

# **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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Mahopac, New York 10541  
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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**

**SEPTEMBER 28, 2016**

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

<b><u>APPLICANT</u></b>	<b><u>TAX MAP #</u></b>	<b><u>PAGE</u></b>	<b><u>TYPE</u></b>	<b><u>ACTION OF THE BOARD</u></b>
Smajlaj, Zef	75.42-1-39	1	P.H.	Public Hearing Closed & Planner to Prepare Resolution.
Lake Plaza Shopping Center LLC(Proposed Stop&Shop)	65.10-1-45&46	1-2	P.H.	Public Hearing Closed & Planner to Prepare Resolution.
NYSMSA Limited Partnership d/b/a Verizon Wireless (Sam's)	75.19-1-12	3	P.H. & Reso	Public Hearing Closed and Resolution Adopted.
NYSMSA Limited Partnership d/b/a Verizon Wireless (Grenier)	76.30-1-22	3	Resolution	Resolution Adopted.

The meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Rose Trombetta

**SMAJLAJ, ZEF – 803 SOUTH LAKE BLVD – TM – 75.42-1-39 – PUBLIC HEARING**

The consultants had no comments.

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.

**LAKE PLAZA SHOPPING CENTER LLC. (PROPOSED STOP & SHOP) – 983-1005 ROUTE 6 – TM – 65.10-1-45 &46 – PUBLIC HEARING**

The consultants had no comments.

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

Ms. Geraldine Tortorella, applicant's attorney addressed the board and stated we are working to re-develop the site with a Stop & Shop supermarket and also improvements to the shopping center with parking, lighting and landscaping. She said we have done extensive design changes and upgrades to the façade to the other store fronts including K-Mart. She said it will be a community benefit esthetically, functionally, operationally, environmentally and economically.

At which time, a video simulation of the proposed Stop & Shop and improvements to the shopping center was shown to the board and audience.

Ms. Tortorella stated the Stop & Shop is a state of the art building. She said Stop & Shop has elected to introduce their new prototype in the Town of Carmel which consists of green technology and they will be using a lot of sustainable materials. Additional stormwater measures will be added with an upgraded system. She said we are currently working with the NYCDEP on the approval of the SWPPP. She said we received a notice of a complete application from the DEP which is a huge threshold to reach. She said we are also working with the ECB and NYSDEC. She said we also received variances from the Zoning Board of Appeals for parking and signs.

Mr. John Brady a resident of Mahopac addressed the board and stated he is pleased with what he sees so far. He asked if the square footage of the new building will increase in the rear.

Mr. Junghans said yes it will increase. At which time, he pointed to the map displaying the existing building and the proposed building. He noted that the loading dock will be a sealed loading dock. Right now, it is an open loading through a door. He said everything will be inside so you won't hear any noise.

Mr. Brady stated that was a concern for him because he frequently hears the garbage trucks at 5:30 in the morning. He stated the buffer behind the shopping center has degraded over time. There are a lot of dead trees. Will there be any improvements to the buffer behind the shopping center? He also asked about the lighting.

Mr. Junghans stated we are restricted because the majority of the buffer is in the wetland and we are very limited to what we could do back there. He said as far as the lighting we are replacing them with down projecting LED lights. He said all the fixtures on the site will be replaced.

Mr. Brady asked about the entry way for the trucks.

Mr. Junghans stated the access will be off of Route 6. It will be the same as it is today, but much more improved. They will not be able to enter or exit off of Baldwin Lane.

A discussion ensued regarding the buffer (wetland area) in the rear of the property.

Chairman Gary asked if anyone else wished to be heard.

Chairman Gary stated the board should be concerned about the noise in the rear of the property since the shopping center has increased in size. What more could we do to make the noise not so susceptible to neighbors in the rear. He asked Mr. Brady if he was used to the noise the way it is now.

Mr. Brady said I don't know if you ever get used to it, because it is very early in the morning.

Chairman Gary said we don't want it to increase. He said I don't know if we can guarantee it or not.

Mr. Junghans stated I think we are decreasing it because what is now an open loading scenario now, to a sealed dock approach and all the operations are done inside. He said in my opinion we are significantly reducing the noise for the supermarket.

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

Chairman Gary asked the Planner to prepare a draft resolution.

At which time, a discussion ensued with regards to restrictions of when garbage pickup time is allowed at the site.

Mr. Charbonneau stated the town has a noise ordinance, so you could put a condition in the resolution that they must abide by the town's noise ordinance. He suggested that the consultants and I will speak and make sure that what we put in the resolution is consistent with our code.

**NYSMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS (SAM'S FLOORING) –  
361 ROUTE 6 – TM – 75.19-1-12 – PUBLIC HEARING & RESOLUTION**

The consultants had no comments.

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. Cleary stated you have a resolution before you.

Mr. Cote moved to adopt Resolution #16-20, dated September 28, 2016, Tax Map # 75.19-1-12, entitled NYSMSA Limited Partnership d/b/a Verizon Wireless (Sam's Flooring) Final Site Plan. The motion was seconded by Mr. Giannico with all in favor.

**NYSMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS (GRENIER BUILDING) –  
692 ROUTE 6 – TM – 76.30-1-22 – RESOLUTION**

Mr. Cleary addressed the board and stated at the last meeting the public hearing was closed and as you may recall there was a discussion about the screening enclosure. There was a long conversation about the color and shape and configuration of the screening enclosure and it was agreed by the board that the antenna shall be enclosed with a screen enclosure which shall be continuously maintained. Said screen enclosure shall be designed to match the color of the existing HVAC equipment located on the roof of the building. Any damage to the screens will be immediately repaired.

Mr. Paepre moved to adopt Resolution #16-19, dated September 28, 2016, Tax Map # 76.30-1-22, entitled NYSMSA Limited Partnership d/b/a Verizon Wireless (Grenier Building) Final Site Plan. The motion was seconded by Mr. Cote with all in favor.

Mr. Giannico moved to adjourn the meeting. The motion was seconded by Mr. Cote with all in favor.

The meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Rose Trombetta