

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 JULY 8, 2015

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

ABSENT: DAVE FURFARO, KIM KUGLER

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>TYPE</u>	<u>ACTION OF THE BOARD</u>
Hynes Plaza (The Parting Glass)	65.13-1-66	1-2	P.H. & Reso	Public Hearing Closed & Resolution Adopted.
Beachak Brothers, Inc. a/k/a Mahopac Motorcycles	75.16-1-15	2-3	Resolution	Resolution Adopted.
Random Ridge	76.10-1-23	3	Resolution	Resolution Adopted.
Wallauer's Carmel at Putnam Plaza	55.11-1-4	3-4	Site Plan	Referred to the ECB.
PCSB/Mahopac Branch-Lot 1	86.11-1-1	4-6	Site Plan	Lead Agency Declared.
Route 6 Retail-Lot 2	86.11-1-1	6-7	Site Plan	Lead Agency Declared.
Baldwin Subdivision	86.11-1-1	7-8	Sketch Plan	Lead Agency Declared & Public Hearing Scheduled.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Rose Trombetta

HYNES PLAZA (THE PARTING GLASS) – 925 ROUTE 6 – TM – 65.13-1-66 – PUBLIC HEARING

Mr. Carnazza had no comments.

Mr. Franzetti had no comments.

Mr. Cleary said all site plan issues have been addressed and you have a resolution before you this evening.

Mr. Jack Karell, applicant's engineer addressed the board and stated after the last meeting, Mr. Franzetti wanted the area (points to area on map) orange outlined and orange paved. He said the yellow is the existing pavement, the orange is proposed. He said we are putting smoked glass above the railing. It will be buffered on top of the deck instead of buffering the back fenced area. He said we moved the deck over, so we don't need a variance.

Mr. Cleary asked if they were doing the privacy slats in the fence.

Mr. Karell replied yes.

Mr. Stone asked if the deck extended further to the north.

Mr. Karell replied yes.

Mr. Stone asked if there were any issues with access.

Mr. Karell stated the access door will be the existing door to bar. So they don't need the ramp on the side.

Mr. Giannico asked if there are gas meters where the deck ends.

Mr. Karell said they are underneath.

The board members continued to discuss the location and construction of the deck.

Chairman Gary asked how high is the deck off the ground.

Mr. Karell replied about 4 feet.

Chairman Gary asked if door below will be moved.

Mr. Karell replied yes. The electrician office door will be moved.

Mr. Stone asked about the seating arrangement.

Mr. Karell said they will physically remove the 48 seats from the interior of the building during the time they will use the deck from spring to fall. They will not bring the seats in and out.

Mr. Stone asked if that was indicated on the drawing.

Mr. Cleary said it is on the plan and also in the resolution. The period will be from April to November.

Mr. Stone asked if there will be a permanent canopy.

Mr. Karell replied no.

At which time, a discussion ensued regarding the smoked (safety) glass that will be used over the railings.

Mr. Franzetti said the glass is not shown on the drawing. The drawing needs to be updated to show that.

Mr. Karell said that could be revised.

Chairman Gary opened the public hearing and asked if anyone in the audience 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. Giannico moved to adopt Resolution #15-12, dated July 8, 2015; Tax Map # 65.13-1-66 entitled Hynes Plaza (The Parting Glass) Rear Deck Final Site Plan Approval. The motion was seconded by Mr. Paepre with all in favor.

Mr. Greenwood asked Mr. Karell if he accepted the bond amount.

Mr. Karell replied yes.

BEACHAK BROTHERS, INC. A/K/A MAHOPAC MOTORCYCLES - 485 ROUTE 6 - TM - 75.16-1-15 - RESOLUTION

Mr. Carnazza said all his comments have been addressed.

Mr. Franzetti had no comments.

Mr. Cleary addressed the board and stated this application was an unusual situation. You granted site plan approval for this application at the last meeting. The board withheld their consent of the architectural elements pending some revisions that the applicant agreed to do. They were presented to the board and it was accepted at the last meeting. You have a resolution before you this evening indicating acceptance of the revised plan.

Mr. Giannico moved to adopt Resolution #15-09, dated July 8, 2015; Tax Map # 75.16-1-15 entitled Beachak Brothers a/k/a Mahopac Motorcycles Architectural Site Plan Approval. The motion was seconded by Mr. Paepre with all in favor.

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

Mr. Carnazza had no comments.

Mr. Franzetti had no comments.

Mr. Cleary said you have a resolution for preliminary cluster subdivision approval before you this evening.

Mr. Giannico moved to adopt preliminary cluster subdivision, Resolution #15-10, dated July 8, 2015; Tax Map # 76.10-1-23 entitled Random Ridge Cluster Subdivision. The motion was seconded by Mr. Greenwood with all in favor.

WALLAUER'S CARMEL AT PUTNAM PLAZA – TM – 55.11-1-4 – SITE PLAN

Mr. Carnazza read his memo which stated the applicant proposes to add a 25 x 64 outdoor display and storage area adjacent to the existing Wallauer's Store in Putnam Plaza. All zoning comments have been addressed.

Mr. Franzetti read his memo which stated all Engineering Department comments have been addressed and the Engineering Department does not have an objection to approving the amended site plan as there are no changes being made to the site and there will be no increase in either water or sanitary sewer use.

Mr. Cleary stated the applicant has submitted a document clarifying what will be stored there and how it will be used and accessed.

Mr. Paepre asked if the customers will be entering through the rear area from the main store only.

Mr. Paul Lynch of Putnam Engineering, representing the applicant replied that's correct.

At which time, a discussion ensued regarding whether or not the customers should be able to pick up paid merchandise in the rear area.

Mr. Carnazza said the board did not say no, the applicant offered to do it this way.

Mr. Lynch said he could get clarification on the size of the ladders and grills.

Mr. Carnazza said it may be better if the customers go to the rear to pick up big merchandise.

Mr. Stone said perhaps we should recognize that on the plan. He said I am not necessarily adverse to it if there's not an emergency access issue. He said we also don't want it to become a standard parking area. It should only be for pick-up of purchased items.

The board members continued to discuss whether or not the customers should walk through the store or pick up big merchandise in the rear area.

Mr. Cleary said they have enough room in the rear to do it. Space is not a problem.

Mr. Carnazza said they would just have to show it as space for loading and unloading only.

Chairman Gary asked if the applicant would be willing to do that.

Mr. Lynch said if given the option, I'm sure they would. He said we would be happy to do that. He said we will change the plan identifying loading and unloading only.

Mr. Charbonneau said his only concern is what the landlord might say. He suggested get a letter from the landlord saying that the loading and unloading is permissible.

Mr. Lynch said we will do that. At which time, Mr. Lynch asked the board if they could get a referral to the ECB.

Mr. Greenwood moved to refer to the ECB. The motion was seconded by Mr. Stone with all in favor.

PCSB/MAHOPAC BRANCH-LOT 1 - 150 ROUTE 6 - TM - 86.11-1-1 - SITE PLAN

Mr. Carnazza read his memo which stated the applicant proposes a 2,656 square foot bank (retail/service establishment) on lot 1 of the proposed Baldwin Subdivision. Retail/service establishments are permitted in the C-BP zoning district according to the schedule of district regulations. Variances are required for building area- 5,000 s.f. required, 2,656 s.f. provided, 2,344 s.f. variance needed. Provide all easements for review by Town Counsel. All other zoning criteria have been addressed.

Mr. Cleary read Mr. Franzetti's memo dated July 6, 2015.

Mr. Cleary addressed the board and stated three applications were submitted simultaneously this evening. He said there is a proposed subdivision application that will create two lots. He said on each of the lots there is a site plan accompanying the subdivision. He said this is one of the site plans on the southern lot. He said in my memo there is a sketch of the Union Place project. He said when Union place came to you, effectively this was proposed. The exception was the driveway that is proposed now, was a through road that connected to a traffic circle in the center of the Union Place project. He said the traffic study that was done for Union Place incorporated the two retail uses on the property. He said this is consistent with plan that you have already seen with respect to Union Place. He said variances are required for this application. He said there is a very large wetland and pond behind this property, so the ability to locate anything on the site is limited to this corner. He said you can't put the building anywhere else. He said this across from the driveway that comes into McDonald's. As part of this proposal the applicant will be installing a traffic light at that intersection. He said the potential exists for vehicular conflicts to occur at the south-east corner of the site. This is where the two-way flow intersects the one way flow coming around the south side of the building. Signage, a turn around, or some other measure should be considered to alleviate this conflict. He said as far as the aesthetics of the building, as depicted on the building elevation submitted in support of this application, the architecture of the proposed bank reflects a traditional building vernacular including a brick veneer base, clapboard siding, peaked shingled roof, with a decorate cupola, topped by a traditional weathervane. Decorate columns frame the main entrance, and support the drive-thru structure. Has consideration been given to utilizing a stone, rather than a brick veneer along the base of the building? He said as noted above, access into the bank site would be provided from a driveway located on the adjacent retail parcel. A "project sign" is also located on this adjacent property. Easements and maintenance agreements should be submitted to document the rights and obligations associated with the use of the adjacent property.

Mr. Jeff Contelmo of Insite Engineering, representing the applicant addressed the board and stated as you may be aware the bank is currently located across Route 6. He said their lease is expiring in the coming term and they are seeking to build a new branch across the street. He said as Mr. Cleary pointed out this project along with the out parcel that will support the bank as well as the second out parcel were all contemplated as part of the master planning and bigger picture of what was known as Union Place project. He said we have a 13 acre parcel which we are proposing to subdivide into two lots. One lot being 9.8 acres and the other 3.2 acres. The access road will be correctly aligned with the Mahopac Village Center entrance. We will be proposing a traffic signal and we are working with NYSDOT on that improvement. He said there will be a shared septic on the lots. He said this particular arrangement and architecture of the PCSB building is something they are trying to establish as their standard. He said we recently got the same building approved in the town of Pawling.

Chairman Gary asked about the proposed traffic signal. He asked how the traffic light will work with the other two traffic lights less than ¼ mile away.

Mr. Contelmo replied we have a traffic consultant on board and there have been initial talks with the DOT to synchronize the lights.

At which time, a discussion ensued regarding the traffic flow along that corridor and the proposed re-alignment of Route 6 from the Somers line to Union Valley Road that the DOT is funding.

Chairman Gary asked Mr. Contelmo to check with the applicant if they would consider stone instead of brick for the building.

Mr. Contelmo replied he will bring it back to the applicant.

Chairman Gary asked what the process now for these three applications is.

Mr. Cleary said they are three separate applications even though they are coordinated, so you would designate lead agency for each of three applications and process them as separate applications.

Mr. Stone asked about pedestrian traffic throughout. Will there be walkways or crosswalks within the complex itself.

Mr. Contelmo stated we have not considered any accommodations to the inner flow as you suggest, but we will take a look at that.

Mr. Greenwood moved to declare lead agency. The motion was seconded by Mr. Stone with all in favor.

ROUTE 6 RETAIL - LOT 2 - 150 ROUTE 6 - TM - 86.11-1-1 - SITE PLAN

Mr. Carnazza read his memo which stated the applicant proposes a 5,000 square feet retail building on lot 2 of the proposed Baldwin Subdivision. Retail is a permitted use according to the schedule of district regulations. A variance is required for the 8 ft. retaining walls. Walls of 6 ft. or more must meet the setback requirement. 50 ft. front yard required, 3 ft. provided, 47 ft. variance needed. 40 ft. side yard required, 8 ft. provided, 32 ft. variance needed. All other zoning criteria have been addressed.

Mr. Franzetti stated he will provide Mr. Contelmo his comments, since they are similar to PSCB's comments.

Mr. Cleary stated his comments are basically the same as the other application. He said there are two issues the board should pay attention to. The first relates to the siding of the building. He said the bank is located about 60 feet back from Route 6 and a little of the parking is in front and a lot of the parking is on the side. He said this building puts all of the parking in the front and sets the building back farther. He asked if the building could be set in line or parallel with the bank. He said typically, we like to see the parking hidden behind buildings rather in front of buildings. The second relates to a drive-thru, but yet they do have tenants for the building, so the assumption is that there will be a tenant that will require a drive-thru. He said that's fine, but in this case we have a relatively tight behind the building. He said it seems that there are two drive-thru lanes; typically we would want a bypass lane in addition to the drive-thru lanes. He said that wouldn't be an issue if the building was shifted to the front. You would have plenty of room to do that.

Mr. Jeff Contelmo of Insite Engineering, representing the applicant addressed the board and stated we will take a look at Mr. Cleary's suggestion. He said the reason why we did that was to allow us to separate the drive-thru from the regular customer parking. He said we do have a bypass lane and a single drive-thru.

Mr. Cleary said the architecture to this building is similar in character and tone to the bank building.

Mr. Greenwood move to grant lead agency. The motion was seconded by Mr. Giannico with all in favor.

BALDWIN SUBDIVISION – 150 ROUTE 6 – TM – 86.11-1-1 – SKETCH PLAN

Mr. Carnazza read his memo which stated the applicant proposes a two-lot, C-BP (Commerce-Business Park) lot on Route 6 in Mahopac. The requirements for Sketch Plan are all on the plat and compliance is demonstrated. This is a minor subdivision by definition; therefore, if the board feels comfortable, this project can go directly to Final Plat submission for approval.

Mr. Franzetti read his memo which stated this application encompasses a proposal to subdivide a 12.93 acres parcel into two (2) parcels into a 3.2 acre and 9.77 acre sites located at 150 Route 6. This Department has no objection to Sketch Plan approval. Based upon our review of this submittal, the Engineering Department offers the following comments which we could provide to the applicant.

Mr. Cleary stated this is the 13 acre parcel of land. He said you may remember this from Union Place. He said there is a pond that is impounded in a fairly significant state wetland that runs through this area. He said the wetland to the south of the pond is fairly significant. He said to the north of the pond it is less significant and that is where the road was proposed to make a crossing through that wetland and the state at the time had said that is the appropriate place to make that wetland crossing. He said in terms of dividing the site, it wouldn't be divided length wise. It would be divided up and down through the

middle. He said the pond is in the middle of the property, so in terms of separating the site, we wouldn't want to put the pond in two different properties. We want to keep the pond in one parcel or other, because the more constrained environmental properties to the south, that means the area to put the subdivision line is to the north side of the pond. He said the location of the subdivision line is in the right spot given those physical constraints on the property.

At which time, Mr. Contelmo displayed the map and pointed to the pond.

Mr. Cleary addressed the board and stated procedurally you would have to grant this subdivision approval prior to the approvals of the two site plans on the lots you create on this subdivision. This is step one and you could also choose to schedule a public hearing for the next meeting.

Mr. Greenwood moved to declare lead agency. The motion was seconded by Mr. Stone with all in favor.

Chairman Gary said to schedule to public hearing.

Mr. Contelmo asked since it is a minor subdivision, can we go directly to final subdivision.

Mr. Greenwood moved to designate Baldwin Subdivision as a minor subdivision. The motion was seconded by Mr. Paepre with all in favor.

Mr. Greenwood moved to adjourn the meeting at 8:20 p.m. The motion was seconded by Mr. Stone with all in favor.

Respectfully submitted,

Rose Trombetta