

APPROVED

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, November 9, 2016**

IN ATTENDANCE: Chairman Lou Kiefer
Matthew Sush
Jim Barnicle
Kathleen Brawley, Secretary
Richard McGoey, Consulting Engineer
Michael Croissant
Melinda Meddaugh
Bobby Mapes, Alternate

ABSENT: Paula Elaine Kay, Attorney

Chairman Kiefer called the meeting to order at 7:00 p.m.

A motion to approve the October 26, 2016 minutes was made by Matthew Sush and seconded by Melinda Meddaugh
5 in favor; 0 opposed

CONCORD FAIRWAYS

Concord Road, Monticello, NY – S/B/L: 9.-1-36
Glenn Smith, P.E., Kevin McManus, P.E. and Henry Zabatta

Mr. Smith advised that the applicant needs a denial from the Board to go to the ZBA. They previously received approvals from the ZBA, but they need 8 of the buildings exceed the maximum length of 132 feet. The Board previously discussed this, but the Board was not sure variances were needed.

Mr. Smith addressed the Town Engineer’s comments. Mr. Smith advised that they have met with the Fire Department and they exceed the required distances. Mr. Smith further provided correspondence from the Fire Department wherein they requested specific fire hydrants.

Jim Carnell advised that the Fire Department contacted him today because they are concerned about turning radiuses. The plans provided were small and difficult for them to understand. Mr. Carnell suggested the applicant provide a plan with less detail to make it easier. Mr. Smith advised that if they want a larger radius, they have plenty of room to provide the same. Chairman Kiefer advised that the Board felt larger radiuses were a benefit and could be the road size of 22 feet. Mr. Smith advised that the road with is not an issue, just the radius. Mr. McManus advised that 22 feet would be acceptable to the applicant and still comply with code. They are just looking to reduce impervious surfaces. If the Board feels comfortable with 22 feet roads, that’s what they will do.

Mr. Smith advised that with respect to the traffic study, their consultant has been in touch with the Town’s consultant.

Mr. Smith further provided that all entry roads have been widened in accordance with the Board’s requests.

Mr. Smith advised that he has spoken with the Superintendent of the Town Water and Sewer Department who agrees that this is the same plan the Town reviewed in 2005 and capacity was sufficient. Mr. Smith will make minor corrections to the plan.

A motion to refer this application to the ZBA for the building length was made by Michael Croissant and seconded by Melinda Meddaugh
5 in favor; 0 opposed

PRIMAX PROPERTIES LLC/5 STAR LAND DEVELOPMENT

Glen Wild Road, Rock Hill, NY - S/B/L: 32.-1-22

Larry Marshall, P.E., Adam Sellner, Primax Properties

Town Engineer McGoey advised that the Board should be aware that the stone veneer is only 2 feet high. He feels it presents a nice appearance and looks higher in the photograph provided by the applicant. Melinda Meddaugh asked if the wooden characteristics could be carried throughout the building. Mr. Sellner advised that the area in question is built that way because it is a “bump out”. Melinda Meddaugh felt that the wooden characteristics looks nicer than just flat panels would. Less like a vinyl sided box. Mr. Marshall clarified that they will not be utilizing vinyl siding. Mr. Sellner advised that shutters and other improvements were added to give the building more character. Michael Croissant advised that perhaps dressing up the windows would be a good idea and give the building less flat space. Mr. Seller advised that he will speak to the architect and look into those revisions. Melinda Meddaugh also suggested utilizing the goose neck lights which help give the building style. Mr. Marshall advised that the lighting shown on the rendering is inaccurate and that they will be using fully shielded fixtures which through lighting onto the parking lot. Goose neck fixtures do not meet night time lighting requirements and are more of a decorative light. The lights they are installing have a function. Jim Barnicle thought that the front of the building could use the goose neck lights. Mr. Marshall advised that the lights are all installed for purpose of lighting the parking area and work in concert with each other. They are fixed so lighting does not affect Glen Wild Road or surrounding areas. Town Engineer McGoey noted that the lighting details on the plan are acceptable. They are all downward facing lights. Mr. Marshall advised that in accordance with the Town Engineer’s request, the plans need lighting detail/cut sheets and confirm that the lights dark sky compliant and shielded. He will provide the same to the Town Engineer. The lights will all be full LED which fixtures are a little bigger to get the same optics, but the same concept essentially.

Mr. Marshall advised that he will provide the details requested by the Town Engineer. They will add a note to the plan regarding the DPW and plans have been submitted to the County. Mr. Marshall further advised that the SWPP plan was provided to the Town Engineer’s office. The other items

Town Engineer McGoey asked about the traffic study. Mr. Marshall advised it was done and submitted but the Town has not received the same. Mr. Marshall advised that in essence, the project has less than .5 seconds impact at the intersections analuzed. A left turn was not required. Seasonal differences were reviewed and impacts were deemed to be insignificant. The fire house

will not be affected by the construction of the store. In conclusion, their study noted no significant impact on the area.

Melinda Meddaugh asked about landscaping. Mr. Marshall advised that the storm water basin will be installed but a row of birch will be installed along the edge of the pond. Wetlands will be preserved. Near the building a series of Norway spruces are planned to be planted. Mr. Sellner advised the Board of areas where existing landscaping will not be touched. Melinda Meddaugh asked that the entrance trees (dogwood) be switched as they have a tendency to not survive in a parking area. Mrs. Meddaugh felt oaks may be suitable. Mr. Marshall advised that if she has any suggestions, they are not opposed to switching out vegetation. Melinda Meddaugh felt increasing the landscaping around the entrance would be beneficiary and ornamental grasses along the basin would be nice and make it look more natural.

Jim Barnicle asked about the stop line and the distance between the road and the stop line. Will it interfere with the sight line of traffic? Mr. Marshall advised that it would not, the proposed sign begins at 22-23 feet and 15 feet is the minimum.

A motion to schedule a public hearing for December 14, 2016 was made by Matthew Sush and seconded by Melinda Meddaugh
5 in favor; 0 opposed

LEISURE ACRES

Waverly Ave, Monticello, NY – S/B/L: 29-2-13, 22 & 23
Joel Kohn

Mr. Kohn advised that the applicant is looking for a denial of this Board to go to the ZBA. They want a definition as to what a series of dwelling units. They want to have 2; the Board previously felt 3 was a series. The applicant feels that duplex units are a better market and three units would be a hard sell. No one would want the middle unit. Mr. Kohn advised that all of the Town Engineer's previous comments would be addressed. Town Engineer McGoey advised that a multiple dwelling is defined as more than two units. Mr. Kohn advised that this application is going to be for row housing and Town Engineer McGoey advised that they should speak to the Town Attorney about this. Mr. Kohn advised that a zone change has been requested to the Town Board and there is a public hearing scheduled for a sewer extension on November 15, 2016.

A motion to deny this application and refer the same to the Zoning Board of Appeals was made by Melinda Meddaugh and seconded by Matthew Sush
5 in favor; 0 opposed

VIZNITZ INSTITUTIONS, INC. (GIRL'S SCHOOL)

24 & 32 Gibber Rd, Monticello, NY – S/B/L: 9.-1-16
Joel Kohn

Mr. Kohn advised that the girls school has two existing buildings on the site already. They have used one of the buildings so far. They want to keep the smaller building for offices for the school and enlarge the other building. Chairman Kiefer asked if the student count would be increased

and Mr. Kohn advised it would. Chairman Kiefer asked where the students would come from and Mr. Kohn advised that students are bussed in from the nearby Viznitz community. The maximum number of students is approximately 90 per the size of the building. Chairman Kiefer advised that he was amazed by the lack of landscaping and the amount of garbage around the area. Mr. Kohn advised that he will stress this to the applicant. Unfortunately, they are mostly individually owned properties. Jim Barnicle suggested having a community event to clean up.

Mr. Kohn advised that he will address the Town Engineer's comments and update the plans accordingly.


Matthew Sush advised that it appears some larger trees will need to be removed to make the addition and he would like to see them replaced. Mr. Kohn asked where the trees should be installed and the Board advised. Town Engineer McGoey also noted that the playground equipment should be shown on the plan.

Mr. Kohn asked if the application will require a public hearing. The Board discussed giving approvals conditioned upon the clean-up of the area. Mr. Kohn advised that unfortunately, the homes are owned by individual owners and not the community. After discussion, since it appears that there have not been any recent complaints, there was no need for a public hearing.

A motion to cancel the November 23, 2016 meeting due to the fact that the same falls on the evening before Thanksgiving was made by Michael Croissant and seconded by Matthew Sush
5 in favor; 0 opposed

A motion to close the meeting at 7:44 p.m. was made by Melinda Meddaugh and seconded by Matthew Sush
5 in favor; 0 opposed

Respectfully submitted,


Kathleen Brawley, Secretary
Town of Thompson Planning Board