

**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**



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**MICHAEL CARNAZZA**  
*Director of Code  
Enforcement*

**RICHARD FRANZETTI, P.E.**  
*Town Engineer*

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

**PLANNING BOARD MINUTES**  
**APRIL 22, 2015**

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

| <b><u>APPLICANT</u></b>                             | <b><u>TAX MAP #</u></b> | <b><u>PAGE</u></b> | <b><u>TYPE</u></b> | <b><u>ACTION OF THE BOARD</u></b> |
|---|-------------------------|--------------------|--------------------|-----------------------------------|
| Beachak Brothers, Inc/<br>a/k/a Mahopac Motorcycles | 76.15-1-15              | 1-4                | Site Plan          | Public Hearing Scheduled.         |
| Random Ridge  | 55.14-1-6               | 5                  | Amended Plat       | Applicant off the Agenda.         |
| Meadowland GM Showroom                              | 55.11-1-8,9,10          | 5                  | Bond Return        | No Board Action.                  |
| Woodcrest Gardens, Inc.                             | 76.9-1-19               | 5-6                | Extension          | 6 Month Extension Granted.        |
| Lakeview Realty 168, LLC                            | 76.22-1-4               | 6                  | A. Reso.           | Amended Resolution Adopted.       |
| Minutes – 03/11/15 & 03/25/15                       |                         | 6                  |                    | Approved.                         |

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Rose Trombetta

**BEACHAK BROTHERS, INC. A/K/A MAHOPAC MOTORCYCLES – TM – 76.15-1-15 –  
SITE PLAN/CHANGE OF USE**

Mr. Carnazza read his memo which stated the applicant proposes to convert part of the existing Motorcycle Sales Showroom into a medical office and add parking and retaining walls. Proposed draft floor plans and elevations are now submitted. 3 variances are required. Provide an accessible route to the retail area.

Mr. Franzetti read his memo which stated there are some general comments that were similar from the last meeting that still need to be addressed:

**I. General Comments**

1. The following referrals would appear to be warranted:
  - a. Mahopac Fire Department
2. Permits from the following would appear necessary:
  - a. New York State Department of Transportation – depending on improvements to the ingress/egress along Route 6
  - b. Putnam County Department of Health – Septic approval for change in use.
3. All re-grading required to accomplish the intended development should be provided.
4. The plans should specify the total area to be disturbed, as well as the extent of new impervious areas to be created, so that applicable SWPPP requirements can be defined.
5. Should any public improvements be deemed necessary as part of the development of the tract, a Performance Bond and associated Engineering Fee must eventually be established for the work. There are also detailed comments which I will provide to the applicant's engineer.

Mr. Cleary stated when this application was last before the board the change of use was for a doctor's office and that tenant is longer proposed in the building. Instead they are proposing a wholesale cabinet business and a retail dress boutique. He said both are permitted uses in this district. He said the off street parking requirements are equivalent, so the numbers are the same. 16 spaces are required and 16 are proposed. They made modifications to the parking layout based on our conversations last time they were before us. Two of the spaces that were originally on the north side have swapped to the south side. The site plan has been revised to address previous comments:

- A back-up maneuvering area has been provided in the northern parking lot.
- Wheel stops and redwood planters are proposed to separate the northern parking lot, from the parking lot of the adjacent restaurant.

- Painted islands have been added to both parking lots' driveways, to better define the driveway access.
- The enlargement of the southern parking lot has allowed for the relocation of the dumpster. It is further recommended that the dumpster be set back approximately another 5 feet (perhaps by creating a notch in the retaining wall, to provide full unrestricted access to the loading space.
- The 4 large planters originally proposed in front of the building, within the Route 6 right-of-way are no longer indicated on the site plan. Why have these planters been removed? Can they be replaced?

Mr. Carnazza stated I think the Chairman asked the applicant to remove them at the last meeting.

Chairman Gary said we did have some concern.

Mr. Stephen Ferreira of SJF Engineering, representing the applicant and Mr. Matthew Beachak were present before the board. He addressed the board and stated we are proposing fancy signage (points to map) along the front of the building with short narrow canopies. There will be gooseneck lighting to light the signs. We also included vertical pilasters as suggested at the last meeting to dress up the front of the building. He stated we got a response back from the NYSDOT and they do not want us to do any permanent improvements. They do not want curbs, they want more flower boxes. They will only accept line striping. They will also allow parking in the front of the building if necessary, but it is not part of our proposal.

Mr. Paepfer stated he was concerned with one of the comments made by Mr. Franzetti with regards to the available site distances at each driveway location. He said there will be a lot happening now with the three businesses. He asked how many entrances to and from Route 6 will there be?

Mr. Ferreira said these entrances already exist for the diner and motorcycle shop that circulate together.

At which time, a discussion ensued regarding the ingress and egress of the property and the requests from NYSDOT, such as no curbing or islands.

Chairman Gary asked Mr. Franzetti what needs to be done with the applicant.

Mr. Franzetti stated the R.O.W. calculations and standard information that needs to be on the drawing, such as lighting plan and landscaping plan.

Chairman Gary asked what kind of landscaping do you think should be provided?

Mr. Franzetti said they are proposing landscaping on the western end of the retaining wall.

Mr. Ferreira stated we are proposing screening trees.

Mr. Franzetti stated that plan needs to be provided and reviewed by the wetland inspector.

Mrs. Kugler asked what type of signage are you proposing? Will they be made of wood?

Mr. Beachak replied yes, similar to what's in the downtown area.

Mrs. Kugler asked if the retail stores will have any other signage on the front windows.

Mr. Beachak replied no. There will be kitchen displays in the windows.

Mr. Stone asked if there was a color palette for the signs and canopies.

Mr. Beachak replied not yet. He said I don't have any colors picked out yet.

Chairman Gary commented that the pilasters added to the front of the building do not fit architecturally. He asked if they could be evened out and to keep them consistent.

Mr. Beachak replied no problem.

At which time, a discussion ensued regarding the canopies, windows and lighting.

Mr. Stone asked if there was a canopy on the two main entrances.

Mr. Beachak said the roof line overhangs about 30".

Mr. Stone said for architectural consistency and to point out that it is a main entrance, maybe you could add a canopy.

Mr. Beachak said that's a great idea, I will incorporate an entrance awning on either door.

Mrs. Kugler asked if there was lighting on the east exit side.

Mr. Beachak replied yes.

Mr. Carnazza asked how high are the canopies. He said they have to be at least 7 feet.

Mr. Beachak said about 9 feet.

Mr. Furfaro asked what kind of material will the canopies be.

Mr. Beachak said we will probably do a vinyl material, something that will not weather like fabric would.

Mr. Furfaro asked Mr. Beachak to bring in samples.

Mr. Beachak replied sure.

Mrs. Kugler asked if the masonry on the bottom of the building is existing.

Mr. Beachak replied yes.

At which time, the board members and the applicant continued to discuss the esthetics and roof of the building.

Chairman Gary said the end pilaster should not be on that building. It doesn't coordinate with anything.

Chairman Gary asked Mr. Cleary what the next step was.

Mr. Cleary said a public hearing is the next step.

Mr. Carnazza said he has to go to the zoning board.

Mr. Beachak said he has all the variances that are required.

Mr. Carnazza said to show it to him.

Mr. Greenwood said we don't usually schedule a public hearing before we send them to the ZBA if in fact they are required.

Mr. Carnazza stated he will meet with me. He said it's an existing building, so they probably have their variances.

Mr. Cleary said we could schedule the public hearing and if he needs to go to the zoning board we will deal with it then.

Chairman Gary said it might be a good idea to do a site visit in the meantime.

The board members were in agreement.

Mr. Furfaro said he will coordinate it with the secretary.

**RANDOM RIDGE – KENNICUT HILL ROAD – TM – 76.10-1-23 –AMENDED FINAL SUBDIVISION PLAT**

Chairman Gary stated Random Ridge is off the agenda.

**MEADOWLAND GM SHOWROOM – 1952 ROUTE 6 – TM – 55.11-1-8,9,10 – BOND RETURN**

Mr. Carnazza stated he wrote a memo saying that he did an inspection and they were in compliance with zoning, except that they have balloons and banners at Route 6 & Old Route 6 that should not be there. They need to remove them before we could go forward.

Chairman Gary asked if they are aware of it.

Mr. Carnazza replied no, it just happened today.

Mr. Giannico stated it was a specific condition of site plan approval of what could be positioned there. He said every time he drives by there, it looks like a carnival. I am not impressed.

A representative from GM Showroom asked the board if they could schedule the public hearing and make sure it's done before the next meeting.

Mr. Cleary said if they are in violation of a specific planning board condition, which this was, I would be reluctant to move them along.

Chairman Gary said we will wait until the next meeting to schedule a public hearing as long as everything is in order.

**WOODCREST GARDENS, INC. – 675 ROUTE 6 – TM – 76.9-1-19 – EXTENSION OF AMENDED SITE PLAN APPROVAL**

Mr. Carnazza had no objection to the extension.

Mr. Franzetti read his memo which stated the Engineering Department does not have an objection to the extension. The project has not received any of the necessary regulatory permit approvals and will not be able to commence work at the site until these are obtained. The applicant has submitted the requisite performance bond and engineering inspection fee.

Permits are required from the following:

- New York State Department of Environmental Conservation - coverage under the NYSDEC the General Stormwater Permit.

- New York State Department of Transportation – connection permit

Mr. Cleary had no objection to the extension. He said the applicant is in the process of working with the NYSDEC for the filing of the SWPPP.

Mr. Greenwood moved to grant extension of amended site plan approval for a period of 6 months. The motion was seconded by Mr. Furfaro with all in favor.

**LAKEVIEW REALTY 168, LLC – EAST LAKE BLVD – TM – 76.22-1-4 – AMENDMENT TO RESOLUTION (PERFORMANCE BOND)**

Mr. Carnazza said on the original plan it showed that they were building a 4 foot wall when in fact it's 18". He said this has to do with the Engineering Department, so I don't have any comments.

Mr. Franzetti read his memo which stated the applicant is in the process of starting work and recognized that the material quantity take off information and drawings originally provided to this Department to support the performance bond and engineering inspection fee were incorrect. The applicant requested that the bond be amended to reflect that actual amount of material being used. This Department has reviewed the updated drawing and material quantity takeoff information provided and agrees with this revised assessment. It should be noted that the proposed change does not alter the site plan only the amount of material used to calculate the bond. Therefore, the original Performance Bond of \$80,000.00 should be amended to \$27,000.00 and the original and Engineering Inspection fee of \$4,000.00 should be amended to \$1,350.00.

At which time, a discussion ensued amongst the board members regarding the quantity takeoff information and how the bond was calculated.

Mr. Furfaro asked if there was any change to the site plan.

Mr. Cleary replied no. He said the resolution before you is only changing the bond and engineering fee. He said the original approval date still remains the same.

Mr. Giannico moved to adopt Resolution #15-05, dated April 22, 2015; Tax Map # 76.22-1-4 entitled Lakeview Realty 168, LLC Wireless Final Site Plan Approval. The motion was seconded by Mr. Paepre with all in favor.

**MINUTES – 03/11/15 & 03/25/15**

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. The motion was seconded by Mr. Paeprer with all in favor.

Respectfully submitted,

Rose Trombetta