



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

PLANNING BOARD MINUTES

MAY 25, 2011

PRESENT: CHAIRMAN, HAROLD GARY, JOHN MOLLOY, CARL GREENWOOD,
ANTHONY GIANNICO, JAMES MEYER

ABSENT: VICE-CHAIR, EMMA KOUNINE, RAYMOND COTÈ

<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 Remained Open. No Board Action.
Rosner, Saran	75.7-3-30	2	P.H	Public Hearing Closed – Planner To Prepare Resolution.
Kuck a/k/a Day Road, LLC	55.6-1-41	3	P.H.	Recommend Bond Reduction To Town Board.
Bee & Jay Plumbing	76.30-1-28	3	Site Plan	Public Hearing Scheduled.
Mahopac Wastewater Treatment Plant	65.17-1-41	3-4	Site Plan	No Board Action.
Serino	86.5-1-11 & 12	4	Subdivision	Denied to the ZBA.
Michaels Glen	44.14-1-56, 57	5	Bond Return	Recommend Full Bond Return Town Board.
Minutes – 2-9-2011		5		Heldover.

The meeting was adjourned at 7:48 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. Cleary stated he had no comments.

Mr. Gainer read his memo which stated the latest plans submitted now incorporate the revised parking lot layout sought by the Planning Board at the last meeting, which has eliminated the separate access onto Westcott Road for the new lot, and instead provides a 2-way access from the proposed lot into the church's existing parking area. Further, the stormwater design plans have now been submitted, for the Board's information and review.

At this point, the following technical matters remain to be resolved:

1. Technical comments on the project's SWPPP & stormwater design are enclosed. These should be resolved by the applicant at the time the plans are finalized.
2. Given the change in site access and parking lot configuration, it would appear that two (2) egress lanes should be considered for vehicular access out to East Lake Boulevard. The Highway Department has no objection to the provision of a painted crosswalk on Westcott Road, to serve the new parking area shown.
3. As has been noted previously, the following plan refinements should be incorporated in any future plan submissions:
 - Any necessary traffic control signage should be noted.
 - Base dimensions for the on-site detention basin should be labeled.
 - If any enhancements are required to the dumpster enclosure on site to meet town requirements, it should be noted.
 - Identification of the amount of proposed impervious surfaces, in square feet.
 - "Limits of Disturbance" lines should be added to the plans.
 - Construction details must be provided for all improvements planned (pavement, curbing, crosswalk & parking lot stripping, etc.)
 - The internal circulation aisles within the existing parking area to the rear of the church should be made no less than 24 feet wide. This appears to be easily accommodated on site.
 - Show the existing sewer lateral (property connected to SD #1), and compliance with required separation distances.
 - Explain the intent of the re-grading proposed behind the curbline at CB A-2a, which appears to create additional disturbance without any purpose.

Mr. Gary asked Mr. Greenberg to show on the drawing how you would get into the parking lot.

Mr. Greenberg pointed to the drawing to show the entrance and exit of the parking lot. He stated he agreed with Mr. Gainer. We still have more than we need as far as parking is concerned. We could take a couple of the parking spaces and open them up to create a double exit. Two lanes out onto East Lake Blvd, one for right turn and one for left turn. I will meet with Mr. Gainer to review it.

Mr. Greenwood stated since you will be meeting with Mr. Gainer, my suggestion is in the new parking lot where it meets the roadway, to put an emergency exit.

Mr. Gary agreed with Mr. Greenwood and also stated why have the partition in between the parking lots. Why not make it one big parking lot.

Mr. Gainer stated we will work with the applicant's consultant to re-configure the lot.

Mr. Gary stated I think that would be the best thing to do and make it one big lot.

The board members agreed.

Ms. Diana Feaver of 7 McMahon Place suggested to the board to leave that area green for the entire community to enjoy instead of making it a parking lot. This would be an opportunity for St. John's Church to give back to the community. However, if the parking lot is built, I want assurance that a fence would separate my backyard from the parking lot.

Mr. Gary stated we will make sure your area is protected.

Ms. Nancy Tadler of 2 Tadler Drive and trustee for 4 and 6 Tadler Drive stated since they knocked the Stacy house, I have an eagle eye view of the parking lot, the garbage dumpster and everything else behind the church. I am very concerned about Westcott Road becoming a one way road. She also asked for clarification on the double exits.

Mr. Carnazza stated that Westcott Road is a two way road on the plat.

Ms. Tadler asked if there was a landscaping screening proposal.

Mr. Cleary stated the applicant is proposing 20 evergreen shrubs in the 28 ft. area.

Ms. Tadler thanked the board for their time.

Mr. Gary stated the public hearing will remain open to make the additional changes. He asked Mr. Greenberg if he could show elevation views of the landscape screening on his drawings.

Mr. Greenberg answered yes.

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

Mr. Carnazza stated he had no comments.

Mr. Gainer stated he had no comments.

Mr. Cleary stated he had no comments.

Hearing no comments from the audience, Mr. Greenwood 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.

KUCK A/K/A DAY ROAD, LLC. – DAY ROAD – TM – 55.6-1-41 – PUBLIC HEARING

Mr. Carnazza stated he had no comments.

Mr. Gainer said as I stated at the last meeting the bond has been reduced by 50% to \$72,000.

Mr. Cleary stated he had no comments.

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

Mr. Greenwood moved to recommend bond reduction to the Town Board. The motion was seconded by Mr. Molloy with all in favor.

BEE & JAY PLUMBING & HEATING – 719 ROUTE 6 – TM 76.30-1-28- AMENDED SITE PLAN

Mr. Carnazza stated all necessary variances were granted by the ZBA. All zoning comments have been addressed.

Mr. Gainer stated the amended site plan seeks to legalize previously constructed interior building modifications. Last month the applicant obtained additional variances from the Town's ZBA, and so is now seeking to advance their application through the Planning Board process. All previous technical comments raised by the Town Engineer's office have now been resolved. 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. We have no objection to the Board scheduling the matter for a public hearing at this time.

Mr. Cleary stated the applicant has addressed all of the outstanding site plan issues. The public hearing on this application can be scheduled.

Mr. Gary said to schedule a public hearing.

MAHOPAC WASTEWATER TREATMENT PLANT – MUD POND ROAD – TM – 65.17-1-41 – AMENDED SITE PLAN

Mr. Carnazza read him memo which stated the applicant proposes to add a U.V. Disinfection System and a Storage Garage off Mud Pond Rd. in Mahopac. What is the proposed use of the storage garage? What will be stored inside?

Mr. Gainer read his memo which stated this application involves site plan application submitted by the New York City Department of Environmental Protection, for property located at 35 Mud Pond Road. The project entails the replacement of the current disinfection system located in the Mahopac Sewage Treatment Plant with a new ultra-violet disinfection system. Additionally, a new 1,800 square foot storage garage and driveway is also proposed. The project originally received Planning Board approval in November, 2005. At this time, since the prior approval has lapsed they are seeking re-

approval. From our review of the materials submitted, the following technical comments are offered: Initially, the applicant should identify whether these latest plans propose any changes and/or additions from that contained on the plans previously approved in 2005.

This project should be considered a “redevelopment project” with respect to NYSDEC criteria. If any increase in impervious surfaces will result from this application, this should be clarified, and the requirements of Chapter 9 of the *DEC Stormwater Design Manual* followed. The following plan refinements should be identified as the plans are refined: With the changes proposed in the proposed method of wastewater disinfection to UV, any physical changes to the existing project site which result from this change should be clearly identified on plan. Temporary inlet protection should be provided for the existing catch basin to the east of the proposed garage construction. The proposed water tap for the new storage garage lies within 100 feet of the DEC-designated wetland LC-32. Therefore, unless a waiver to this requirement exists for service line extensions, this work would appear to require a permit from the NYSDEC and the Town Environmental Conservation Board. If any additional exterior lighting is planned, it should be identified on plan, with appropriate details.

Mr. Gary stated there seems to be a lot of comments at this time.

Mr. Cleary stated the applicant should respond to the issues that need clarification and then we could move ahead with the application.

Mr. Jim Watson of Insite Engineering, representing the applicant stated absolutely.

SERINO – 253 & 259 ROUTE 6N – TM – 86.5-1-11 & 12 – SKETCH SUBDIVISION PLAN

Mr. Carnazza read his memo which stated several variances are required from the ZBA. (Lot area, Side Yard, and Lot Width). This project must be referred to the ECB for comments.

Mr. Gainer read his memo which stated at this time we have no objections to the applicant pursuing the necessary variances. Should they be successful, once the applicant returns to the Planning Board the applicant should submit more detailed plans conforming to all requirements of §131-13 (“Preliminary Plat”) of the Town’s Subdivision Ordinance for review.

Mr. Cleary read his memo which stated the applicant has revised the sketch plan to eliminate the need for the frontage variance for Lot #2. The applicant has now satisfactorily responded to the site planning issues raised during the initial review of the application. The project requires variances from the ZBA. The Planning Board should determine if the public hearing should be held prior to sending the application to the ZBA in order to obtain input from the neighbors affected by the project.

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

MICHAELS GLEN – FAIR ST – TM – 44.14-1-56, 57 – BOND RETURN

Mr. Meyer recused himself and left the podium.

Mr. Greenwood moved to rescind motion that was previously passed. The motion was seconded by Mr. Molloy with all in favor.

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

Mr. Meyer returned to the podium.

MINUTES – 2/9/2011

Heldover.

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

The meeting was adjourned at 7:48 p.m.

Respectfully submitted,

Rose Trombetta