

APPROVED

CRAIG PAEPRER
Chairman

ANTHONY GIANNICO
Vice Chairman

BOARD MEMBERS

KIM KUGLER
RAYMOND COTE
ROBERT FRENKEL
VICTORIA CAUSA
JOHN NUCULOVIC

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 **MARCH 23, 2022**

PRESENT: CHAIRMAN, CRAIG PAEPRER, VICE CHAIRMAN, ANTHONY GIANNICO,
RAYMOND COTE, ROBERT FRENKEL, VICTORIA CAUSA, JOHN NUCULOVIC

ABSENT: KIM KUGLER

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>TYPE</u>	<u>PAGE</u>	<u>ACTION OF THE BOARD</u>
Willow Wood Country Club	87.7-1-6,7&11	A. Site Plan	1-4	No Board Action.
910 South Lake Blvd LLC	75.44.1-57&64	A. Site Plan	4-6	No Board Action.
Shallow Stream Properties	87.8-1-4,5,&6	Lot Line Adjust.	6	Public Hearing Scheduled.
Minutes – 02/10/22			6	Held Over.

The meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Rose Trombetta

WILLOW WOOD COUNTRY CLUB, INC – 551 UNION VALLEY ROAD – TM – 87.7-1-6, 7 & 11 – AMENDED SITE PLAN

Mr. Carnazza read his memo which stated the applicant added a 14 station sporting clay range to the existing Willow Wood Country Club. The previous application was approved as a Country Club. Country Clubs are permitted conditional uses in the R-Residential zoning district. Applicant added QUIET ZONE signs where trail is close to houses.

Variances were granted for the following and are noted on the plat:

502 Parking spaces required, 80 proposed, 422 variance.

10 x 20 parking space required, 9 x 18 proposed.

Non-permanently-improved parking spaces.

Why are “sound barriers” only proposed at stations 4 and 12? And improved on 13 and 14? Would the “sound barriers” be helpful at every station? Is there a way to engineer a berm with vegetation to help muffle the noise? Why are the sound barriers at the trap field no longer existing, they are on the currently approved site plan. Every part of the previous approved site plan must be maintained or the site plan approval becomes null and void. Please replace the sound barriers or submit to the board for the removal of the barriers.

Mr. Franzetti read his memo which stated this application is for an amended site plan for the approval of a cart path and 14 sporting clay stations. the cart path is over existing logging roads and the sporting clay stations are already installed and in use. based upon our review of this submittal, the engineering department offers the following preliminary comments:

I. General Comments

1. Permits from the following would appear necessary:

a. Town of Carmel Environmental Conservation Board

The applicant has acknowledged this comment and will work with this Department to determine if this requirement is needed as the wetland delineation validation from the NYSDEC is still in process.

b. New York State Department of Environmental Conservation:

i. General Permit for Stormwater Discharges from Construction Activities.

The applicant has acknowledged the need for the General stormwater permit.

2. The applicant will be required to supply a stormwater maintenance agreement and maintenance guarantee per Town Code (§156-85 and §156-87 B respectively).

The applicant has acknowledged this comment and will work with this Department to determine if this requirement is needed

3. Should any improvements be deemed necessary as part of the development of the tract, a Performance Bond and associated Engineering Fee must eventually be established for the work. Prior to Final Resolution the applicant will be required to submit a quantity take off of all proposed improvements for bonding and inspection fee purposes.

A performance bond is needed for the erosion and sediment control and stormwater management practices.

Detailed Comments

1. All planting should be verified by the Town of Carmel Wetlands Inspector. Notes should be added to the drawing

2. All plantings shall be installed per §142 of the Town of Carmel Town Code. Notes should be added to the drawing
3. The rain garden calculations must be provided and must meet the NYSDEC criteria for design.
4. The wetland limits must be shown on the drawing.

The applicant has acknowledged this comment and will work with this Department to determine if this requirement is needed as the wetland delineation validation from the NYSDEC is still in process.

Mr. Cleary stated the primary issue with this application is the noise impact issues that were discussed previously. Insite Engineering gave you some responses on how they are amplifying the noise mitigation measures. Has the Club's Noise Consultant prepared an analysis of the site or report that could be shared with the Planning Board? Are there other methods that should be utilized, such as berms or additional landscaping? How will the operation of the sporting clay course comply with the Town's Noise Ordinance (Chapter 104)?

Mr. Rich Williams of Insite Engineering, representing the applicant addressed the board and stated we are before you for an amended site plan approval for a sporting clay course consisting of 14 stations. Willow Wood Country Club was founded in 1955 with 11 acres. In 1981 the club expanded with the purchase of additional 75 acres to its current 86 acre total. In 1983, the Appellate Division of the Supreme Court permitted Willow Wood as a permitted conditional use. In 1991 and 2000 we had site plan approvals for existing club infrastructure. We derive our access off of Union Valley Road through a gravel road to the existing club (points to map). He said there is existing trap field here (points to map) with two noise barriers. The noise barriers have come down, but we are reconstructing them as we speak. We are not seeking to have them removed from the site plan. We will rebuild them in accordance with the originally approved site plan. We also have a five stand course here (points to map) and our existing clubhouse. What you see in gray is the wooded areas of the property. In 2016, a tree harvesting permit was obtained to clear these areas in white and then around those areas a sporting clay course was built. What's highlighted in yellow is the actual trail. Along the trail we have 14 stations. Sporting clays is a sport where you pull up to a station and there is a wooded cage you step into. At each station three targets are released and you shoot the three targets in order and move on to the next station. The improvements we're seeking as part of this amended site plan is adding millings in some of the areas to stabilize the existing trails. We have drainage improvements throughout the trails. We will be adding some riprap swales and rain gardens for stormwater treatment.

Mr. Frenkel asked Mr. Williams to point to where the newer stations are located.

Mr. Williams stated it's the trail in yellow which has 14 stations spread throughout (points to map).

At which time a discussion ensued regarding how many clay stations were existing and how many were added.

Mr. Williams stated the previously approved site plan did not show the sporting clay course.

Mr. George Calcagnini, representing Willow Wood addressed the board and stated there was no formal sporting clay course. He said the sporting clay courses are on carts and they are made to be moved and would like to move them every two weeks, so we could train for different types of targets. Willow Wood is a very small club in the sphere of sporting clays,

but it has become a very significant training ground for serious competitive shooters. This is an important training facility and a plus to the community. Sporting clay shooters need to constantly have different targets to expand their abilities.

Mr. Cote asked Mr. Williams to point to map where the nearest houses (top left hand corner) are in the gray shaded area.

Mr. Williams points to the drawing showing the two nearest houses.

Mr. Cote asked how far is station #14 to the nearest house?

Mr. Williams replied over 420 feet and probably closer to 500 feet.

Mr. Calcagnini stated it's 500 feet from to the property line and then whatever it is from the property line to the house.

Chairman Paeprer asked is Heritage Hills to the north of that?

Mr. Williams said Heritage Hills is to the south (points to map).

Mr. Calcagnini stated he would meet with Mr. Carnazza to discuss additional sound barriers. He said although I don't have a noise report for you now, I can certainly get one.

Mr. Carnazza stated it would best to meet with all three consultants.

Mr. Cote asked what is the sound attenuation at stations #13 and #14?

Mr. Calcagnini stated there is a sound barrier that is 10 feet long, 12 feet high directly behind the shooter. It is made with 2x6's with overlapping board, so there is no sound penetration through that. At those stations will have side walls put on and a roof to enhance the noise mitigation of that at stations #13 and #14.

Chairman Paeprer asked is there a better product for sound attenuation then wood?

Mr. Williams stated we are working with a noise expert and we will share our plan with you. When we come back next time, we will have more information and we'll submit a report to help substantiate noise levels and that will answer a lot of questions.

Mrs. Causa asked what are the hours of operation?

Mr. Calcagnini replied in the winter it is 10-5 and in the summer it's 10-6, Thursday through Sunday.

Mrs. Causa asked is it open to the public?

Mr. Calcagnini replied no. It's a private club.

Mrs. Causa asked about how many members use this?

Mr. Calcagnini replied when we first started it was about 202 members, but we will cap ourselves at about 225 members, because it's a private club.

Mr. Frenkel asked if stations #13 and #14 are they in the same location as they were when you submitted the application?

Mr. Calcagnini replied yes. The only station that was changed was #9. It was moved more southerly towards the hillside to absorb the sound and away from the residences on Union Valley Road.

Mr. Williams asked do you want us to come back to the board with the noise report for discussion or is our next step a public hearing?

Chairman Paerprer stated I think we need to discuss it first.

Mr. Franzetti stated we also need stormwater.

No board action taken.

910 SOUTH LAKE BLVD LLC – 910 SOUTH LAKE BLVD – TM – 75.44-1-57 & 64 – AMENDED SITE PLAN

Mr. Carnazza read his memo which stated the applicant now proposes to remove a garage and single room occupancy (boarding house) and rebuild a three-story, 24-room, boutique hotel. The use is permitted in the schedule of district regulations; however, the definition requires 50 or more rooms, which this does not. Variance required. A copy of this plan should be reviewed by the Fire Department for the turning radii and the location of the “Siamese” (Fire Department) connection. Why are there no drawings of the basement or the 3rd floor? I don’t understand how you are coming up with 35 ft. for the height of the building at the Rt. 6N side. Your measurements do not add up. I would like to meet with the Engineer to discuss. Provide parking Calculation, Zoning Table, and all setback dimensions. Variance appears to be necessary. Several variances are required from the ZBA. How much fill will be removed or added? Will there be blasting for this project? The architectural consultant needs to be involved with this process. It is a redevelopment that is going to set the bar for that area of the village. This project needs to be referred to ECB once it is nearly complete.

Mr. Franzetti read his memo dated March 18, 2022 which consisted of four pages.

Mr. Cleary stated the footprint of the proposal that’s before you now, the change from the prior plan to the current plan is very similar. It looks like the same configuration on the site. He stated the primary issue relates to the nature of the hotel. A hotel in this location could be a wonderful thing for us, depending on how that hotel operates. It has the potential of being the opposite if it’s not operated in certain way. So, understanding the operation of the hotel is critical. Is it franchise? Is it a local non-affiliated hotel? Will the lounge and conference room accommodate usage and bookings for the general public, other than hotel guests? Will this facility operate seasonally or year-round? What market is the hotel seeking to engage? Extended stay, business travelers, tourists, etc? Details of the projected market are requested to allow the Planning Board to understand and fully assess the economic impact of the proposed facility. Clarify the number of employees at this facility. The building will require multiple variances, similar to the prior iteration of the plan. Updated zoning compliance data is required. The proposed vehicle circulation pattern appears problematic for a hotel use. Ideally, a temporary vehicle standing area is necessary near the lobby entrance to allow for guest checks-ins. In the current plan, if a vehicle were to park adjacent to the rear entry door, the inbound and outbound driveways would be blocked. As noted during the prior review of the application, site grading represents a challenge, resulting in driveway grades close to 9%, and building height issues. A landscaping plan has been proposed. The suitability of the screening of the parking lot on the Route 6 side of the site remains a concern. The applicant should explore the opportunity to work with the DOT to supplement the screening within the Route 6 right-of-way. Site

lighting details are required. Signage details are required. The Board's Architectural Consultant should be engaged to review this proposal.

Chairman Paeprer stated it's a very difficult piece of property to develop. I understand why you want to do it.

Mr. Michael Mastrogiacono, Applicant's engineer addressed the board and stated my client has decided to do a hotel instead of multi-family, since he own's a couple of hotels in Florida and it's more allowed by the code. We do need variances because of the tight nature of the lot. It will not be a Sheraton or Marriott. The applicant will actually own it. Like a mom and pop boutique hotel. We have the parking spaces in the rear, we have the two driveways for the ingress and egress and terraced walls to soften the front. I know we still have a lot of work to do, but we wanted to come back to the board to get some direction from the board and continue with NYCDEP. He stated along 6N you will see the rear of the building (points to map).

At which time, Mr. Mastrogiacono continued to discuss the design, look and inside of the proposed hotel.

Chairman Paeprer asked if there will be a restaurant in the hotel.

Mr. Mastrogiacono replied we will not have a full breakfast, lunch and dinner. Probably just a continental breakfast. There will be a small kitchen in the basement for that kind of food.

Mrs. Causa asked will there be a bar area?

Mr. Mastrogiacono replied we're not sure yet.

Mr. Frenkel asked what kind of clientele are you trying to attract. What type of stays in terms of duration.

Mr. Mastrogiacono replied it will not be 3 hour stays. Hopefully, we would like to attract people to come for a weekend or a week.

Mr. Frenkel asked if it will be open all year round.

Mr. Mastrogiacono replied yes, it will be open all year.

Mr. Cote asked how many employees will be on site.

Mr. Mastrogiacono replied between 6 to 10 employees.

Vice Chairman Giannico asked to provide the names of the hotels in Florida that the applicant owns.

Mr. Mastrogiacono replied okay.

Mrs. Causa asked about the driveway/parking driveway drop off towards Route 6N. How will it change with it being a hotel?

Mr. Cleary stated DOT will now have a different on this given the change of use. Those access driveways may not suitable in their mind for a hotel. We don't know, you will have to talk to them.

Mr. Cote asked how many parking spaces are you proposing?

Mr. Mastrogiacomo replied 28 parking spaces.

At which time, a discussion ensued regarding the fire department, roof access, emergency generator and air conditioning.

Chairman Paeprer stated you have a lot of comments from the consultants that you need to work on and you got a lot of feedback from us also.

SHALLOW STREAM PROPERTIES INC – 145 & 153 SHINDAGEN HILL ROAD – TM – 87.8-1-4, 5 & 6 – LOT LINE ADJUSTMENT

Mr. Carnazza read his memo which stated the applicant proposes to move a lot line to create two compliant lots off Shindagen Hill Rd. On December 2, 2021, the ZBA granted the necessary variance for the area to be transferred and the % of lot to be transferred. The note is on the plat. "Lot line adjustment" is now in the title. All zoning comments have been addressed.

Mr. Franzetti stated all engineering comments have been addressed.

Mr. Cleary stated all planning issues have been addressed.

Vice Chairman Giannico moved to schedule a public hearing. The motion was seconded by Mrs. Causa with all in favor.

MINUTES – 02/10/22

The minutes were held over.

Mrs. Causa moved to adjourn the meeting at 7:47 p.m. The motion was seconded by Mr. Frenkel with all in favor.

Respectfully submitted,

Rose Trombetta