

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
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RICHARD FRANZETTI, P.E.
Town Engineer

PATRICK CLEARY
AICP, CEP, PP, LEED AP
Town Planner

VINCENT FRANZE
Architectural Consultant

PLANNING BOARD MINUTES

MAY 23, 2018

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

ABSENT: CHAIRMAN, HAROLD GARY, RAYMOND COTE

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>TYPE</u>	<u>ACTION OF THE BOARD</u>
Angelo Senno Trust	44.13-2-2	1	P.H.	Public Hearing Closed & Planner to Prepare Resolution.
Alexandrion Distillery	55.10-1-1	1	Resolution	Resolution Adopted.
McDonald's USA, LLC	86.11-1-22	1-4	A. Site Plan	No Board Action.
Hinckley Holdings LLC	55.10-1-1,3 55.6-1-53	4	Subdivision	Public Hearing Scheduled & Planner to Prepare Resolutions.
Minutes – 04/11/18 & 04/25/18		4		Heldover.

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Rose Trombetta

ANGELO SENNO TRUST – 19 FOWLER AVE – TM – 44.13-2-2 – PUBLIC HEARING

Mr. Carnazza stated all his zoning comments have been addressed.

Mr. Franzetti stated the Engineering Department does not have any additional comments related to the project.

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

Vice Chairman Paepre 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 Mrs. Kugler with all in favor.

Vice Chairman Paepre asked the Planner to prepare a resolution.

ALEXANDRION DISTILLERY – 39 SEMINARY HILL ROAD – TM – 55.10-1-1 – RESOLUTION

Mr. Carnazza had no comments at this time.

Mr. Franzetti had no comments at this time.

Mr. Cleary stated originally a coordinated review was not determined to be necessary because there weren't other involved agencies. He said the applicant has requested we do in abundance of caution. All that is necessary for tonight is to adopt the SEQR Lead Agency Resolution.

Mr. Giannico moved to adopt Resolution #18-11, dated May 23, 2018; Tax Map #55.10-1-1 entitled Alexandrion Distillery SEQR Designation of Intent to Serve as Lead Agency. The motion was seconded by Mr. Furfaro with all in favor.

MCDONALD'S USA, LLC – 154 ROUTE 6 – TM – 86.11-1-22 – AMENDED SITE PLAN

Mr. Carnazza read his memo which stated the applicant proposes to re-grade the existing accessible parking area and path to the accessible parking area, and replacement of the Drive-Thru Signage and Menu Boards. Provide a list of all previous variances granted so I can complete my review of the signs, parking space number, and parking space size. Provide a floor plan layout with the tables and/or booths shown.

Mr. Franzetti read his memo which stated This application encompasses a proposal to construct improvements to the existing McDonald's facility located in the Mahopac Village Center off of U.S. Route six. The work is of a minor nature and includes installation of 2 new Handicap parking spots with access ramps, signage and stripping, and improvements to the drive thru. The Engineering Department offers the following comments:

1. The overall disturbance for the project is 2,100 square feet 1. which is below the threshold criteria of disturbance for New York State Department of Environmental Conservation (NYSDEC) stormwater regulations.

2. Sidewalks, manholes and guiderails should be installed per §128 of the Town of Carmel Town Code.

Mr. Cleary stated this is a re-do of the McDonald's Restaurant, the only site issues are what Mr. Carnazza indicated. The modification to the handicapped parking space, new crosswalk and some modification to the sidewalk near the drive-thru lane. He asked is that sidewalk increasing width which would narrow the drive-thru lane. He asked will the speaker volume at the drive-thru change? He said the speaker must comply with the noise ordinance.

Mr. Alan Roscoe of Core States Group, representing the applicant addressed the board and stated we are doing very limited site work, it's mainly ADA compliance. We are gutting the inside, with improved restrooms. The outside ramp will be re-done.

At which time, Mr. Roscoe points to map to show the board members the improvements that will be done to McDonald's.

Vice Chairman Paepre asked if anything will change at the drive-thru, because it is a very busy drive-thru.

Mr. Roscoe said that is an item for discussion. He said we met with Mr. Franzetti and Mr. Cleary and we talked about that issue. One idea we had was extending the approach for vehicles entering, maybe by closing off the access aisle (points to map).

Mr. Carnazza said this is a very busy McDonald's.

The board members all agreed.

Mr. Giannico stated he wasn't happy with an existing condition which is people have to cross the drive-thru to get to the main entrance. He asked if there was anything they could do to look at that, more so then the turning radius. We have to stop the pedestrians from crossing right through the drive thru lane to get to the main entrance.

Mr. Stone agreed with Mr. Giannico. He said if you could re-configure the entrance so it's pulled even further back, so that there isn't crossing traffic for pedestrians at that door entrance.

Mrs. Kugler stated you can't cut across the drive-thru completely because you have to walk up along the railing and then go in.

Mr. Giannico said maybe you could eliminate the railing, so the access to the door will be completely perpendicular to the parking lot with a stripped walkway.

Mr. Cleary said one of the problems with that is those parking spaces aren't McDonald's; it's the parking spaces are for the entire shopping center. He said you can't remove a spot.

Mr. Carnazza stated when you did your parking calculations; you used a number different then our code. He said actually, you were more strict then our code. He said you may have extra spots.

Mr. Stone asked what is the extent of change with regards to footprint and visual appearance and the exterior façade itself.

Mr. Roscoe stated the biggest impact is going to be the visual appearance. The limit of our site work is just the sidewalks on the corner which is basically the front facing Route 6 and halfway down (points to map). The shaded area (points to map) is the new crosswalk. He said we will be re-surfacing the ADA parking spaces with concrete.

Mr. Furfaro said if you are going to change the pitch you may want to get rid the open railings.

Mr. Roscoe said if we don't need the railings anymore then we will get rid of them.

Mr. Stone asked will there be modifications to the structure itself.

At which time, Mr. Roscoe displays the elevations and architectural design to the board members. He said we are going to give it a more modern approach. From the meeting we had with the consultants the message received was the board wanted a more colonial style building. He said most of the surfaces on this particular restaurant will be painted stucco.

Mrs. Kugler asked what is the reason for the stucco versus the clapboard.

Mr. Carnazza said that's what is there now.

Mr. Furfaro stated the next step for you would be to meet with our architectural consultant.

Mr. Stone encouraged Mr. Roscoe to look at the bank across the street and the one that has been approved.

Mr. Stone suggested to re-consider re-locating the entrance further to the front corner and shorten the radius even though they will cross somehow.....

Mr. Carnazza said to get it away from the actual driving lanes.

Mr. Franzetti said the board is recommending that you speak to our architect and to call the secretary to get the application done for the Mr. Franze.

HINCKLEY HOLDINGS LLC – 39-65 SEMINARY HILL ROAD – TM – 55.10-1-1,3 & 55.6-1-53 – MINOR SUBDIVISION

Mr. Carnazza read his memo which stated the applicant proposes to re-align three lots off Seminary Hill Rd and Rout 6 in Carmel. The frame garage on lot 2 must either obtain a variance or be removed. It is within the setback envelope. The covered concrete sand bin was no longer covered per inspection on 4/17/2018. Please change the plan as an uncovered bin does not need to meet the setback requirement.

Mr. Franzetti read his memo which stated the Engineering Department does not have any comments regarding the minor subdivision/lot line adjustment being proposed as long as there are no changes being made to the site.

Mr. Cleary stated as you heard at the last meeting this is really the re-configuration of 3 lot lines in anticipation of the new application that was submitted. All planning issues have been addressed.

Vice Chairman Paepre asked what's next for this application.

Mr. Cleary we could schedule the public hearing. He said in this case because the distillery is tied into this, this lot needs to be created prior to approval of that. So, we could schedule the public hearing for the next meeting and you could also direct the preparation of the approval resolutions as well, so the timing is not a conflict.

Mr. Charbonneau stated given the two projects I would suggest that.

Mr. Furfaro moved to schedule a public hearing for this application. The motion was seconded by Mr. Giannico with all in favor.

Vice Chairman Paepre asked the Planner to prepare the resolutions.

MINUTES – 04/11/18 & 04/25/18

The minutes were heldover.

Mr. Stone moved to adjourn the meeting at 7:35 p.m. The motion was seconded by Mrs. Kugler with all in favor.

Respectfully submitted,

Rose Trombetta