

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 **JUNE 22, 2022**

PRESENT: VICE-CHAIRMAN ANTHONY GIANNICO, KIM KUGLER, RAY COTE, ROBERT FRENKEL & JOHN NUCULOVIC

ABSENT: CHAIRMAN, CRAIG PAEPRER, VICTORIA CAUSA

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>TYPE</u>	<u>PAGE</u>	<u>ACTION OF THE BOARD</u>
De Almeida, Hernane	55.5-1-18	Resolution	1	Resolution Adopted.
Suez Water New York Inc - London Bridge Wells	64.7-1-10	Resolution	1	Resolution Adopted.
Suez Water New York Inc - Geymer Wells	75.13-1-6	Resolution	1	Resolution Adopted.
PGI, LLC Endoscopy Center	66.15-1-3	A. Site Plan	1-3	No Board Action.
Demaj & Ademi	75.12-2-1&2	Amendment to Resolution	3	Amended Resolution Adopted.
Random Ridge Subdivision	76.10-1-23	Bond Reduction	4	Public Hearing Scheduled.
Minutes – 05/12/22			5	Approved.

The meeting was adjourned at 7:31p.m.

Respectfully submitted,

Rose Trombetta

DE ALMEIDA, HERNANE - 26 GLENVUE DRIVE - TM – 55.5-1-18 - RESOLUTION

Mr. Carnazza stated all comments have been addressed.

Mr. Franzetti stated all comments have been addressed.

Mr. Cleary stated all planning comments have been addressed and you have a draft resolution before you this evening.

Mr. Cote moved to adopt Resolution #22-11, dated June 22, 2022; Tax Map #55.5-1-18 entitled De Almeida Regrading Plan. The motion was seconded by Mr. Frenkel with all in favor.

SUEZ WATER NEW YORK INC-LONDON BRIDGE WELLS - 39 BROOK STREET- TM – 64.7-1-10 - RESOLUTION

Mr. Carnazza stated all comments have been addressed.

Mr. Franzetti stated all comments have been addressed.

Mr. Cleary stated all planning comments have been addressed and you have a draft resolution before you this evening.

Mrs. Kugler moved to adopt Resolution #22-12, dated June 22, 2022; Tax Map #64.7-1-10 entitled Suez Water New York – London Bridge Wells Final Site Approval. The motion was seconded by Mr. Frenkel with all in favor.

SUEZ WATER NEW YORK INC-GEYMER WELLS - 70 GEYMER DRIVE - TM – 75.13-1-6 - RESOLUTION

Mr. Carnazza stated all comments have been addressed.

Mr. Franzetti stated all comments have been addressed.

Mr. Cleary stated all planning comments have been addressed and you have a draft resolution before you this evening.

Mr. Frenkel moved to adopt Resolution #22-13, dated June 22, 2022; Tax Map #75.13-1-6 entitled Suez Water New York – Geymer Wells Final Site Approval. The motion was seconded by Mrs. Kugler with all in favor.

PGI, LLC ENDOSCOPY CENTER – 667 STONELEIGH AVE – TM - 66.15-1-3 – AMENDED SITE PLAN

Mr. Carnazza read his memo which states the applicant proposes to add an exterior staircase and change the traffic pattern to the rear of The Barns medical building. The practice was told that they need to add this second means of egress by one of the Medical Associations. Will any other spaces need to do the same renovation in the near future? You might want to do them all at one time if that is the case. Provide an expanded view of the oval shape depicting the area of the work to be performed. Provide a floor plan of the Endoscopy Center so I can see the path of egress. Provide a detail of the accessible path to

the buildings from the accessible parking spaces (curb ramps, ramps, sidewalks, etc.). Provide a detail of the stairs, landing, etc. Provide an elevation showing the stairs/landing as it will look when complete. The parking calculation does not include the pharmacy (retail space). Is there a reason this is not included?

Mr. Franzetti read his memo which stated this application involves adding a secondary means of egress for the facility. There is some minor site work being performed at the site. Based upon our review of this submittal, the Engineering Department offers the following preliminary comments

General Comments

1. The following referrals are required:
 - a. Carmel Fire Department
2. Additional details should be provided regarding the proposed parking spaces. This includes, but is not limited to, all striping, length, widths, travel ways, proximity to property lines, guide rails etc.
3. All planting should be verified by the Town of Carmel Wetlands Inspector. Note should be added to drawing.
4. All plantings shall be installed per §142 of the Town of Carmel Town Code. Note should be added to drawing

Mr. Cleary stated the site is located in the C - Commercial zoning district. The proposed stair fully complies with the applicable C Commercial zoning district dimensional regulations. Clarify if existing off-street parking spaces are being removed. It is noted that even if spaces are removed, the site contains an excess of required parking spaces. § The site plan indicates "new plantings" alongside the new stair. The size and species of these plantings must be identified. Clarify if new exterior site lighting is proposed on the stair.

Mr. Carnazza said these are exterior stairs, correct?

Mr. Joel Greenberg of Architectural Visions, representing the applicant addressed the board and stated the stairs are enclosed. At which time, Mr. Greenberg pointed to drawings and stated the parking will be staying the same. The Endoscopy Office is requiring a second means of egress and that's why we are here before the board tonight. He said there will be an enclosed staircase by the recovery room. The original travel plan remains the same. He said two parking spaces were eliminated (points to map). Based on the calculations we still have six cars more than we actually need, but I will recalculate the pharmacy to make sure it still conforms. We are showing all new plantings around the staircase and where we are doing the construction.

Mr. Carnazza asked will this structure block any of the windows from the lower offices?

Mr. Greenberg replied yes it does (points to map). He said fortunately the lower floor is all storage areas, so we won't be blocking any offices or labs.

Mr. Cote asked is the primary purpose for this is for an emergency exit?

Mr. Greenberg replied yes. He said this company that controls endoscopies is now requiring two means of egress for all of their facilities around the state.

Mrs. Kugler will the base of the stairs have a door, will there be a door at the top?

Mr. Greenberg replied yes. There will be a door at the end of the existing building (points to map) to go into the staircase and there will be a door at the bottom.

Vice Chairman Giannico asked if the doors will have panic bars?

Mr. Greenberg replied yes.

Mrs. Kugler asked will there be lighting inside?

Mr. Greenberg replied yes.

Vice Chairman Giannico stated there are few comments that need to be cleaned up here. The next would be to schedule a public hearing.

Mr. Carnazza said can we wait until we get some of the answers. We need to check the calculation on the pharmacy and things of that nature.

Vice Chairman Giannico replied we will hold off on scheduling a public hearing.

Mr. Greenberg replied we will be ready for the next meeting.

DEMAJ & ADEMI – 552 ROUTE 6 – TM – 75.12-2-1 & 2 – AMENDMENT TO RESOLUTION

The consultants had no comments.

Mr. Joel Greenberg of Architectural Visions, representing the applicant addressed the board and stated if you recall on the resolution you approved a couple of meetings ago, there was a comment about an easement with Albano Agency, so the garbage trucks could go onto Albano's property to get to the refuse container. We negotiated back and forth with Mr. Albano, but he wouldn't grant the easement. He said we're taking the refuse enclosure and moving it to the front and the garbage company was okay with rolling out the container and putting it into the garbage truck. We got a letter from the garbage company saying they will service it. We would like to change the resolution to eliminate the requirement for an easement with Mr. Albano.

Mr. Charbonneau stated the original resolution had language in it that required an easement, so that language will be removed in the amended resolution.

Mr. Cleary stated that language that Mr. Charbonneau referred to has been removed and the replacement language is all refuse shall be stored in bins and transferred to the curb on collection days.

Vice Chairman Giannico asked for a motion to adopt the amended resolution.

Mr. Cote moved to adopt Resolution #22-10, dated June 22, 2022; Tax Map #75.12-2-1 & 2 entitled Demaj & Ademi Amended Final Site Plan Approval. The motion was seconded by Mr. Frenkel with all in favor.

**RANDOM RIDGE SUBDIVISION – KENNICUT HILL ROAD – TM – 76.10-1-23 – BOND
REDUCTION**

Mr. Carnazza had no comments.

Mr. Franzetti read his memo which stated a request by the above applicant, a representative of the Engineering Department performed a field inspection of the referenced property on November 14, 2018 (along with numerous field inspections during construction) to evaluate the current status of the site construction, for the purpose of determining whether a bond reduction was warranted. The results of our investigation are presented below. The original bond amount posted, which is currently being held, is \$1,967,000.00. The applicant has provided the attached breakdown of items completed and items that remain outstanding. At that time this Department has no objection to the breakdown submitted. The work remaining totals \$334,350.00. However, the policy of the Board is to not entertain a bond reduction below 20% of the original Bond amount. We therefore recommend a bond reduction of \$1,573,600.00, leaving a balance of \$393,400.00 (20%). The Planning Board recommended this reduction to Town Board however, the Town Board as the December 19, 2018 meeting, approved the bond to be reduced to \$650,000.00. The applicant is requesting that the bond be reduced to the original requested amount of \$393,400.00. This department recommend a bond reduction of \$256,600 leaving a balance of \$393,400.00 which is 20% of the original bond amount of \$1,967,000.00.

Mr. Charbonneau addressed the board and stated when the board originally accepted the reduction the last time, it was set for a public hearing and we would ask the board to do the same tonight. It was then referred to the Town Board and for whatever reason they did not wish to accept that. I believe this time they probably will.

Mr. Maximillian Mahalek, attorney from Cuddy and Feder representing the applicant addressed the board and stated we looked at the town code and we understand all the appropriate processes were followed when the original bond reduction request was reviewed by the Planning Board and forwarded to the Town Board including the public hearing. He said we are making the same recommendation from 2018 back to the Town Board and we do not think a public hearing is necessary in this situation because the public hearing had already been held. Also, any comments on the public hearing would not necessarily be relevant again because all those comments that were received during the first public hearing would have been related to the reduction request to \$393,400.00 and because we are going back to that same amount and we're making the same request, we're simply asking that the recommendation be forwarded at this time, because no new request is being made.

Mr. Cote stated we don't know if the comments from last time resulted in the Town Board not giving the full amount down to \$393,400.00. I'm not willing to forgo the public hearing, because it is something we always do.

Mr. Charbonneau stated I recommend that the board hold a public hearing, because ultimately it will go before the Town Board. The Town Board is going to inquire as to whether or not a public hearing was held.

Vice Chairman Giannico was in agreement and stated we will meet again in two weeks and we'll hold a public hearing at that point.

Mr. Frenkel moved to schedule a public hearing. The motion was seconded by Mr. Cote with all in favor.

MINUTES – 05/12/22

Mr. Frenkel moved to approved the minutes as corrected. The motion was seconded by Mrs. Kugler with all in favor.

Mr. Frenkel moved to adjourn the meeting at 7:31p.m. The motion was seconded by Mr. Cote with all in favor.

Respectfully submitted,

Rose Trombetta