

APPROVED

CRAIG PAEPRER
Chairman

ANTHONY GIANNICO
Vice Chairman

BOARD MEMBERS
RAYMOND COTE
ROBERT FRENKEL
VICTORIA CAUSA
JOHN NUCULOVIC

TOWN OF CARMEL
PLANNING BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext.190
www.ci.carmel.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
MARCH 22, 2023

**PRESENT: CHAIRMAN, CRAIG PAEPRER, VICE CHAIRMAN, ANTHONY GIANNICO;
VICTORIA CAUSA, RAYMOND COTE, ROBERT FRENKEL & JOHN NUCULOVIC**

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>TYPE</u>	<u>PAGE</u>	<u>ACTION OF THE BOARD</u>
PGI, LLC Endoscopy Center	66.15-1-3	A. Site Plan	1	Resolution Adopted.
Diamond Point Dev., LLC	86.10-1-2 & 3	A. Site Plan	1-4	Lead Agency Declared.
Glenacom Lake Cell Tower	87.5-1-90	P/H	N/A	Public Hearing Closed.
Willow Wood Country Club	87.7-1-6,7&11	P/H	N/A	Public Hearing Closed.

The meeting was adjourned at 9:28 p.m.

Respectfully submitted,

Rose Trombetta

PGI, LLC ENDOSCOPY CENTER – 667 STONELEIGH AVE – TM – 66.15-1-3 – AMENDED SITE PLAN

Mr. Carnazza read his memo which stated the applicant changed the layout of the building/stairs from the Approved Amended Site Plan and is now seeking a second Amended Site Plan Approval for the project. It would have been a Field Change if they weren't adding approximately 240 square feet of area to the building that was not shown on the previous approval. What is the width of the sidewalk at the northerly side of the building? It appears to be very narrow. How will the doors be accessed? There is no accessible curb at or near the entrance/exit. He stated he didn't see the drop curbs, but they are on the plan.

Chairman Paepre asked are they accessible?

Mr. Carnazza replied yes.

Mr. Franzetti stated all engineering comments have been addressed.

Mr. Cleary stated this a plan you approved several months ago. It's simply a revision to that staircase that's required for compliance issues. You also have an approval resolution before you this evening. However, Mr. Greenberg submitted the revised plan this afternoon, so the date of the plan has to reflect today's drawing.

Mr. Cote moved to adopt Resolution #23-05, (subject to amending the final site plan to reflect the date of the drawings that were submitted today) dated March 22, 2023; Tax Map #66.15-1-3; entitled PGI LLC Endoscopy Center Amended Final Site Plan Approval. The motion was seconded by Mr. Frenkel with all in favor.

DIAMOND POINT DEVELOPMENT, LLC – 4 BALDWIN PLACE – TM – 86.10-1-2 & 3 – SITE PLAN

Mr. Carnazza read his memo which stated the applicant proposes to remove the existing barn, 2 single family houses, museum, candy shop, and all other accessory structures and replace them with a retail building along Route 6 and 377,600 square feet of self-storage on the remainder of the site. The two lots are being merged together, therefore, the building area complies. Please adjust the zoning table to show this. (The more restrictive zoning requirements must be addressed for lots in more than one zoning district, however, not for each area that has a separate zoning district). The project complies with zoning.

Mr. Franzetti read his memo dated March 20, 2023.

Mr. Cleary stated this is a fairly significant development. They are proposing to merge two parcels. Those parcels are in separate zoning districts. The front parcel next to the Mobil station is in the C-Commercial zone. The back and majority of the property is in the CB-P zone. The applicant is proposing to merge those properties into a single parcel which is a logical thing to do for a single development. My recommendation would be to also modify the zoning of the property to reflect a single zone, the CB-P zone would be the preferred zone. There are two components of this project. The front portion of the project will be a retail building to sell the elements associated with the storage facility. There will be nine buildings in the back of the site to address the self-storage facility. We need a much better understanding of how the self-storage facility is going to operate. How often are trips generated. He said a traffic study was generated for this. This use is subject to additional set of standards in our code, for industrial uses and self-storage uses. It appears they are generally consistent with most of those standards, but we need some clarification moving

forward with respect to that. One of the issues with this application is, it is accessed on two locations at one of the worst intersections in the town (Baldwin Place Road & Route 6). They are proposing two driveways that are existing driveways now and to re-use them for this new facility. The existing driveways may be suitable for the existing operations, but perhaps not for this. Both of those roads are state roads, which means DOT will have significant input to this. The applicant's own traffic consultant suggested moving the driveway that they proposed on their plan. My recommendation would be to bring in our own traffic consultant to help us review this. He said these new buildings are going to the top of the hill behind the farms buildings which are basically open fields today. There isn't a visual issue related to that now, once you put buildings up there it will no longer be open. We should look at the screening, buffering and landscaping very carefully. He asked to provide renderings from different viewpoints, so we could get a better understanding of the building. I also recommend we retain our architectural consultant to look at this. He said SEQR is a significant issue. The applicant submitted a simple short environmental assessment form, at the very least we need a full environmental assessment form. The board should designate their intent to be lead agency tonight.

Mr. Nicholas Ward Willis with Keane and Beane, counsel for the applicant addressed the board and introduced Mr. Jason Sommer (owner) and Rich Williams (Insite Engineering).

Chairman Paeprer asked why are nine buildings proposed?

Mr. Rich Williams of Insite Engineering, representing the applicant addressed the board and stated this property is the old Mahopac Farm property and it's a 30.53 acre site. This project consists of two pieces of property, the smaller property is in the front which is 0.67 acres in the commercial zone. The rest of the site is 29.86 acres is in the CB-P zone. Our intent is to merge the properties. As far as environmental constraints, we have steep slopes on the property along Baldwin Place Road (points to map). We are maintaining our existing site entrances off Route 6 and Baldwin Place Road. He said we did receive the traffic consultant's report the day of the submission, so we did not have time to re-act to their recommendations. We agree with them regarding the entrance on Baldwin Place Road and plan on shifting that in accordance with the recommendations. The traffic consultant said this project will have a minimum increase in trip generations based on existing traffic volumes. They will be performing a full traffic impact study and intersection analysis. We recognize the sensitivity of this intersection. We are proposing multiple buildings throughout the property and we envision this site being constructed in two phases (points to map) indicating the two phases in color. He said relative to phase 1, we are seeking to construct 137,600 feet of storage space. The two larger buildings at the top of the hill will be a combination of bi-level, climate controlled interior unit storage facility (points to map) and then we have a series of smaller buildings which are drive up storage units. He said the larger building on the left is a total of 52,000 square feet with a footprint of 26,000. The larger building on the right is 67,600 square feet with a footprint of 33,800. In phase 2, we're proposing two buildings, each one is 60,000 square feet footprint. It's a bi-level building, so each building is 120,000 square feet. Based on the parking we are required to have 44 spaces, we have located 58 spaces throughout the site. We're required to have 20 loading spaces and we have provided 30 throughout the site. We provided a preliminary stormwater pollution prevention plan. He stated one of the things we're also focused on in addition to traffic is the existing flooding problem by the Mobil station. We were sensitive to that with our stormwater design. We've done testing on the property already for stormwater as well as septic. This will be treated by an onsite septic for the office building. He said we were able to find a lot of areas where we could infiltrate stormwater.

Mr. Williams continued to discuss the stormwater management practices and pre-treated basins. He stated a stonewall will be added along the streetscape on Route 6. We're

proposing landscaping behind the wall. He stated the existing development in the front where the firewood is being sold is in a state and town wetland buffer. A lot of that is going to be reclaimed. We have mitigation on the plan, where we will bring a lot of that buffer back. He said it's onsite septic for wastewater and there will be a private well for water supply. We will have underground fire storage tanks for the bi-level buildings, because they will need to be sprinklered.

Vice Chairman asked will there be restrooms in the storage units?

Mr. Williams replied we're in discussion about that now. Based on the size, the code may require that we have a restroom in one of the buildings.

Mr. Carnazza stated the code allows for a bathroom in the office building, anything else wouldn't be monitored in the other buildings.

At which time, Mr. Williams displayed elevations to the board members and pictures of what the site will look like from Route 6 and Baldwin Place Road.

Mr. Frenkel asked if the trees on the left side are existing or will they be added.

Mr. Williams replied there is an existing tree here now.

Mr. Frenkel questioned the amount of trees compared to the rendering and site plan.

Mr. Williams stated the rendering is not a true rendering to match our landscape plan yet.

Mr. Frenkel stated the trees in the picture are attractive. They will border up against the road and I would encourage you to adopt those trees for the site plan.

Mr. Jason Sommer, one of the principal owners of the business addressed the board and stated this will be our 14th self-storage facility from Maine to Georgia, so we have experience doing this. This will be more of an upscale product, a climate control product and a new cleaned up product. That's what we do on all of our properties and we think it's a good fit for this area. We do not think it's going to compete with the existing storage facilities. We think it's going to be a better product. He said there is a demand for this use here. There is 2.22 square feet of self-storage per capita in this market. The national average in equilibrium is between 8 and 9. That means there is 450,000 square feet of storage that is under supplied in this area. The demand is not being met and that's part of the analysis we do when we do this as a business person. We think it's going to be very successful and phasing it into two phases helps us do that. The office hours will be about 9:30 – 6 pm. There will be access to the storage facility from 6 am – 10 pm – 7 days a week. The office will not be open on Sundays.

Chairman Paerprer asked will the retail store only be related to your storage facility, such as tape, boxes, etc.

Mr. Sommer replied yes. He stated as far as traffic is concerned, we have gates at some of our properties, where you cannot access the property without going through the gate. We have monitored those gates and on our busiest day of the year, you would see 35 visits. Compare that to a McDonald's which may be about 350 visits. This is a very low traffic use and we will do a study on that. This will be professionally managed. He said this is a very low impact use for a big property.

Mrs. Causa asked what is the price comparison to the local storage facilities.

Mr. Sommer stated the storage facilities on Route 6 is overpriced. He said it will probably drive their prices down, because there will be new storage in the area. He said the climate control units is more then the non-climate units. He stated it was mentioned earlier why nine buildings? All of these buildings are bi-level buildings, half under the grade of the soil, so you will not see tall buildings here. We don't want to put elevators in buildings and when you're renting self-storage, you don't want to put your belongings in an elevator. It's an inconvenience. Everything will be ground level.

Mrs. Causa asked if they have any other storage units in this area.

Mr. Sommer replied we have one in Schenectady, others are being built in Poughkeepsie, Kingston and Danbury.

Chairman Paepre stated we should consult with our architectural consultant on this project. The earlier the better.

Mr. Sommer replied yes.

Mr. Cleary stated procedurally you could designate your intent to serve as lead agency tonight.

Vice Chairman Giannico moved to declare as lead agency. The motion was seconded by Mr. Frenkel with all in favor.

GLENACOM LAKE CELL TOWER – WALTON DRIVE – TM – 87.5-1-90 – PUBLIC HEARING

See attached transcription.

WILLOW WOOD COUNTRY CLUB, INC. – 551 UNION VALLEY ROAD - TM: 87.7-1-6, 7 & 11 – PUBLIC HEARING

See attached transcription.

Vice Chairman Giannico moved to adjourn the meeting at 9:28 p.m. The motion was seconded by Mr. Frenkel with all in favor.

Respectfully submitted,

Rose Trombetta