



**APPROVED**

**TOWN OF THOMPSON  
PLANNING BOARD  
WEDNESDAY, January 25, 2017**

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

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

A motion to approve the December 28, 2016 minutes was made by Melinda Meddaugh and seconded by Matthew Sush  
5 in favor; 0 opposed

**ROSE CALVELLO**

2 Calvello Ln, Rock Hill, NY; S/B/L: 25-1-6.2  
Tim Gottlieb, P.E.

Mr. Gottlieb advised that he received the Town Engineer’s comments. The biggest issue is two single-family dwellings on one lot. He believes they are both single family residences. His client did close out some open building permits. The Building Department has been to the site. Jim Carnell advised that one of the buildings may be more than a single family residence. Town Engineer McGoey felt that may be on an adjoining lot, but since they are going to the ZBA, the Town has the chance to review the buildings and ensure they are single family residences.

Town Engineer McGoey advised Mr. Gottlieb that he needs to ensure the property is sufficient for a septic system, as it is very wet. Mr. Gottlieb advised it will be a raised system.

A motion to deny this application and refer the same to the Zoning Board of Appeals was made by Michael Croissant and seconded by Matthew Sush  
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. and Adam Sellner, Primax Properties LLC

Michael Hoyt recused himself from participating in this application.

Chairman Kiefer advised that the residents are upset with the look of the box type store. The Board has been provided with a photo of the Montgomery Store, which the Board really likes. Melinda Meddaugh showed the applicant her suggestions to the building. Mr. Marshall asked if the Board is looking for additional peaks and Mrs. Meddaugh advised that they want them over windows,

but more peaks would take away from the “box” look of the building. Mrs. Meddaugh feels that if it is not as flat on top and carrying some of the different characteristics to make it look better. Mr. Sellner advised that the other buildings are not peaked roofs as they are difficult to build. Chairman Kiefer advised that they did it in Montgomery. Mr. Sellner advised that this is a different community with less people and the Montgomery store has the (people who can come).

Attorney Paula Kay advised that the Board wants to see the best building they can give, with the highest design standards, whether or not it is going to be populated as another store, it has to be the best and not substandard. Mr. Marshall advised that the Montgomery Store stands to the peak over 30 feet in height. That is a problem from an aesthetic point of view. That store sits 5-6 feet lower than the road. Chairman Kiefer advised that the County Planning Department suggested this building as a model for this store. Mr. Marshall referred the Board to the Pine Bush store, which is more in line with what they want to build which are feasible. A peaked roof, with a steel truss that spans 70 feet with a building height of over 30 feet, is just not feasible. The Livingston Manor store was also mentioned. Mr. Sellner advised that the Livingston Manor building was a corner-entry building. They had originally presented this type of building to this Board, but had to change it when the additional parking was required. That building does not have a peaked roof. Mr. Sellner advised that they are willing to continue to work with the Board, they just want alternatives to a peaked roof. They can break up the roof line and copy what is at the Rock Hill Pharmacy. They want to see if there are other alternatives rather than putting up a peak. They can do more subtle things to the roof line. Town Engineer McGoey advised that they should present what they are talking about with the mansard. The Board discussed other suggestions they had to the building with the applicant. Michael Croissant advised that he did not love the lattice on the front of the building and Mr. Sellner advised that he would remove that or add to it, at the Board’s suggestion. Mr. Sellner advised that the Montgomery Store may not be the best fit for this application. Bobby Mapes advised that the building should match the character of the surrounding buildings in the area. Michael Croissant asked about the lighting. Mr. Marshall advised that the gooseneck lights are faux, and the sign is lit from behind. Mr. Marshall also noted the parking area lighting and other areas of lighting on the site. They may stand out in the rendering but they do blend in well with the site. Michael Croissant suggested that the main entrance design be changed to move the stone pillars away from the building, giving it more of a lobby entrance and more depth.

Jim Barnicle asked if the applicant read the County’s review completely and the applicant advised that they had. Mr. Barnicle asked about the rendering where no landscaping is shown and Mr. Marshall advised that they do have a landscaping plan and they want to discuss it with the Board in depth further. Mr. Marshall advised that the County suggested that some of the spots be landscaped and reserved if they are needed later on. Town Engineer McGoey advised that there are plenty of parking spaces and a few could be taken away. Melinda Meddaugh advised that the applicant could plant trees in their place. Jim Barnicle advised that when he went to the Livingston Manor store, it appeared that there was way more parking than necessary. Mr. Marshall advised that the Board need only tell them the number of parking spaces they want and they will incorporate landscaping as needed. Jim Barnicle reminded the Board that banked parking spaces was addressed previously by the Board. Mr. Marshall advised that the banked spots are graded out, but reserved for future use if necessary. The Bethel, Walden, Montgomery and Wurtsboro stores also have banked spaces.

Jim Barnicle advised that he noted that some of the plantings are so low on the other stores that they are unable to be seen with a few inches of snow. Mr. Barnicle suggested they use some mature plants and trees.

Attorney Paula Kay advised that the public hearing was held, a review under GML §239 was issued by the Planning Department, the Board, applicant and the public has reviewed the §239 review. The applicant reviewed and responded to the public comments in writing. The Town's traffic consultant reviewed the applicant's traffic study and the review was reviewed by the applicant and the Board. The applicant has responded to the Town's consultant. Mr. Sellner asked for confirmation that the public hearing was closed and Attorney Paula Kay advised that it was at the last meeting.

Melinda Meddaugh advised that more perennials and denser landscaping will be beneficial to the site. Chairman Kiefer advised that the County recommended expanding the flower beds.

Mr. Marshall advised that to replacement the dogwood trees, did the Board have any suggestions as to alternatives? Melinda Meddaugh advised that they do not do well in that area and she would provide a list. Mr. Marshall advised that they do not prefer to use several different types of trees as they do not do well in the area. Chairman Kiefer asked if Japanese Maples would be sufficient and Mr. Marshall advised that they are very slow growing. Jim Barnicle suggested Sullivan Renaissance. Melinda Meddaugh said that a professional landscaper would be better.

Mr. Marshall advised that he has pine trees along the upper bank of the storm water basin and wanted to know if the Board wanted him to carry that throughout the site. They also have river birches along the bank. Melinda Meddaugh suggested adding pine trees and discussed the topography of the site with the applicant.

Mr. Marshall addressed the County's comments with respect to landscaping. He feels they could supplement certain areas and preserve other landscaping in other areas. They just need to avoid the swale. Chairman Kiefer asked if the trees were mature and Mr. Marshall advised that they are. Melinda Meddaugh suggested adding more pine trees and Mr. Marshall advised they would pines, spruce or fir trees.

Mr. Marshall advised that the County wants them to reduce the aisle width but it is not feasible due to the truck turn, the specifications of which have been provided to the Board.

Mr. Marshall advised that the building could be shifted to the east to open a landscape area, but it would add impervious areas to the site. It would not add parking spaces, but the drive aisles get longer. If they shift by four feet, they would add four feet of pavement in numerous areas to accommodate that. Melinda Meddaugh suggested removing a parking spot near the building to add landscaping which the applicant liked. Mr. Marshall advised that they will do what the Board wants. Mrs. Meddaugh suggested that the added landscaping should be a like height and not too low. Mr. Marshall advised that they have a standard caliper for flowering trees and a height for evergreen trees. Shrubs would be 24-30". Grasses will be smaller but they will grow. Groundcover cannot have a specified height for obvious reasons. They do not have any perennials

on the site now, but they will add the same. Melinda Meddaugh showed Mr. Marshall additional areas where trees could be planted. The Board all noted that losing two spots would be best; they want to see more landscaping and less blacktop.

Town Engineer McGoey advised that his comments should be reflected to note that Mr. Davidoff represented the Rock Hill Trading Post and not the Rock Hill Community.

Jim Barnicle asked if the stones on the building and the sign would match and Mr. Marshall advised it would.

Mr. Marshall also noted that the County Planning Department suggesting making the front flower bed larger, but if they do that, again it increases the impervious areas again. Mr. Marshall advised that if they shift that, they have to shift the building and shift the asphalt accordingly, which would add to the impervious surfaces. Town Engineer McGoey advised that bumping out the front roof may cause an issue. Mr. Sellner advised that an eight-foot bed is rather large.

Discussion was had with respect to the overhang to make it a six-foot projection from the main face of the building. The Board agreed that it would be a good compromise. Attorney Paula Kay asked the applicant if they anticipate storing or selling anything outside of the store, such as carts, ice machines, propane tanks (for exchange), sale items, etc. Mr. Sellner advised that outdoor items are usually handled by the store manager but if the Board wants to set a standard, they are amenable to that. Attorney Paula Kay wants a note to be added on the plan to note that no additional structures, outside sales or displays will be on the site. This way any operator will know that it will be a violation if they have any of that. Mr. Marshall asked if the Board was concerned with permanent displays or temporary and the Board noted they have an issue with both. Jim Barnicle asked about sidewalk sales and whether they would be allowed. He is sure that the Trading Post has items shown outside from time to time as well. Mr. Sellner asked if there was a town ordinance on outdoor sales and Attorney Paula Kay advised there is and it is quite strict.

Mr. Marshall asked if the Rock Hill Business Assn. had any standards as to perennials and Melinda Meddaugh suggested black eyed Susan and purple coneflowers. Mr. Marshall brought up the surety bond noted by the County and Attorney Paula Kay advised that it was to ensure the applicant planted and maintained the plantings. Town Engineer McGoey suggested adding a note to the plan that the applicant remove dead and/or damaged plantings annually so that it can be regulated by the Building Department.

Mr. Marshall advised that they have discussed the removal of two parking spaces. Chairman Kiefer advised that the County suggested banking spots. If the Board wants to bank a large part, they would grass and plant trees. The Board thought the County wanted to alternate the spots, like every five spots. Mr. Marshall advised that fewer, larger islands would be easier to maintain. Jim Barnicle felt it would be a better appeal if they were in larger groups. After discussion, there will be one banked area on the side and one on the front of the building. Attorney Paula Kay advised that to be clear, the spots are banked, but not being waived by the Board. Mr. Marshall advised he would note that on the plan. Mr. Marshall advised that with the banked spaces, they would be down to 55 parking spaces.

Melinda Meddaugh noted that the sign on the front of the building would be nicer without the yellow behind the "Dollar General" letters. Mr. Marshall advised that they will look into it, but signage is dictated by the corporation.

Mr. Sellner summated what the Board discussed tonight. Attorney Paula Kay also reminded the applicant to place notes on the plan as suggested by the Board. Mr. Sellner advised that there is a lot of landscaping and he feels it does a lot for the site and helps incorporate the building into the area. Bobby Mapes asked if the mechanicals would be landscaped. Mr. Marshall advised that the condensers will be on the roof and shielded. Mr. Sellner advised that they will make the changes and get back on the agenda before the Town Engineer.

Mr. Sellner asked about SEQRA and Town Engineer McGoey advised that the Board will address that the same night approval is voted on by the Board.

### **MAKOVIC HOMES**

Old Route 17/Cimarron Rd, Monticello, NY; S/B/L: 31.-1-67  
Glenn Smith, P.E.

Michael Croissant recused himself from participating in this application. Chairman Kiefer appointed Michael Hoyt as a voting member for this application.

Mr. Smith provided the Board with an updated site plan. The applicant wants to place six model homes and an office on the site. Mr. Smith addressed the public comments in writing. He also has the Town Engineer's comments.

Mr. Smith advised that the storm water management plan was sent to the Town Engineer's office. It is shown on the plan and infiltration basins and vegetated swales are shown on the plan. The drainage does go in all different ways on the site. The plan is voluminous. Town Engineer McGoey asked if the basins could be installed and still keep the screening vegetation and Mr. Smith advised that it would. They could plant more pine trees if possible.

Melinda Meddaugh asked about Hoover Road and Mr. Smith showed the Board where the landscaping would be planted or remain. Mr. Smith advised that unless you look very hard, these buildings will be difficult to see from Exit 106. Mr. Makovic advised that these will be nice homes.

Mr. Smith advised that the zone allows mobile home sales which permits more units per acre than what is going to be presented by the applicant. The lot coverage permitted is 30% and the site as presented only covers 14%. Building separations are going to be within the amounts allowed by Town Code. Chairman Kiefer noted they are close, but Mr. Smith advised there will be no water or sewer and they are not going to be lived in. Town Engineer McGoey noted that the existing vegetation is pretty thick and sufficient. If they leave the vegetation as it is, it should be fine. Mr. Makovic asked why the screening was so important and the Board advised that the neighbors want the premises to be screened.

Attorney Paula Kay asked about signage and Mr. Smith advised that they have one on their site plan. Mr. Makovic advised that signage is not a major focus. This will be more of a place that

people will come to by appointment. Attorney Paula Kay advised if a sign is installed, the Board will want to see the details, including landscaping.

Mr. Smith advised that perc tests have previously been done, but they will be done again.

Mr. Smith advised that the Health Department does not issue waivers, but unless the septic is directly upgrade from the well, they have no issue. They do have a letter from the Health Department reflecting that.

Mr. Smith advised that he will speak to the Highway Department about the road dedication but his client does not want to give up any more property, as the State has already taken a substantial portion of this land.

With respect to the drainage ditch, a note was placed on the plan permitting the Town to enter on to the property to maintain it, the applicant will have no issue with that.

A motion for negative declaration motion under SEQRA was made by Michael Hoyt and seconded by Melinda Meddaugh  
5 in favor; 0 opposed

Motion for site plan approval conditioned upon the technical review comments, signage details and Highway Department conditions, if any, all subject to Town Engineer's review and approval, was made by Jim Barnicle and seconded by Melinda Meddaugh.  
5 in favor; 0 opposed

**RNR HOUSING, INC.**

Pittaluga Drive, Monticello, NY; S/B/L: 12.-1-21.1 and 12.-1-23.1  
Glenn Smith, P.E. and Jay Zeiger, Esq.

Chairman Kiefer asked the applicant to explain the ownership issue. Mr. Smith advised that the concept will be about the same general concept with some minor issues. The sewer and wells are in the same location, as is the storm water management.

Mr. Zeiger explained to the Board that there are multiple ways a mobile home park can be owned. The homes can be owned by the owner and rents the land. In other areas, the park owns them both. They have considered a condominium or co-op and a homeowner's association. The co-op would own the entire property and the unit owners are shareholders of the corporation and each shareholder would have an exclusive agreement to occupy their house. The Board of Directors would be responsible for getting the license. In a condominium, the land is owned by all of the owners as tenants in common and the improvements above the land would be owned by each individual owner. Jim Barnicle asked who would be legally responsible for the upkeep of the property for each situation. Mr. Zeiger advised that a Board would be appointed to handle matters such as that, a Board of Managers. Jim Barnicle advised that if one owner left a property unkempt, who would be responsible? Mr. Zeiger advised that under any manner of ownership, the owner would be responsible for the upkeep and maintenance of the home. Mr. Zeiger advised that any damages would be made in proportion to the owner's share.

Mr. Zeiger feels that the best scenario for the layout of this site would be a condominium. Jim Barnicle asked if would be a year-round community and Mr. Smith advised it would. Mr. Zeiger advised that State Code requires that these homes be built as year-round homes. Attorney Paula Kay felt that the Board wanted to know if it was going to used twelve months out of the year or just seasonally. Mr. Smith advised that it is a second home community. Mr. Zeiger advised that it would be used full time during the summer and holidays and the rest of the time, it will be used on weekends.

Mr. Smith advised that the applicant does have work to do, but they did not want to spend a lot of time on updating the plan without an additional extension.

Attorney Paula Kay noted that the Board needed to be sure that the applicant's definition of the use of the property (mobile home park, etc.)

Attorney Paula Kay advised that the Town Board recently changed the town law with respect to parkland fees. Town Engineer McGoey advised that he and the Town Attorney want to have more time to ensure that this can be constituted as a mobile home park. He wants to ensure that they do not set a precedent. Mr. Smith advised that he knows that certain zones allow mobile home parks.

A motion to provide a 90-day extension from December 24, 2016 was made by Matthew Sush and seconded by Melinda Meddaugh

A motion to adjourn the meeting at 8:24 p.m. was made by Matthew Sush and seconded by Melinda Meddaugh  
5 in favor; 0 opposed

Respectfully submitted,

Kathleen Brawley, Secretary  
Town of Thompson Planning Board