

**APPROVED**

**HAROLD GARY**  
*Chairman*  
**RAYMOND COTE**  
*Vice-Chair*

**TOWN OF CARMEL**  
**PLANNING BOARD**



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**MICHAEL CARNAZZA**  
*Director of Codes*  
*Enforcement*

**RONALD J. GAINER, P.E.**  
*Town Engineer*

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

**BOARD MEMBERS**

**EMMA KOUNINE**  
**CARL GREENWOOD**  
**JOHN MOLLOY**  
**JAMES MEYER**  
**ANTHONY GIANNICO**

**PLANNING BOARD MINUTES**  
**JUNE 27, 2012**

**PRESENT:** CHAIRMAN, HAROLD GARY, VICE-CHAIR, RAYMOND COTE, EMMA KOUNINE  
CARL GREENWOOD, JOHN MOLLOY

**ABSENT:** JAMES MEYER, ANTHONY GIANNICO

<b>APPLICANT</b>	<b>TAX MAP #</b>	<b>PAGE</b>	<b>TYPE</b>	<b>ACTION OF THE BOARD</b>
Enterprise Rent-A-Car	75.16-1-25	1	Public Hearing	Public Hearing Closed & Resolution Accepted.
Upper Lake Subdivision	42.-1-57	1	Resolution	Resolutions Accepted.
D & L Realty, LLC.	66.12-2-2	1	Amended Site Plan	Public Hearing Scheduled.
New York SMSA Limited Partnership d/b/a Verizon Wireless	65.-1-11	2	Site Plan	Public Hearing Scheduled.
Countryside Kitchen Beachak Brothers, Inc.	75.16-1-14	2	Site Plan	Denied to the ZBA.
McDonald's USA, LLC.	55.11-1-41	2	Amended Site Plan	Adjourned.
Hilltop Properties, LLC.	75.19-1-6	3	Bond Reduction	Applicant did not show up.
Minutes – 4/25/2012 & 5/9/2012		3		Approved.

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Rose Trombetta

**ENTERPRISE RENT-A-CAR – 419 ROUTE 6 – TM 75-16-1-25 – PUBLIC HEARING & RESOLUTION**

The consultants 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. Molloy moved to accept Resolution #12-19, dated June 27, 2012 Tax Map # 75.16-1-25, entitled Enterprise Amended Final Site Plan. The motion was seconded by Mr. Greenwood with all in favor.

**UPPER LAKE SUBDIVISION – 47 UPPER LAKE ROAD – TM – 42.-1-57 – RESOLUTION**

The consultants had no comments.

Mr. Greenwood moved to accept Resolution #12-17, dated June 27, 2012 Tax Map #42.1-57, entitled Upper Lake Subdivision SEQRA Negative Declaration. The motion was seconded by Ms. Kounine with all in favor.

Mr. Cote moved to accept Resolution #12-18, dated June 27, 2012 Tax Map #42.-1-57, entitled Upper Lake Subdivision Approval. The motion was seconded by Mr. Greenwood with all in favor.

**D & L REALTY, LLC. – 130 OLD ROUTE 6 – TM – 55.12-2-2 – AMENDED SITE PLAN**

Mr. Carnazza had no comments.

Mr. Cleary read Mr. Gainer's memo which stated the applicant has modified the outside storage area and relocated the fence out of the wetland buffer. This matter has been referred to the ECB for a permit to obtain compliance of the existing improvements and suggested modifications. Lastly, as part of their review, the board may also wish to re-visit whether any enhanced landscaping/visual buffers should be considered.

Mr. Cleary stated the applicant has done a good job of addressing the encroachment issues by relocating the fence and dealing with the outdoor storage area. He said I have no further comments.

Ms. Theresa Ryan of Insite Engineering, representing the applicant stated they went to the ECB and they are prepared to issue a letter of permission on three conditions. The conditions are to plant woody plants for the buffer disturbance, have the wetland signs shown on the plans and a copy of the DEC permit once they receive it.

Mr. Gary said to schedule a public hearing.

**NEW YORK SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS – 675  
ROUTE 6 – TM 65.-1-11 – SITE PLAN**

Mr. Carnazza had no comments.

Mr. Cleary read Mr. Gainer's memo which stated there are no technical comments on this application.

Mr. Cleary stated the applicant has made the referrals to the three agencies. He has complied with all the special permit criteria.

Mr. Gary said to schedule a public hearing.

**COUNTRYSIDE KITCHEN – BEACHAK BROTHERS, INC. – 493 ROUTE 6 – TM – 75.16-1-14 – SITE PLAN (DECK)**

Mr. Carnazza read his memo which stated the applicant proposes to add a rear deck to the existing diner. It is assumed that this is for outdoor dining. Provide a table layout to determine the number of parking spaces required. A parking variance is required. A variance is required for two way aisle width. A ramp needs to be provided for the Diner entrance. The "Loading Space" is not on the property. Variance required. Variances are also required for Lot Area, Width, Depth, Front, Rear (deck), and Floor Area. Provide a detail of the trash enclosure. What color? Needs to meet town specifications.

Mr. Cleary read Mr. Gainer's memo which stated a dumpster enclosure should be provided, in accordance with the Carmel Town Code. Handicap access (ramps) should be provided to the proposed deck and existing restaurant. The applicant should consider appropriate ingress/egress signage. Parking spot number 1 encroaches on the property to the southwest.

Mr. Cleary stated right now it's about the significant amount of variances the applicant needs. They need to get to the zoning board sooner rather than later.

Mr. Stephen Ferreira, Architect representing the applicant addressed the board and stated we want to put in a rear deck for seasonal dining. We will also provide handicap parking and ramp to come in through the rear to the restaurant. We are planning on giving an easement from the Motorcycle side.

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

**MCDONALD'S USA, LLC. – 1931 ROUTE 6, CARMEL – TM – 55.11-01-41 – AMENDED  
SITE PLAN**

The applicant was off the agenda, they requested an adjournment.

**HILLTOP PROPERTIES, LLC. – 406 ROUTE 6 – TM – 75.19-1-6 – BOND REDUCTION**

The applicant did not show up.

**MINUTES – 4/25/2012 & 5/9/2012**

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

Mr. Greenwood moved to adjourn the meeting at 7:20 p.m. The motion was seconded by Ms. Kounine with all in favor.

Respectfully submitted,

Rose Trombetta