

APPROVED

HAROLD GARY
Chairman
RAYMOND COTE
Vice-Chair

TOWN OF CARMEL PLANNING BOARD



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

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

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

BOARD MEMBERS

CARL GREENWOOD
JOHN MOLLOY
JAMES MEYER
ANTHONY GIANNICO
CRAIG PAEPRER

PLANNING BOARD MINUTES JANUARY 29, 2014

PRESENT: CHAIRMAN, HAROLD GARY, VICE-CHAIR, RAYMOND COTE, CARL GREENWOOD, JOHN MOLLOY, JAMES MEYER, ANTHONY GIANNICO, CRAIG PAEPRER

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>TYPE</u>	<u>ACTION OF THE BOARD</u>
Baldwin Estates	75.19-1-1.11	1	P/H	Public Hearing Closed & Full Return Of the Bond Recommended to Town Board.
Park Ford	86.7-1-20	1	P/H	Public Hearing Closed & Full Return Of the Bond Recommended to Town Board.
Del Grosso, Costanzo	86.11-1-15	1	P/H	Public Hearing Closed & Full Return Of the Bond Recommended to Town Board.
Dewn Holding Corp	53.-2-28	2	Resolution	Resolution Adopted.
CVS/Pharmacy	55.10-1-12	2-4	Site Plan	No Board Action.
LaPorte, Andrew & James	53.-1-14 & 15	5	Lot Line	Public Hearing Scheduled.
Yankee Development	76.15-1-12	5	Extension	6 Months Extension Granted.
Minutes – 1/8/2014		5		Approved.

The meeting was adjourned at 7:26 p.m.

Respectfully submitted,

Rose Trombetta

BALDWIN ESTATES – RYAN CT – 75.19-1-1.11 – PUBLIC HEARING – BOND RETURN

The consultants had no comments.

Mr. Gary addressed the audience and stated this is an open public hearing and asked if anyone in the audience wished to be heard.

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. Greenwood moved to recommend full return of the bond to the Town Board. The motion was seconded by Mr. Molloy with all in favor.

PARK FORD – 276 ROUTE 6 – 86.7-1-20 – PUBLIC HEARING – BOND RETURN

The consultants had no comments.

Mr. Gary addressed the audience and stated this is an open public hearing and asked if anyone in the audience wished to be heard.

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

Mr. Greenwood moved to recommend full return of the bond to the Town Board. The motion was seconded by Mr. Molloy with all in favor.

DEL GROSSO, COSTANZO – 18 MILLER ROAD – 86.11-1-15 – PUBLIC HEARING – BOND RETURN

The consultants had no comments.

Mr. Gary addressed the audience and stated this is an open public hearing and asked if anyone in the audience wished to be heard.

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

Mr. Greenwood moved to recommend full return of the bond to the Town Board. The motion was seconded by Mr. Molloy with all in favor.

DEWN HOLDING CORP - MEXICO LANE - TM - 53.-2-28 - 5 - RESOLUTION

Mr. Carnazza had no comments.

Mr. Franzetti stated all engineering comments have been addressed.

Mr. Cleary stated you have one resolution before you for final subdivision approval.

Mr. Paepfer moved to adopt Resolution #14-01, dated January 29, 2014; Tax Map # 53.-2-28 entitled Dawn Holding Final Subdivision Approval. The motion was seconded by Mr. Meyer with all in favor.

CVS/PHARMACY - 1906 ROUTE 6, CARMEL - TM - 55.10-1-12 - AMENDED SITE PLAN

Mr. Carnazza read his memo which stated the applicant proposes to occupy the former A&P in Carmel and add a drive-thru prescription pick-up window. In doing so the traffic circulation and parking calculations are being modified. All variances granted for the site should be listed for me review. Variances are required for signage. Only one sign is permitted per establishment per frontage on a town, county, or state road. Delineate the 1,261 s.f. portion of the building that is going to be "Demolished". Provide traffic arrows for the overall traffic circulation plan.

Mr. Franzetti read his memo dated January 23, 2014.

Mr. Cleary read his memo dated January 29, 2014.

Ms. Shannon Rutherford, Director of Land Development for VHB, representing the applicant addressed the board and stated we are here to discuss the proposed CVS/Pharmacy project. She said as part of the parking calculations and traffic, we took into account a fully tenanted plaza. There are 269 existing parking spaces on the site under the current conditions. There is one full access driveway towards the northwest corner of the property out onto Route 6. It is a stop sign controlled driveway. She said there is an intermittent watercourse located at the southwest corner of the property towards the loading dock area. (At which time, Ms. Rutherford pointed to the drawing indicating the location of the watercourse). She said it comes down off the hillside and it empties directly out onto the pavement and the flow from the watercourse enters into the closed drainage system. She said there is a catch basin located at the corner of the property and the stormwater flow is conveyed via the existing pipes along the southern edge of the property out into the closed drainage system into Route 6.

At which time, Ms. Rutherford displayed renderings of the proposed CVS/Pharmacy. She said CVS will occupy approximately 14,600 square feet of the former A&P building. The rest of the space will remain vacant at this point. She said as far as parking and traffic calculations are concerned, we took into account that a retail tenant would occupy the space that is vacant. The existing loading dock will remain. CVS will have a loading corridor and will utilize one of the berths and the other two will remain available for the balance of the

building. We are proposing to demolish 1200 to 1300 square feet at the rear of the building to make room for the proposed drive-thru. It will be a single lane drive-thru.

It will be a cantilevered canopy, so there are no structural columns. She said with respect to the accommodation of the drive aisle, the parking under the existing conditions will be removed to allow the drive aisle. With the net reduction of the building and re-stripping, we are able to accommodate the parking and provide the required 254 spaces. As far as stormwater is concerned, we are not proposing any changes to the existing drainage system on site. She said to accommodate the stormwater flow we have added green space to the site. There is a reduction in the pavement area with the addition of landscape areas. At this time it is proposed to be a lawn. The overall traffic pattern for the plaza does not change. We did improve the ADA access for the property by putting it immediately adjacent to the store and we will re-stripe the sides which will result in re-grading.

Mr. Neil Alexander, ESQ. of Cuddy and Feder, representing the applicant addressed the board and stated we are in the process of working with NYCDEP and because of the small amount of disturbance, we think we will get a non-jurisdictional determination. There won't be any involvement because we will stay under the applicable limits. We may stay under 4,000 square feet of new area and be type II, exempt from SEQR.

Ms. Rutherford continued her presentation and discussed the dumpster and vertical pad area.

Mr. Carnazza asked if the dumpster will be fully enclosed.

Ms. Rutherford replied yes. It will be a chain-link fence with privacy slats.

Mr. Cote asked where the entrance of the building would be?

Ms. Rutherford said the entrance will be on the north side corner of the building, moved down from where the A & P entrance was.

Mr. Cote was concerned that on the left side of the building there wasn't much room between the corner of the building and oncoming traffic crossing right in front.

Ms. Rutherford said 18' is the full depth of a parking space. She said once you exit the drive-thru, there is roughly 18' of building and another 18' before you reach the stop sign. She said there will be plenty of visibility. There won't be any vertical obstructions.

Mr. Molloy asked what the drive-thru will be used for.

Ms. Rutherford said the drive-thru is used specifically for prescriptions/medicine drop off and pick up.

Mr. Cleary asked how frequently the drive-thru is used. He said isn't it a fairly low volume?

Ms. Rutherford said that's correct. The peak hours are usually after school, about 10 -12 cars an hour.

Mr. Paepre asked what the route was for the dumpster pickup.

Ms. Rutherford stated it's the same pattern as the A & P was. At which time, Ms. Rutherford pointed to the driveway on the map showing the route for the trucks. She said they cross through the parking area as part of the travel pattern. Trucks usually come during non-peak hours and the CVS tractor trailer would not be as frequent as a supermarket trailer. She said for the dumpster and vertical compactor it would be the opposite travel pattern.

Mr. Gary commented on the flooding that occurs at the entrance and asked Mr. Franzetti if it is something that should be looked at.

Mr. Franzetti said we have asked the applicant to look at it as part of the overall site plan comments.

Mr. Gary asked Mr. Cleary if the traffic study was looked at.

Mr. Cleary stated what the applicant has demonstrated is that the traffic generation from the site would be decreasing from the existing condition. There was no analysis of the intersection itself. He asked if that was something the board would like us to look at in more detail, we would be happy to work with the applicant.

Mr. Gary stated it should be addressed.

Mr. Greenwood agreed with the Chairman. He said the flooding at the intersection has about a foot of water at various different times in the past year or so and there were times when we didn't have a tremendous rain. He said whether it's a drainage issue from Route 6 or an actual issue on the site it should be addressed.

Mr. Alexander said it is on the Town Engineer's to do list and we will figure out if it relates to site or not.

Mr. Gary asked if there was enough room for the garbage truck to back up and go out the same way they came in rather than going around the front.

Ms. Rutherford replied yes. We will make a request to CVS to have them talk to the entity that will be handling their refuse disposal. She said rather than them coming around the front, they will back up and go out the rear.

Mr. Franzetti noted that the corner in question is within the 100 ft. buffer. He said there is an intermittent stream in that area, so if this does get referred to the ECB, they may be providing comments also.

Ms. Rutherford stated we will look at all the comments and work with the Planner and Town Engineer.

No board action.

**LAPORTE, ANDREW & JAMES – PEEKSKILL HOLLOW RD – TM – 53.-1-14 & 15
SUBDIVISION/MERGER (LOT LINE ADJUSTMENT)**

Mr. Carnazza read his memo which stated provide lot depth and lot width lines. Variances were granted by the ZBA and are noted on the plat.

Mr. Franzetti had no comments.

Mr. Cleary read his memo which stated this proposal calls for adjusting a lot line separating two lots located off Peekskill Hollow Road, containing two separate dwellings on each lot. The applicant established for the Board that the original lot line was incorrectly located on the property. The correction varies in width, but at its widest point, the shift is approximately 32 feet. No other changes, alterations or improvements are proposed.

The ZBA granted the necessary variances for this project. The Planning Board can now consider scheduling the public hearing for this matter.

Mr. Gary said to schedule a public hearing.

**YANKEE DEVELOPMENT – PIGGOTT ROAD – TM – 76.15-1-12 – EXTENSION OF
PRELIMINARY SUBDIVISION APPROVAL**

The consultants had no objection to the extension.

Mr. Greenwood moved to grant 6 months of preliminary subdivision approval. The motion was seconded by Mr. Meyer with all in favor.

MINUTES – 1/8/2014

Mr. Molloy moved to adopt the January 8, 2014 minutes. The motion was seconded by Mr. Greenwood with all in favor.

Mr. Greenwood moved to adjourn the meeting at 7:26 p.m. The motion was seconded by Mr. Molloy with all in favor.

Respectfully submitted,

Rose Trombetta