

APPROVED

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice-Chair

BOARD MEMBERS
CARL GREENWOOD
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER

TOWN OF CARMEL PLANNING BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext.190
www.ci.carmelny.ny.us

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

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

PLANNING BOARD MINUTES **August 26th, 2015**

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

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>TYPE</u>	<u>ACTION OF THE BOARD</u>
Jordano/Gervasi Subdivision	63.-1-16	1	P.H.	Public Hearing Closed & Bond Reduction Recommended to Town Board.
Wallauer's Carmel at Putnam Plaza	55.11-1-4	1	P.H.	Public Hearing Closed & Planner to Prepare Resolution.
Baldwin Subdivision	86.11-1-1	1-2	Resolution	Resolutions Adopted.
Random Ridge	76.10-1-23	2	Resolution	Resolution Adopted.
NYC DEP – Drewville Rd & Stoneleigh Ave	66.-2-53	2-4	Site Plan	Public Hearing Scheduled.
Cargain Funeral Home	75.15-1-6	4-6	A. Site Plan	No Board Action.
Thomas Fisher Inc & Joseph Simone	75.15-1-6 & 8	6	Lot Line	No Board Action.
NYCDEP – MWWTP	65.17-1-41	6	Bond Return	Applicant Did Not Show Up.
Minutes – 06/24/15		7		Approved.

The meeting was adjourned at 8:04 p.m.

Respectfully submitted,

Rose Trombetta

JORDANO/GERVASI SUBDIVISION – 182 BULLET HOLE ROAD – TM – 63.-1-16 – PUBLIC HEARING

Mr. Carnazza stated that this is on for a public hearing for a bond reduction, I have no comments, and there are no zoning issues at the site.

Mr. Franzetti said there are no additional comments from the engineering department.

Mr. Cleary had no comments.

Chairman Gary asked if anyone from the public wished to be heard on this application.

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

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

WALLAUER'S CARMEL AT PUTNAM PLAZA – 1924 ROUTE 6 – TM – 55.11-1-4 – PUBLIC HEARING

Mr. Carnazza said they got approval from the land lord to do outdoor pickups in the back of the building.

Mr. Franzetti had no additional engineering comments.

Mr. Cleary had no comments.

Mr. Paul Lynch of Putnam Engineering, representing the applicant said they are not changing any of the traffic patterns.

Chairman Gary asked if anyone from the public wished to be heard on this application.

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

Chairman Gary asked Mr. Cleary to prepare a resolution.

BALDWIN SUBDIVISION-150 ROUTE 6 – TM – 86.11-1-1 – RESOLUTION

Mr. Carnazza said all of his comments have been addressed.

Mr. Franzetti said he had no additional comments from the engineering department.

Mr. Cleary had no comments.

Mr. Giannico moved to adopt Resolution #15-18, dated August 26, 2015; Tax Map # 86.11-1-1 entitled Baldwin Subdivision SEQR Determination of Significance Negative Declaration Approval. The motion was seconded by Mr. Greenwood with all in favor.

Mr. Giannico moved to adopt Resolution #15-17, dated August 26, 2015; Tax Map # 86.11-1-1 entitled Baldwin Subdivision Approval. The motion was seconded by Mr. Greenwood with all in favor.

RANDOM RIDGE – KENNICUT HILL ROAD – TM – 76.10-1-23 – RESOLUTION

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

Mr. Franzetti had no additional engineering department comments.

Mr. Cleary had no comments.

Mr. Paepre moved to adopt Resolution #15-19, dated August 26, 2015; Tax Map # 76.10-1-23 entitled Random Ridge Cluster Subdivision Approval. The motion was seconded by Mr. Greenwood with all in favor.

Chairman Gary asked Mr. Lynch if they accept the bond.

Mr. Lynch replied yes.

NYC DEP – DREWVILLE ROAD & STONELEIGH AVE – TM – 66.-2-53 – SITE PLAN

Mr. Carnazza said that the zoning requirements do not apply to this project; there are no uses or structures proposed, so I have no comments.

Mr. Franzetti said this involves the construction of a storm water treatment pond and related facilities on NYCDEP watershed property of Croton Falls Reservoir, down on Drewville road. This has been in front of the board previously and all prior technical issues from the engineering department have been resolved. The applicant has submitted, during this submittal, information regarding the Town of Carmel Environmental Conservation Board. This Board needs to be aware that they still need to receive coverage under the New York State DEC for wetlands, storm water, they also need to get a Putnam County Highways and Facilities permit and a Putnam County planning permit. While they are here they have a lot of permits they will need to get before they can start any work. In addition they also have to provide quantity takeoffs so the engineering department can provide the planning board performance and engineering bond fees.

Mr. Todd West of NYCDEP addressed the board and stated in 2011 they worked with the town engineer and town planner to come up with a design to submit to the planning board. That was submitted in January of 2012, the planning board had several concerns about the visual impacts of the system. We met throughout 2012 with the town planner and engineer to relocate the feature. We came back in 2013 with three different alternatives for the planning board to consider. We had recommended at the time one alternative to which rotated the storm water system so it is perpendicular to Drewville road. It appeared skinnier from the road and we also had moved it down the hill closer to the reservoir so you don't see it from the road. We came back once with a tree planting plan to screen it a little further. We came back at a later date with a different planting plan that would provide adequate screening for the board's approval. At that point we got approval to go to the ECB, but because of some funding issues with the contract we needed to get additional funding, we were delayed until coming back to the ECB in 2015. The project is to build some storm water retention ponds that will capture all of the storm water that comes off of the development, currently it passes under Drewville road. We are going to reinforce this ditch line which is currently falling in because of the high flows of storm water. Since that is starting to erode the stone wall is also starting to fall apart in a few locations, so this project will use an existing opening in the stone wall to provide a permanent gravel access. There will be two basins, a smaller one and a larger one that the storm water flows through. The intent of that is to capture sediments that are washed off the road and give some detention time to let the sediments and pollutants that will carry phosphorous into the reservoir.

Mr. Paerper asked how will you handle the sediment. Does it get pumped out?

Mr. West said we have features like this so that any sediment gets dried out and removed so the right volume is there. It gets monitored by New York State Public Health Department; also we will have a brown fence surrounding it to blend in with the landscape.

Mr. West asked if it's possible to condition the site plan on getting those permits, and asked to waive the public hearing because we just had a public hearing with the ECB board.

Mr. Charbonneau recommended having a public hearing.

Mr. Stone asked about the size of the trees being cut and if there will be enough existing trees.

Mr. West said when we discussed it with the town forester; there is enough existing vegetation along the roadway that is not being disturbed. Even during our construction there is going to be a lot of existing trees there. 197 trees are being cut down, which includes dead trees and 230 are being planted including shrubs and trees.

Mrs. Kugler asked how many trees are being cut down.

Ms. Gutierrez replied 197 trees including the dead trees and shrubs.

Mr. Stone asked how long the construction will take with bringing the big equipment in.

Ms. Gutierrez said about 10-11 months with plantings and cutting down trees.

Mr. West said there will be truck traffic but not to the extent that would cause us to have to map it out like we have done for other larger projects.

Mr. Giannico asked if there would be a gate on that access road.

Mr. West said yes the board required that early on, along with fencing around the basins themselves.

Chairman Gary asked if all of those trees have already been discussed at previous meetings.

Mr. West said yes that's how we got the permission to go to ECB.

Chairman Gary asked Mr. Cleary to schedule a public hearing.

CARGAIN FUNERAL HOME – 418 ROUTE 6 – TM – 75.15-1-6 – SITE PLAN

Mr. Carnazza said the application is for enlarging the parking lot and amended site circulation. The property is currently in front of the board for a lot line adjustment also at the same time. He said there is a 12 foot retaining wall proposed.

Mr. Jeffrey Moore of Zarecki & Associates, representing the applicant said basically the funeral home right now has 25 parking spaces and there just isn't enough parking during a lot of the funeral events, people end up parking right on Route 6. So they want to extend the parking into the rear of the site, where we have 25 parking spaces we will end up having 58. As you get further back we do end up with a retaining wall to the rear of the building that in some areas is about 12 feet high at the maximum and about 4-6 feet high in front of the building. There is also the lot line adjustment with the neighbor as part of this application.

Mr. Paepre asked if you can access the retaining wall from the back, where you would have the 12 feet drop.

Mr. Moore said there are a row of trees there and a 6 foot high stone wall where the neighbor's driveway is.

Mr. Paepre said if someone did access it there would be a 12 foot drop there.

Mr. Moore said yes if somebody were to get back there in the corner it does slope.

Chairman Gary said first he has to get the lot line changed with the adjacent property.

Mr. Moore said the neighbors septic is on the funeral homes property so they have agreed to give them approximately 0.045 acres just so the septic is on their property and will make the house less non-conforming.

Chairman Gary asked if they can show the original line without the lot line change.

Mr. Moore said that since the neighbor septic is on the funeral homes property they agreed to just give them that land as part of the site plan.

Chairman Gary asked if it's acceptable.

Mr. Carnazza said yes if the board agrees to it. He said variances are required for the lot line adjustment to happen because the house is still 19.3 feet from the property line and 40 feet is required. He said they don't like making lot lines that are out of the ordinary and this is out of the ordinary.

Mr. Carnazza said this is a non-conforming lot already that is less than a fifth of an acre.

Mr. Furfaro said if you took that perpendicular line and went straight back it would infringe on the parking lot, correct?

Mr. Carnazza said that's correct.

Mr. Franzetti said we reviewed the drawings that were provided to us, referrals to Mahopac Fire Department and permits from the NYS DOT for the ingress and egress from the site will be needed, also, the revision dates for the drawings should be provided on the drawings and a performance bond may be needed. He said he will provide the applicant with the other comments.

Mr. Carnazza read Mr. Cleary's letter which stated the parking lot expansion that is proposed is to better accommodate the existing business, they are not expanding the business, and the applicant is in contact with the DOT for curb cuts. The retaining wall cannot be staggered to lower its height it was 14 feet tall at one point, snow storage area is now proposed at the top of the lot to give them a spot to push the snow. Landscape details have been added to the site plan and a new 6 foot tall stockade fence has been added to the easterly side of the Simone's property. It is recommended that a public hearing on this application be scheduled.

Mr. Franzetti said parking on the east side in front of the building should be eliminated, that comment has been repeated twice, the comment back from the applicant is it is existing so they want to keep it there. It can be a hindrance in backing up the way it is now.

Mr. Moore said there is an original site plan from 1998; it is the same parking that was approved back then.

Mr. Paepre said if they are going from 25 spaces to 58 would those three spaces make that much of a difference.

Mr. Moore said they sent this forward to DOT and they said it is acceptable as long as they can keep the entrance the way it is with one way in and one way out, they don't have a problem with it. He will get a letter from DOT.

Mr. Furfaro asked what they anticipate for the construction of the wall.

Mr. Moore said it's going to be concrete with some sort of stone facing with plantings on top, we are trying to save as many trees on the west side as possible.

Mr. Stone was concerned about the run-off from the hill.

Mr. Carnazza asked if there was any way they could get a trench drain across the whole driveway so it catches it before it gets to Route 6. When there is a snow pile on top of the hill and it starts to melt it will cause a puddle in the middle of Route 6.

Mr. Moore said he will look into that.

Chairman Gary said he would like to see an engineer diagram of that property to see the traffic coming in and where the drainage goes on Route 6. Nothing in this plan covers the engineering of this project. He said I would like to see them lose the spots in the front, there needs to be some corrections to those spots if they want to keep them. Also, the engineer should spend a moment or two with the board so we can ask our questions. He said to meet with the consultants.

THOMAS FISHER, INC & JOSEPH SIMONE – 418 ROUTE 6 & 7 VESCHI LANE N. – TM – 75.15-1-6 & 8 – LOT LINE ADJUSTMENT

Mr. Charbonneau stated both of these projects go hand in hand.

Chairman Gary said we will discuss it at the same time.

Mr. Carnazza read Mr. Cleary's memo which stated he wants the letter from the Putnam County Health Department in writing for the file. He said and I need the lot area in square feet; the schedule of district regulations needs to be corrected to show what's proposed and the variances required for the rear yard.

MAHOPAC WASTEWATER TREATMENT PLANT – 35 MUD POND ROAD – TM – 65.17-1-41 – BOND RETURN

Chairman Gary said the applicant is required to be at the meeting, no one is here to represent this application so it should be dismissed. This shouldn't be taken lightly.

MINUTES - 06/24/15

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

Mr. Greenwood moved to adjourn the meeting at 8:04 p.m. The motion was seconded by Mrs. Kugler with all in favor.

Respectfully submitted,

Rose Trombetta