



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

PLANNING BOARD MINUTES

JUNE 8, 2011

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

ABSENT: CARL GREENWOOD

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>TYPE</u>	<u>ACTION OF THE BOARD</u>
St. John the Evangelist	65.17-1-48&49	1-2	P.H.	Public Hearing Closed – Planner To Prepare Resolution.
Bee & Jay Plumbing	76.30-1-28	2	P.H.	Public Hearing Closed – Planner To Prepare Resolution.
Rosner, Saran	75.7-3-30	2	Resolution	Final Site Plan Resolution Accepted.
MacDonald, Anita	75.44-1-63	2	Site Plan	Denied to ZBA
BP Gas Station	44.18-1-21	3	Site Plan	Public Hearing Scheduled.
ASA Petroleum	44.17-1-45	3-4	Site Plan	Denied to the ZBA.
Manzo, John	42.-1-21.1	4	Regrading	Public Hearing and Resolution Scheduled.
Minutes – 2/9/2011, 2/23/2011		4		Approved.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Rose Trombetta

**ST. JOHN THE EVANGELIST CHURCH – EAST LAKE BLVD – TM – 65.17-1-48,49 –
OPEN PUBLIC HEARING**

Mr. Carnazza stated he had no comments.

Mr. Gainer stated at this point, the following technical matters remain to be resolved. Technical comments on the project's SWPPP & stormwater design, and various other design details, remain to be addressed. We propose meeting directly with the applicant's representative to see that these plan refinements are resolved on any future plan submissions.

Mr. Joel Greenberg stated as you may recall from the last meeting there was a discussion regarding parking and how we should get the people out of the parking lot. I think we have come up with a plan that may satisfy the board and the consultants. We eliminated all of the diagonal parking along the exit area, so there are no cars backing into the traveled way. We now have a separate landscaping plan. We have landscaped the areas along McMahon Place and around the Feaver residence. For motorists coming from Lake Casse, instead of coming up McMahon Place to get into church parking lot, we made an entrance only at the property line on McMahon Pl.

Mr. Gary stated the big issue is we do not want people exiting from there also. He asked Mr. Gainer if he looked at that.

Mr. Gainer said I agree with you. No matter how much signage you post or limit the width anything is possible.

Mr. Greenberg stated maybe we could make the curvature difficult to exit but easy to get into the parking lot.

Mr. Gary stated maybe the church could close it once mass has started.

Mr. Greenberg stated that's a good idea.

Mr. Molloy asked why can't we make it a two way driveway.

Mr. Greenberg said the big reason is it's a bad intersection; there would be too much traffic.

Mr. Molloy said why not make it a no left turn.

Ms. Kounine stated the intersection of Route 6 and McMahon Place is owned by the state. This board does not have the authority to modify a state road.

Ms. Nancy Tadler of 2 Tadler Drive stated this is a tremendous improvement from where we started from. I would personally like to see a two way driveway, but I understand the problems that may occur. I agree with Mr. Greenberg, maybe they could angle the driveway making it difficult to exit out of the parking lot.

Mr. Gary stated we know the driveway will be beneficial. We encourage the church to try and make it as safe as possible.

Ms. Kounine moved to close the public hearing. The motion was seconded by Mr. Molloy with all in favor.

Mr. Gary asked Mr. Cleary to prepare resolution.

BEE & JAY PLUMBING & HEATING – 719 ROUTE 6 – TM 76.30-1-28- PUBLIC HEARING

Mr. Carnazza said he had no comments.

Mr. Cleary read Mr. Gainer's memo which stated as was previously requested, the Planning Board's Attorney should review the agreements with adjacent property owners allowing B&J to utilize their property for parking, as is specified on the Site Plan.

Mr. Cleary stated all planning comments have been addressed.

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

Mr. Gary asked Mr. Cleary to prepare resolution.

ROSNER, SARAN – 62 W. LAKE BLVD – TM – 75.7-3-30 – RESOLUTION

Mr. Carnazza stated he had no comments.

Mr. Gainer stated he had no comments.

Mr. Cleary stated you have a resolution in front of you.

Mr. Molloy moved to accept Resolution #11-20, dated June 8, 2011, Tax Map #75.7-30 entitled Rosner Bath House Final Site Plan. The motion was seconded by Ms. Kounine with all in favor.

MACDONALD, ANITA – 914 SOUTH LAKE BLVD – TM – 75.44-1-63 – REVISED SITE PLAN

Mr. Carnazza stated a use variance is required from the ZBA for expanding a non-conforming multi-family dwelling. Area variances are also required from the ZBA.

Mr. Cleary read Mr. Gainer's memo dated June 7, 2011.

Mr. Cleary stated the applicant needs to go to the ZBA.

Mr. Joel Greenberg, representing the applicant stated there are a number of variances that are required. We have updated the plan showing the landscaping along the property line. There are water and sewer connections, just not sure where they are connected. We are not changing any impervious surfaces, so a SWPP is not needed. We would like to go to the ZBA to see if we have a project.

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

BP GAS STATION – 2 FAIR ST. – TM – 44.18-1-21 – AMENDED SITE PLAN

Mr. Carnazza stated all required variances were granted by the ZBA and are noted on the plan. Provide a detail of the trash enclosure.

Mr. Cleary read Mr. Gainer's memo dated June 7, 2011.

Mr. Cleary stated the applicant has addressed the previous site planning comments, and subject to the remaining comments of the Town Engineer and Director of Code Enforcement, the public hearing can be scheduled.

Mr. Gary said to schedule a public hearing.

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

Mr. Carnazza read him memo which stated the zoning table needs to be corrected. There are only 2 curb cuts proposed. The table says 3. Variances are required from the ZBA for Min. Lot Area (20,000 s.f. required for for service station), Lot Width, Lot Depth, Front Yard, Side Yard, and Min. Floor Area. Provide Floor Plans and Elevations.

Mr. Cleary read Mr. Gainer's memo which stated many of the concerns previously raised by the Engineering Department have since been satisfactorily addressed. Once obtained, the "Zoning Conformance Table" should identify the date when the necessary variances are granted from the ZBA. A SPPP and stormwater management plan is necessary to address drainage off the new building, canopy and paved areas. Improvements recommended include infiltration and rain gardens in the islands. Further, the trench drainage on Fowler discharges to an oil water separator. Details are necessary along with a drainage profile. Its connection to existing facilities in Fowler Avenue, as well as the discharge of the trench drain, should be clearly identified. The intended construction sequence, outlined in the design engineer's transmittal letter, should be evidenced on plan. The water service should be shown to the water line in the street, along with curb valve location. The material and size of the water and sewer mains in the street also should be indicated. Names and addresses of property owners within 500 feet should be added to the plans. Once all plan refinements have been made, the applicant's engineer should provide a construction cost estimate for all work proposed, so that bonding and inspection fees can be established. At this time, we have no objection to the Board scheduling the matter for a public hearing once all necessary variances have been obtained.

Mr. Cleary read his memo which stated the previously proposed drive through as well as the curb cut onto Ridge Drive, have been eliminated from the plan. The area behind the building which previously supported the drive through is indicated on the site plan as a macadam surface. As no use is shown in this area requiring pavement, it is recommended that the macadam surface in this area be removed, and restored to a pervious surface, such as lawn. The loading area has been relocated to a more accessible location, which will not interfere with vehicular circulation. It is noted that the site pavement will be resurfaced. The applicant has not provided any traffic trip generation numbers, as previously requested. While it is acknowledged that the drive through component of the project has been abandoned, the convenience store is still proposed. The request for traffic trip generation numbers remains relevant, and should address the gas station operation and the retail store operation. Cut sheets of proposed lighting fixtures have been

provided. Clarification is requested regarding the highest and average foot-candle illumination along the site's property line. This information is necessary to assure that the proposed site lighting is not excessive. A site landscaping plan has been provided. If the area behind the building is reclaimed, the landscape treatment should be extended into this area as well. Additionally, can landscape plantings be provided in the central grass island in the front of the site? The plant list identifies *juniperus horizontalis*, while the site plan notes *juniperus sabina*. Clarification is required. This application requires a number of variances from the Zoning Board of Appeals. The Board can consider the denial to the ZBA at this time.

Mr. Steven Basini of Petruccelli Engineering, representing the applicant stated we eliminated two major features of the project. The first one is the drive-thru window and as a result of eliminating that the curb cut on Ridge Drive was also eliminated. The parking lot has changed since some of the other proposals have changed. We tried to keep the site as much as it exists now. The building is now situated 16 ft. off the rear yard and 25 ft off the side yard. The net floor of the convenience store is 996 sq. ft., 200 feet per parking space which would require five spaces we have seven. Mr. Basini went on to discuss more in detail the proposals for the landscaping, lighting, security cameras, convenience store and elevations.

Mr. Gary asked if the building was 2000 square feet.

Mr. Basini answered yes, it's a large site.

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

MANZO, JOHN – 630 BARRETT HILL RD – TM – 42.-1-21.1 - REGRADING

Mr. Carnazza stated he had no comments.

Mr. Cleary read Mr. Gainer's memo which stated the previous technical concerns of the Engineering Department have been resolved on the latest plans. Based upon information provided by the design engineer, we recommend that a performance bond be set in the amount of \$4,800.00 with an associated inspection fee of \$240.00.

Mr. Cleary stated all planning issues have been addressed.

Mr. Gary asked the applicant if he accepted the bond amount.

Mr. DeSisto replied yes.

Mr. Gary stated we will schedule a public hearing and resolution at the same time.

MINUTES – 2/9/2011, 2/23/2011

Mr. Molloy moved to accept the minutes. The motion was seconded by Mr. Meyer with all in favor.

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

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Rose Trombetta