

# **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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**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**

**JANUARY 24, 2018**

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

**ABSENT:** CHAIRMAN, HAROLD GARY, 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>
ShopRite Carmel	44.9-1-9	1-2	P.H.	Public Hearing Closed & Planner to Prepare Resolution.
Baldwin Subdivision	86.11-1-1	2	P.H.	Public Hearing Closed & Planner to Prepare Resolution.
Central Hudson Gas & Electric	53.17-1-38	2-3	Resolution	Resolution Adopted.

The meeting was adjourned at 7:17 p.m.

Respectfully submitted,

Rose Trombetta

**SHOPRITE CARMEL – 184 ROUTE 52 – TM – 44.9-1-9 – PUBLIC HEARING**

Mr. Carnazza had no comments.

Mr. Franzetti stated all engineering comments have been addressed.

Mr. Cleary stated all site planning issues have been addressed.

Vice Chairman Paepre addressed the board and stated Mr. Cote, Mr. Stone and myself and the applicant met at the site to look at the parking. He said currently there are some handicapped parking spaces and we asked ShopRite if they could add some more senior parking and 2 hour parking. In addition, they already have employee parking and ShopRite has agreed to add more 2 hour parking and more senior parking which will be above and beyond any requirements they have to oblige to.

Mr. Molé addressed the board and stated we appreciate the board members meeting us at the site. And as you stated the applicant is happy to add some senior parking and the 2 hour parking.

Mr. Peveraro stated when we met at the site, because there is no real requirement for senior parking we figured that the best rule of thumb would be to approximate the number based on the number of required ADA stalls. He said there are 214 stalls in front of the ShopRite area, which would require 7 ADA stalls and we have more than that. In terms of the senior parking 7 stalls would make sense and the stalls will next to the ADA stalls.

Mr. Stone noted that ShopRite has spoken to the employees with regards to their parking spaces. The applicant has agreed to have those discussions, but it is a self-policing kind of approach. He said it's not something the Town could enforce.

Mr. Cleary said so we impose the condition that ShopRite will make best efforts to restrict employee parking.

Mr. Molé replied that's fine.

Mr. Cleary stated would you revise the site plan to show us the exact location of the senior parking spaces.

Mr. Peveraro replied will do. We will put up signs.

At which time, a discussion ensued regarding what the signs would say and employee parking.

Vice Chairman Paeprrer asked if anyone in the audience wished to be heard on this application.

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

Vice Chairman Paeprrer asked the Planner to prepare the resolution.

**BALDWIN SUBDIVISION – 150 ROUTE 6 – TM - 86.11-1-1 & 86.6-1-4 – PUBLIC HEARING**

Mr. Carnazza stated they made the necessary changes to the plat and had no further comments.

Mr. Franzetti stated the engineering department had no comments.

Mr. Cleary stated he had no further comments.

Vice Chairman Paeprrer asked if anyone in the audience wished to be heard on this application.

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

Vice Chairman Paeprrer asked the Planner to prepare the resolution.

**CENTRAL HUDSON GAS & ELECTRIC CORP – 340 BULLET HOLE ROAD – TM - 53.17-1-38 – RESOLUTION**

Mr. Carnazza had no comments.

Mr. Franzetti said all comments have been addressed.

Mr. Cleary stated you have a draft resolution before you tonight.

Mr. Brian Dimisko of Central Hudson Gas & Electric stated we will have a comprehensive pre-construction meeting where Town of Carmel staff will be invited to.

Mr. Franzetti stated it will be mainly with Michael Simone, the Highway Superintendent because of the roads, but I will be a part of it for the Stormwater.

Mr. Stone asked what is the anticipated construction time frame particularly for the right of way work?

Mr. Dimisko replied the total piece for the pipe line is about a 6 month construction period.

Mr. Giannico moved to adopt Resolution #18-01, dated January 24, 2018; Tax Map #53.17-1-38 entitled Central Hudson Gas & Electric Pressure Regulator Station Final Site Plan Approval. The motion was seconded by Mr. Stone with all in favor.

Mr. Furfaro moved to adjourn the meeting at 7:17 p.m. The motion was seconded by Mrs. Kugler with all in favor.

Respectfully submitted,

Rose Trombetta