

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

AUGUST 16, 2017

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

ABSENT: DAVE FURFARO

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>TYPE</u>	<u>ACTION OF THE BOARD</u>
Sansevera, John	55.5-1-4	1	P.H.	Public Hearing Closed & Planner to Prepare Resolution.
Yankee Development	76.15-1-12	1	Extension	6 Month Extension Granted.
Thimm, Karl	65.17-1-15	1-2	A. Reso.	Resolution Adopted.
McDonald's USA, LLC	55.11-1-41	2	Bond Return	Applicant Did Not Show Up.
NY Fuel Distributors (Coco Farms)	55.11-1-40	3	A. Site Plan	Discussion.
Minutes – 07/12/17		3		Approved.

The meeting was adjourned at 7:16 p.m.

Respectfully submitted,

Rose Trombetta

JOHN SANSEVERA – 47 GLENEIDA RIDGE ROAD – TM – 55.5-1-4 – PUBLIC HEARING

The consultants had no comments.

Chairman Gary asked if anyone in the audience wished to be heard on this application.

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

Chairman Gary asked the Planner to prepare a resolution.

NY FUEL DISTRIBUTORS (COCO FARMS) – 1923 ROUTE 6 – TM – 55.11-1-40 – DISCUSSION

The applicant was taken off the agenda.

YANKEE DEVELOPMENT – PIGGOTT ROAD – TM – 76.15-1-12 – EXTENSION OF PRELIMINARY SUBDIVISION APPROVAL

Mr. Carnazza had no comments.

Mr. Franzetti stated the engineering does not have an objection to granting a 180 day extension for the preliminary subdivision approval. There are comments that are ongoing and I will forward them to the applicant.

Mr. Cleary stated he has no objection to extension of preliminary approval.

Chairman Gary asked what is the delay with the project.

Mr. Ed Delaney of Bibbo Associates, representing the applicant stated we are still going back and forth with NYCDEP.

Vice Chairman Paepre moved to grant preliminary subdivision approval for 6 months. The motion was seconded by Mr. Cote with all in favor.

THIMM, KARL – 232 EAST LAKE BLVD – TM- 65.17-1-15 – AMENDMENT TO RESOLUTION

Mr. Carnazza stated the applicant is here tonight because they want to eliminate a bathhouse from an existing approved site plan. They are building everything but the bathhouse. They will be building just the parking area and dock.

Mr. Franzetti stated this is a change in scope and the applicant requested that less work be performed. No additional comments are necessary from the engineering office.

Mr. Cleary stated you have the resolution before you tonight that reflects the revised plan, the elimination of the boathouse. It is simply the construction of the dock and parking area.

Mr. Franzetti stated he didn't realize the parking area was bondable, so he would need to come up with a bond amount to be added to the resolution.

Mr. Cleary agreed we could add it to the resolution. He addressed Mr. Thimm and said there will be a revised bond amount in this resolution that will be substantially less than what was in the prior resolution.

Mr. Franzetti said it will be for the parking area. He said you have to have it. It's part of what needs to be done.

Mr. Thimm asked even for gravel?

Mr. Franzetti replied yes.

Chairman Gary asked Mr. Franzetti if he had an idea of what it might be.

Mr. Franzetti replied I don't know. The area is very small; it's just item 4 gravel. It will certainly be less than \$10,000 if it's that much at all.

Chairman Gary asked the applicant if he would accept a limit of no more \$7,000.00.

Mr. Thimm replied okay.

Mr. Franzetti said I will look at the numbers and let the board know what that value is.

Chairman Gary said we are going to vote tonight, with a bond less than \$7,000.00. He asked if everyone was in agreement with that and asked for a motion.

Mr. Cote moved to adopt Resolution #17-13, dated August 16, 2017; Tax Map #65.17-1-15 entitled Thimm Dock Amended Final Site Plan Approval including the bond not to exceed \$7,000.00. The motion was seconded by Vice Chairman Paepre with all in favor.

MCDONALD'S USA, LLC - 1931 ROUTE 6 - TM - 55.11-1-41 - BOND RETURN

The applicant did not show up.

NY FUEL DISTRIBUTORS (COCO FARMS) – 1923 ROUTE 6 - DISCUSSION

Chairman Gary addressed the board and stated he conducted a site visit with Vice Chairman Paepre, D.O.T. and the Coco Farms Engineer. He said the NYSDOT wants the motorists to come to the red light and make a left turn onto Stoneleigh Ave and make another left turn to go into the gas station. He said we all know no one is going to do that.

Mr. Carnazza asked if it was the State D.O.T wanting this.

Chairman Gary said the State does not want an entrance on Route 6 going into the gas station. They want it on a County Road. He said he had a discussion with a D.O.T Representative and he thinks they will approve the entrance off of Route 6. It will be the first entrance just as you pass McDonald's. He said they are still studying the access report. He said the State is trying to pressure McDonald's to let traffic go through their property onto Stoneleigh Ave and then make a right into the gas station. He told the D.O.T Representative McDonald's will not let traffic come through their parking lot. He said that area has a lot of traffic and it's a very bad intersection. He said I guarantee you they will turn left on Route 6 into the gas station, because they are doing it now.

Vice Chairman Paepre stated we were standing there and cars were cutting through the gas station.

Mr. Cleary said they always have.

Mr. Cote said if the State is so concerned about it why don't they put something in the middle, like stanchions.

Chairman Gary said the board would be further agreeable, if you make it so they can't turn left. He stated the D.O.T. Representative said the County doesn't want traffic on its road. Chairman Gary told the Representative we have to do something because the business is there and we need entrance for it. He said we still have a decision to make if they turn that down. He said we are going to make it safe.

MINUTES – 07/12/17

Vice Chairman Paepre moved to accept the July 12, 2017 minutes. The motion was seconded by Mr. Stone with all in favor.

Mr. Giannico moved to adjourn the meeting at 7:16 p.m. The motion was seconded by Mr. Cote with all in favor.

Respectfully submitted,

Rose Trombetta