigh Ave is for emergency and staff only. Differing from the main entrance to the hospital (points to map).

At which time, Ms. McKenzie pointed to the map to show the entrance to the emergency room from Stoneleigh Ave drive up pass the parking and main entrance areas then circle around the building to the emergency room which is what people do now. There is a separate entrance down here (points to map) which is for emergency vehicles and staff only and goes to the emergency room. They are going to change the signage to make accessible for emergency traffic to come in this way. That is primarily an emergency and staff access, general patients coming into the hospital are not supposed to use that entrance and there is signage to that effect at the entrance which currently exists.

Chairman Gary said if there was sign that said ambulances only during an emergency that would be great! He asked that they think about it one more time.

Ms. McKenzie replied okay.

Vice Chairman Paeprrer was concerned when family members are following the ambulance to the emergency room and parks in one of the three designated spaces for the ambulances.

Ms. McKenzie said you're concerned when the traffic splits they are going to follow the ambulance into ambulance area.

Vice Chairman Paeprrer said there are two other spots that could be filled by other vehicles rather than ambulances.

Ms. McKenzie stated when the traffic divides and you're deciding where to go, the canopy over the ambulance bay has a sign in red that says ambulance and that is the ambulance entrance. She said we have signage and striping and we have also reconfigured the area slightly. The ambulances are still in the same place, we have provided them with 12' wide and 24' long parking stalls at the ambulance entrance where they will come in and unload their patients. We have also rotated the ambulance parking and pulled the island out of that area. By doing that we are providing a little more protection for pedestrians crossing, but it also helps to discourage people from pulling into the ambulance area.

Mr. Sinise stated when you see that canopy with the large ambulance sign it's pretty clear that you're not allowed to be there. He said from a hospital standpoint we are satisfied with that design.

At which time, a discussion ensued regarding the grade of the outside island and the ambulance parking configuration.

Chairman Gary stated you have about 5 spaces for the ambulance to park, what happens if you have 7 or 8 ambulances coming in at what time in emergency situation, where will they park?

Mr. Sinise points to map to show where the other ambulances will park in case of an emergency.

At which time, the board members and applicants continued to discuss ambulance parking in emergency situations.

Chairman Gary asked Mr. Cleary what is the next step.

Mr. Cleary said they need a public hearing.

Chairman Gary said to schedule a public hearing.

Ms. McKenzie asked a SEQRA.

Mr. Cleary said we really don't have any other involved agencies, so we will do an uncoordinated review when we grant approval. Mr. Cleary asked if a NYCDEP permit is required for this.

Ms. McKenzie stated we are getting a SWPPP amendment.

Mr. Franzetti said they have a state SWPPP.

Mr. Cleary said if NYCDEP is involved we should designate lead agency, because DEP will have a role.

Mr. Cote moved to designate intent to serve as lead agency. The motion was seconded by Vice Chairman Paepre with all in favor.

SHOPRITE CARMEL – 184 ROUTE 52 – TM -44.9-1-9 – AMENDED SITE PLAN

Mr. Carnazza read his memo which stated the applicant proposes to construct an addition to the existing ShopRite in Carmel. The architectural consultant needs to review this plan and submit comments. The applicant needs to open an escrow account for the review prior to the consultant reviewing the plans. The bulk requirement table is incorrect. It appears that the engineer only included the information for ShopRite. The entire lot and building(s) needs to be included in the bulk requirements. Provide a turnaround detail for the trucks to access the loading bay(s). Provide a list of all variances granted for this site. Variance is required for parking. The plan appears to be 215 parking spaces short. Once I know how many spaces were required by previous variance, I will be able to provide the number required for variance.

Mr. Franzetti said this application is for an expansion of the existing Shoprite Supermarket which is as follows:

- 17,336 S.F. Building Addition;
- 1,323 S.F. Cooler Addition;
- 2,017 S.F. Vestibule Addition; and
- 437 S.F. Bottle Return

Mr. Franzetti stated I have substantial comments which I will forward directly to applicant. He said the biggest concern is various details with regards to SWPPP and meeting the criteria of the state and the water and sewer connections which are detailed in my memo. He said I recommend that the applicant meet with the consultants to review all the comments.

Mr. Cleary stated this is an existing design shopping center. He said there are special permit criteria that exist with an existing design shopping center. The applicant should verify that they continue to comply with those standards with the proposed expansion. The primary issue with regard to the expansion is supermarkets are becoming much more than they used to be. They are providing services above and beyond what typically was

associated with a supermarket. They are often eating establishments, retail facilities, cafes and so on. He said operational functions will need to be clarified. He said there are no changes to access into the property, but the front parking area is being reconfigured to a certain degree that represents an opportunity for us to look at stormwater management issues and the ability to perhaps reclaim islands for some landscaping in the parking area. They need to confirm parking requirements on the site, that's an issue that relates to the entire property not just ShopRite. He said the loading bays are being modified. He said turning templates to demonstrate how that will work would be very helpful and how it's going to work.

Mr. Cleary continued to read the additional comments from his memo dated May 24, 2017.

Mr. Franzetti stated he has one more comment that might need to be addressed. He said a blasting permit may be needed depending on what kind of material you meet under the future addition and wherever you are doing the additional work.

Anthony Molé, Esq. Counsel for the applicant and Daniel Peveraro of DSP Engineering appeared before the board.

Mr. Molé addressed the board and stated we are hoping this evening that the board can declare its intent to be lead agency in this matter. He said we will need parking variances as stated and asked if the board would be willing to send them to the zoning board for the parking variances.

Mr. Peveraro addressed the board and stated the majority of the addition is on the left hand portion of the building about 17,300± square feet which includes new loading facilities, a cooler in the rear, a new bottle return in the front and a new vestibule. The vestibule serves two purposes; one is for energy code conformance that separates the door and secondly, the vestibule serves to bifurcate the entrance so that the parking is used much more efficiently because there are two doors on either side as opposed to the current condition where there is one door in the middle. He said all the lighting in the main parking aisle and in the rear is existing and will remain. One light will be re-located by 5 feet because of the layout changes that were done in the parking area. He said as far as the intensity of the use is concerned, supermarkets are changing the way that they are operate, because customers are looking for healthier options, bigger meat and seafood departments, etc., these items take up a lot of space. He said it's not the most efficient layout. He said but people don't want that and because it's less efficient you need more floor area. That's really what this whole idea is about; trying to better serve the existing customers base not necessarily getting new customers.

Mr. Cleary said so nothing unusual, no café.....

Ms. Susan Sassoon, applicant's architect stated there is some seating now, we're just adding a few tables.

Vice Chairman Paepre asked what is the size of the existing building.

Mr. Peveraro said the existing building is 47,573 square feet. The proposed building including the vestibule, bottle return room and the freezer in the back is 69,950 square feet.

Mr. Carnazza said they are a design shopping center, so the uses are any of the permitted uses in a design shopping center, so they are okay with the tables.

Mr. Cote asked with the expansion on the side, what percentage of that will be retail space versus storage or back room space.

Ms. Sassoon said about 75% will be sales.

Chairman Gary asked what is the purpose of expanding the store to 70,000 square feet?

Mr. Peveraro stated the expanded offerings will be a bigger bakery, produce and meat. There is nothing earth shadowing about the changes. They are not going to be selling anything out of the ordinary.

Ms. Sassoon said they are going to provide more of a selection, more choices. She said they are going from 14 cashiers to 20 cashiers to keep the lines moving faster.

Mr. Peveraro said there will be a bigger specialty area. He said the customer is changing; the customer has changed in the last 5 years. They want what they want, and they want it as quickly and smoothly as they can get it.

Mr. Carnazza asked a few months you had a generator tractor trailer there, will you still have room to park that there, are you offering a spot for it because.....

Ms. Sassoon said we will put it in one of the truck bays if the need arises.

Mr. Carnazza said it has been stored there since the last storm.

Mr. Peveraro said we are adding additional truck bays to the building.

Mr. Carnazza said you have 7 trucks in the back lot according to the drawing.

Ms. Sassoon said one of the reasons why we are doing this is to allow more room for trucks, we are increasing our truck bays.

Mr. Peveraro said we have 6 trucks bays under our proposed conditions.

Mr. Cleary asked how many bays do you have now.

Mr. Peveraro replied three.

Mr. Cleary said it is very heavily occupied.

Mr. Carnazza said it's not going to get better.

Vice Chairman Paepre asked if the trash compactor is there also.

Mr. Cleary yes it is. He asked if it was strictly for the trash compactor.

Ms. Sassoon said the compactor is fixed in place.

Mr. Cleary said but is the truck loading space there accessing the compactor only or is there access into building as well at that location.

Mr. Peveraro said there is access into the building, from the loading space not the compactor.

Mr. Cleary said so that loading space serves the building not the compactor.

Mr. Peveraro replied correct. The compactor is accessed from the other side.

At which time, a discussion ensued regarding the truck loading pattern and how the trailers will ingress and egress and turn around maneuvers.

Mr. Carnazza asked if you walk from the left side of the building to the right side of the building, do you have to walk into the parking lot to get there.

Mr. Peveraro said we are providing a 4 foot sidewalk between the travel way and vestibule with a ramp.

Mr. Carnazza asked where will the carts go.

Ms. Sassoon said in the vestibule.

At which time, a discussion ensued regarding the parking situation on the ShopRite side of the shopping center which causes a traffic jam in the front of the store.

Mr. Peveraro said by adding a second door (points to map) we hope it will help with the parking congestion.

Chairman Gary stated I hear two comments about that store, it's a great store, you could get anything you want and the second comment is it's so big. What are they going to say now? He said I really don't get your explanation of what it is going to be used for. I have a very suspicious mind and I think there is something else that is going on in there to build a store that big.

Mr. Peveraro said the size we are expanding to is the standard ShopRite size, the size they are currently at is smaller.

Chairman Gary said are you basing that capacity on this area?

Mr. Molé said this plan is unique to Carmel, but it is not unique to ShopRite. They are currently undergoing a similar change to many of their stores. He said we may be able with one of the projects we worked on that's complete to show you what the inside looks after the build.

Chairman Gary said I'm not saying that's not what is needed. I just want an explanation on how the inside is going to look, what is really going in there.

Mr. Molé said I understand.

Mr. Stone does ShopRite have data to support the expansion; you're suggesting it is a result of greater sales.

Ms. Sassoon said they are doing this for business reasons.

Chairman Gary said you are expanding by 17,000 more square feet, where are you going to park? He said if you go to that shopping center after 11:00 in the morning; there is no place to park now! We need to know what you are really doing with that space.

Mr. Molé said they are in competition with other supermarkets, I will get as much information as I can, but there are specific market analysis reports, but I'm not sure if we could provide it to the board. We could show what they have done at other locations similar to this. He said I don't think that we could get that deep into their strategy in terms of marketing.

At which time, Ms. Sassoon displayed a rendering of all the inside fixtures and their locations, for example, frozen foods, dairy and produce, etc.

Mr. Franzetti stated I think what the board is asking, if you go to DeCicco's in Brewster they have a bar or Stop and Shop in Somers they have a Starbucks, so what the board is looking to find out are you adding a bar or eating area.

Ms. Sassoon said there is an existing pharmacy, but we will be moving their location. Right now, there are no plans to add an additional sub-tenant.

Mr. Furfaro said what are the elevations going to look like. He said you will have to go through the architectural review process with our architect.

Ms. Sassoon stated we are updating the aesthetics. Right now, the building is dated. At which time, Ms. Sassoon displayed the existing elevations with big glass curtain wall. She said that will be going. The existing stonewall will be hidden as much as possible.

The board members and architect continued to discuss the aesthetics of the building and the proposed addition.

Vice Chairman Paepfer asked if there is an opportunity to approve parking on the whole site. That's a big problem.

Mr. Cote said or maybe look at the available space and see if there is another way they could reconfigure the parking.

Mr. Peveraro said there isn't much room within the existing footprint.

Chairman Gary asked if there is enough parking for the size of the building and its use.

Mr. Molé stated they currently have 676 spaces which was sufficient at the time in terms of the code, now the code will require 885 spaces. So we are about 250 spaces short.

Chairman Gary said can you get those 250 spaces on there.

Mr. Carnazza stated if I not mistaken there is an existing variance for parking already. He said for the entire shopping center the code requires 6 parking spots per 1,000 square feet of building area. He said they have a current variance but now they are making the building bigger and taking away parking.

Mr. Stone asked for the ShopRite footprint, how many spaces by code would be required for your square footage alone.

Mr. Carnazza stated for ShopRite alone with the expansion, the required spaces would be 419.

Mr. Stone said the parking is definitely an issue.

Mr. Carnazza said and they are taking away a few spots and adding building.

Mr. Furfaro asked how many spaces is the existing variance for.

Mr. Carnazza said that's something I asked them for.

Mr. Peveraro said I know they were previously approved under different parking calculations.

Chairman Gary can you provide additional parking in the ShopRite area.

Mr. Peveraro replied I don't think there is room to add any more parking.

At which time, a discussion ensued regarding the parking situation in the shopping center.

Chairman Gary stated it would be irresponsible of the board if it doesn't consider the parking before we consider the expansion. He asked Mr. Peveraro if he was a traffic engineer.

Mr. Peveraro replied no.

Chairman Gary asked if he could have a traffic engineer look at it. They look at things differently. He said have him look at the map and then come back to the board. He said to also meet with the consultants.

Mr. Peveraro replied okay.

Chairman Gary said we need to look at the size of that building, the community and what's going on in there.

Mr. Cleary said I think Mr. Molé will give us something with respect to that.

Chairman Gary said we will need a written report.

Mr. Cote moved to adjourn the meeting at 8:30 p.m. The motion was seconded by Vice Chairman Paepre with all in favor.

Respectfully submitted,

Rose Trombetta