



PLANNING BOARD
Town of Carmel - Town Hall
Mahopac, NY 10541
(845) 628-1500

PLANNING BOARD MINUTES

SEPTEMBER 21, 2011

PRESENT: CHAIRMAN, HAROLD GARY, VICE-CHAIR, EMMA KOUNINE, RAYMOND COTÈ, JAMES MEYER, ANTHONY GIANNICO, CARL GREENWOOD

ABSENT: JOHN MOLLOY

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>TYPE</u>	<u>ACTION OF THE BOARD</u>
Gruber Realty, LLC.	75.16-1-32	1	Bond Return	Public Hearing Closed and Bond Return Recommended to Town Board.
Day Road, LLC.	55.6-1-41	1	Bond Return	Public Hearing Closed and Bond Return Recommended to Town Board.
Pellegrini, Peter	74.20-1-61	1	Bond Return	Public Hearing Closed and Bond Return Recommended to Town Board.
Carmel Volunteer Ambulance	44.14-1-25&26	1	Bond Return	Public Hearing Closed and Bond Return Recommended to Town Board.
Dunkin Donuts	55.10-1-14	1	Bond Return	Public Hearing Closed and Bond Return Recommended to Town Board.
Mahopac Wastewater Treatment Plant	65.17-1-41	1-2	Site Plan	Public Hearing Closed and . Planner to Prepare Resolution.
St. John the Evangelist & Temple Beth Shalom	65.17-1-50 & 65.17-1-43	2	Sub/Merger	Denied to the ZBA.
Mahra, Sanjay	75.16-1-27	2	Site Plan	No Board Action.
Power Repairs, Inc.	76.20-1-13	2	Site Plan	No Board Action.
ASA Petroleum	44.17-1-45	3	Site Plan	Public Hearing Scheduled.
Meadowland GM Showroom	55.11-1-8-10	3-4	Site Plan	Denied to the ZBA and Referred To the ECB.
Lansky Properties	75.12-2-6	4	Bond Return	Public Hearing Scheduled.
VIP Car Wash	55.12-2-5	4	ECB Ref.	Referred to the ECB.
Minutes – 3/9/2011 & 3/23/2011		4		Heldover.

The meeting was adjourned at 8:18 p.m.

Respectfully submitted,

Rose Trombetta

GRUBER REALTY, LLC. – 436 ROUTE 6 – TM – 75.16-1-32 – PUBLIC HEARING

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

Ms. Kounine moved to recommend full return of the bond to the Town Board. The motion was seconded by Mr. Greenwood with all in favor.

DAY ROAD, LLC. – 30 DAY ROAD – TM – 55.6-1-41 – PUBLIC HEARING

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

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

PELLEGRI, PETER – 24 SHERBROOKE ROAD – TM – 74.20-1-61 – PUBLIC HEARING

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

Mr. Greenwood moved to recommend full return of the bond to the Town Board. The motion was seconded by Ms. Kounine with all in favor.

CARMEL VOLUNTEER AMBULANCE CORP – ROUTE 52 – TM 44.14-1-25&26 – PUBLIC HEARING

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

Mr. Meyer moved to recommend full return of the bond to the Town Board. The motion was seconded by Ms. Kounine with all in favor.

DUNKIN DONUTS – 1863 ROUTE 6 – TM – 55.10-1-14 – BOND RETURN

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

Mr. Greenwood moved to recommend full return of the bond to the Town Board. The motion was seconded Ms. Kounine with all in favor.

MAHOPAC WASTEWATER TREATMENT PLANT – MUD POND RD – TM – 65.17-1-41 – PUBLIC HEARING

Mr. Carnazza had no comments.

Mr. Carnazza read Mr. Gainer's memo which stated once all required plan refinements have been made, bonding and inspection fee amounts can be established.

Mr. Cleary had no comments.

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

Mr. Gary asked Mr. Cleary to prepare resolution.

ST. JOHN THE EVANGELIST & TEMPLE BETH SHALOM – TM 65.17-1-50 & 65.17-1-43 – SUBDIVISION/MERGER

Mr. Carnazza stated the plat should be changed to subdivision/merger. Variances are required for the church and temple.

Mr. Cleary stated the plan has been adjusted since the board has seen it originally. The areas to be swapped are almost equivalent in area. Originally they were somewhat different in square footage. At the last meeting, there was question as to why the applicant is doing this. One of the reasons is the substantial play apparatus for the Rabbi's children. (A picture of the playground was displayed). Also, the easement has to go to the town attorney for approval.

Ms. Kounine moved to deny to the ZBA. The motion was seconded by Mr. Meyer with all in favor.

MAHRA, SANJAY – 10 VESCHI LANE S. – TM 75.16-1-27 – SITE PLAN

Mr. Carnazza stated all the variances were granted by the ZBA and are noted on the plat.

Mr. Carnazza read Mr. Gainer's memo dated September 15, 2011.

Mr. Cleary stated the wetland area needs to be confirmed. The applicant must submit a survey to document that and if it is under 5,000 square feet, he would not need ECB's approval.

Mr. Gary stated we will not move on this until we get the survey.

Mr. William Besharat of Rayex Design, representing the applicant stated he will get the survey. Also, he informed the board that the Zoning Board had the applicant remove the free-standing garage.

POWER REPAIRS, INC. (MACDONALD MARINE) – UNION VALLEY ROAD – TM 76.20-1-13 – SITE PLAN

Mr. Meyer recused himself and left the podium.

Mr. Carnazza stated several variances are required. We need the zoning table to do a full review.

Mr. Carnazza read Mr. Gainer's memo which had two pages of comments.

Mr. Gary stated this application is incomplete and should not have come in front of this board. Mr. Dan Donoghue, representing the applicant stated the property is surrounded by wetlands and though he would be able to go the ECB first.

Mr. Gary stated to come back when the application is complete.

Mr. Meyer returned to the podium.

ASA PETROLEUM – 1 FOWLER AVE – TM – 44.17-1-45 – SITE PLAN

Mr. Carnazza stated variances were granted by the zoning board. The building area could only be 1600 square feet and the building must be set back 25 feet from the property line as per the zoning board.

Mr. Carnazza read Mr. Gainer's memo dated September 15, 2011.

Mr. Cleary stated the area behind the building continues to be a macadam surface. We recommended that the area be enclosed and the macadam be removed. The distance between the building and the front pump island has been reduced, but it still complies. It is over 25 feet in width. They have added two parking spaces to the northern property line. The loading area has been re-located to an area in front of the building. He asked if it is possible to swing the loading area to the side of the building, so it is not in front of the convenience store between the pumps.

Mr. Steven Basini of Petruccelli Engineering, representing the applicant stated the size of the building was reduced by 200 square feet bringing it down to 1600 square feet. Parking has been increased. The loading zone is closest it could possibly be to the front entrance for deliveries. The deliveries will be handled either early in the morning before 7 am or later in the evening after 7 pm. The loading zone area is not blocking the actual services of the gas station. All drainage issues will be addressed. We will have security cameras, motion sensors and lights in the back. The lighting and electrical has not changed.

A discussion ensued regarding the location of the stop sign on Fowler Avenue. How much traffic will the gas station generate? Will it create a traffic problem?

Ms. Kounine stated that it is a state road. You have to petition the state to review it. The applicant has no control over the sign.

Mr. Basini said they will address the traffic count for the next submission. He asked being that the comments are minimal can a public hearing be scheduled.

Mr. Gary said to schedule a public hearing.

MEADOWLAND GM SHOWROOM – 1952 ROUTE 6 – TM – 55.11-1-8,9,10 – SITE PLAN

Mr. Carnazza stated the applicant proposes to add a GM showroom to the existing Meadowland of Carmel site. Variances are required from the zoning board.

Mr. Carnazza read Mr. Gainer's memo dated September 15, 2011.

Mr. Cleary stated the double billboard located at the Old Route 6 intersection will be removed. What they are putting there is a vehicle display area. We would like to see more details about what it is. They are abandoning the truck carriers that currently park on Route 6 and off load. Now they will be taking that activity interior on the site. That is a significant benefit. He asked if there will ever be any off-loading on Route 6. Can we establish a condition that prohibits that?

Mr. Jeffrey Contelmo of Insite Engineering, representing the applicant replied that it could be a condition of site plan approval.

Mr. Cleary continued and said variances are required and there is an issue with the pond in the wetland in the center of the property. They have submitted a very substantial environmental report. This needs to go to the ECB. All vehicle maintenance will occur inside the building. Nothing will be done outside.

Mr. Contelmo said we have met with the DOT, DEC and DEP so far.

A discussion ensued regarding the vehicle display area and what it would look like. The board wants more detail as to what it will actually be.

Mr. Contelmo responded will do.

Ms. Kounine moved to deny to the ZBA. The motion was seconded by Mr. Giannico with all in favor.

Ms. Kounine moved to refer to the ECB. The motion was seconded by Mr. Meyer with all in favor.

LANKSY PROPERTIES – SOUTH LAKE BLVD - TM – 75.12-2-6 – BOND RETURN

Mr. Gary stated we will schedule a public hearing.

VIP CAR WASH – 118 OLD ROUTE 6 – TM – 55.12-2-5 – ECB REFERRAL

Mr. Carnazza stated variances were granted and the applicant needs to go to the ECB.

Mr. Greenwood moved to refer to the ECB. The motion was seconded by Ms. Kounine with all in favor.

MINUTES – 3/9/2011 & 3/23/2011

Heldover.

Ms. Kounine moved to adjourn the meeting. The motion was seconded by Mr. Meyer with all in favor.

The meeting was adjourned at 8:18 p.m.

Respectfully submitted,

Rose Trombetta