

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, February 8, 2017



APPROVED

IN ATTENDANCE:	Chairman Lou Kiefer	Michael Croissant
	Matthew Sush	Melinda Meddaugh
	Jim Barnicle	Bobby Mapes, Alternate
	Michael Hoyt, Alternate	Paula Elaine Kay, Attorney
	Debbie Mitchell, Secretary	Mary Beth Bianconi, Planner
	Richard McGoey, Consulting Engineer	

Chairman Kiefer called the meeting to order at 7:03 p.m.

A motion to approve the January 25, 2017 minutes was made by James Barnicle and seconded by Melinda Meddaugh.
5 in favor, 0 opposed

EPR CONCORD: ENTERTAINMENT VILLAGE

Joyland Road, Monticello, NY – S.B.L 23.-1-54.6
George Duke, Brown Sharlow, Duke & Fogel
Danae Tinsley, JCJ Architecture

Mr. Duke sent a letter to the board dated Feb 2nd with some small changes to the plans from back in December. These updated changes are minor, where there was a tented gathering area has been eliminated from the plan. There are changes to ground level, basement first floor. Mr. Duke turned the rest of the changes over to Ms. Tinsley.

Ms. Tinsley has advised that they no longer have the tent, there was a walk way that connected the tent to the main building. The tent is now replaced with just grass. The lower level has been expanded to allow more of the program area to be incorporated in the lower level. There is a restaurant, night club, retail space and coffee shop now. Jim Barnicle - will the restaurant be a full-service restaurant? Ms. Tinsley replied with a yes, that this is a full-service restaurant with a terrace space for outdoor dining. There will now be a terrace retaining wall allowing for better view of the landscape and mountain view.

Matt Sush - is this the floor that had the shared kitchen? Ms. Tinsley replied with a no, that was on the lobby level. We use to have both restaurants on the lobby level. The restaurant and kitchen are now stacked helping with plumbing.

Bobby Mapes - is the night club going to still serve food? Ms. Tinsley responded by saying that at this time they do not have any plans for food at the night club it will just be beverages.

Ms. Tinsley continued with other changes. By expanding the basement, we can now have 9 more guest rooms on the lobby level giving us 149 rooms and when we were here last time we said our max would

be 152. So, we are still within the max that we committed to. We still have reached our retail commitment of about 7,000 sq. feet. Our guest room column base size has stayed the same size of 24 x 8", King & Double Queens. We are still finalizing the percentage of King, Double Queens and adjoining rooms. We reevaluated the color scheme. Last time we were going with more of an Orange tone but have decided to try and match the colors with the stone, metal panels and glass and came up with Green, blue gray tone to intertwine the Entertainment Village with the Casino. The height has stayed the same. There is an inner stair with access to the roof. We will have a few air handling units on the roof.

Jim Barnicle - will this all be opened to the public? Ms. Tinsley replied with a Yes, restaurant, lobby and retail space.

Jim Barnicle - Is the parking taking into account outside visitors as well as hotel guest? Ms. Tinsley said they have parking calculation for the hotel guest, retail and restaurant customers. As of now we do not have any Valet Parking.

Bobby Mapes asked if there is another level where the mechanical room and housekeeping will be? Ms. Tinsley - the mechanical room is housed on the lower level and on floors 3 – 6 you will find spaces for linens/housekeeping. Bobby Mapes - how will the laundry be taken care of? You don't plan on outsourcing the laundry, do you? Ms. Tinsley - the Laundry will be done at Montreign were they have a very large facility to handle the laundry and then brought back to Village. So no, we do not have any separate laundry facilities planned at this time.

Mr. Duke asked Ms. Tinsley for the record all the plans that were submitted to the board this week include all of these changes, Correct? Ms. Tinsley- Correct.

Ms. Tinsley - all plans are still at early stages so they are not at a high level of detail yet and as we get closer for the building permit they will be more in detail.

Melinda Meddaugh comments that the colors compliment the casino.

Ms. Tinsley – We have gotten Dick McGoey's comments and our consultants are reviewing them and what we are proposing is that our Engineers and consultants get together with you at your earliest convenience to answer all of your questions and requests. And will submit everything in writing.

Mary Beth Bianconi the town's planner discussed parking regulations with the applicant.

Matt Sush advised that last time you talked about making the lobby have a living room feel. By adding rooms to the lobby how does that change the dynamics or are you still trying to express that feeling? Ms. Tinsley replied that on the plans we are not showing any furniture right now but we will be adding furniture allowing it to still have that living room feeling.

Dick McGoey – Jim should we have Carl here to discuss the fire access issue? Ms. Tinsley - we do plan on having a meeting with Carl to discuss our fire access issues.

Mr. Duke - 1st we would like to propose a draft resolution but mainly we would like to have the Planning Board to declare lead agency, and submit this as a complete statement to the county for 239 review, and schedule a public hearing for Feb 22nd.

Chairman Kiefer asked for a motion to assume lead agency- Motion made by Matthew Sush, second by Melinda Meddaugh
5 in favor, 0 opposed

Chairman Kiefer asked for a motion to refer the application to the Sullivan County Department of Planning. Motion made by Matt Sush, seconded by Melinda Meddaugh
5 in favor, 0 opposed

Chairman Kiefer asked for a motion to have public hearing on Feb 22nd Jim Carnell asked if we would have enough time to get the notice in the paper. Even if we get it in the paper I don't know if the 239 will be back by the 22nd from the County. Paula Kay said it will not be.

Mr. Duke would really like to get this going as soon as possible so we can get the ball rolling.

Paula Kay asked for a motion for public hearing on Feb 22nd or the soonest date thereafter (March 1st)
A motion was made by Michael Croissant, seconded by Melinda Meddaugh
5 in favor, 0 opposed

Paula Kay- Mr. Duke will you work with Heather to get the 239. Mr. Duke replied with a yes, I will.

Paula Kay, A little house keeping - Mr. Chairman we need to get Clough Harbor to review traffic for Concord Fairways. We have an application from Heatherwood Development in Kiamesha Lake for 400 + Homes from back in 2004 that was approved already., and the approvals have expired. They would like to meet with the Town consultants including Mary Beth. So, we also need Clough Harbor for Heatherwood, Delaware Engineering for Planning.

Chairman Kiefer requested a motion to have Clough Harbor hired by the Planning Board to review the applicant's traffic study on Concord Fairways, and for both Clough Harbor and Delaware Engineering to be hired as traffic consultants and Planners for Heatherwood. A Motion was made by Mike Croissant, seconded by Melinda Meddaugh.
5 in favor, 0 opposed.

UPSTATE PLANNING: JJ PAVESE for POLI / NYSEG

Sackett Lake Road, Monticello, NY – S.B.L. 28.-1-37 & 28.-1-38
Chris Ng. – Upstate planning – Representing NYSEG

Mr. Ng has an owners proxy. He brought responses from the Jan 31st meeting.

Dick McGoey asked are these from the Engineers comments? Mr. Ng replied with a yes, they are.

Dick McGoey— Item 5 – Final plans have to be stamped and sealed by a licensed land Surveyor. Is this done yet? Mr. Ng replied with a no, not done yet, but they will be stamped by a licensed land surveyor. Paula Kay asked is there a surveyor working on it? Mr. Ng Item 6 – They are working with Sullivan County real property with Mapping detail. Not sure if they have a licensed land surveyor at least not that he's aware of. Dick McGoey advised that the Land surveyor should be done already. I'm not sure if the board want to take action until Item plans have been stamped. Mr. Ng asked if they can get a conditional approval for that?

Paula Kay advised that we really need a surveyor on the map in order to go on. Mr. Ng say's that there shows a name on the Survey on Jan 9, 2017 Shane B Edinger.

Dick McGoey - who was the survey prepared for? Mr. Ng- It was prepared for Upstate Planning.
Paula Kay – But By whom?

Mr. Ng – Name here is Shane B Edinger. I have to confirm this first. If we can't proceed tonight can I make a call? Chairman Kiefer asked Paula, are we able to proceed? Paula Kay – I don't believe so. We need a professional licensed surveyor /engineer on the map for us to go forward. Mr. Ng replies with an I am sorry I didn't not realize it.

Dick McGoey – Item 6 says Sullivan County Real Property needs notation added to clarify the intent of the action. Do you know what those changes are? It said these items will be added to the map. Mr. Ng – I'm not really sure, I know that it has to do something with the note section.

Paula Kay asked, who prepared the package being submitted. Mr. Ng – Upstate Planning, JJ Pavese is the one who prepared the package. Paula Kay – So JJ Pavese will know who his surveyor is! Mr. Ng – It does say on the map NY State with a License number. Dick McGoey – But this still has not been stamped or signed. Mr. Ng – I can call and find out. I just heard from JJ Pavese and he says that Shane B Edinger is the surveyor. Dick McGoey – Make sure Shane stamps the map and signs it and then bring them back.

Chairman Kiefer advised that Mr. Ng get together with JJ and make sure the map is stamped.

Board could not go forward until everything is stamped and all together.

PRIMAX PROPERTIES, LLC / 5 STAR LAND DEVELOPMENT

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

Larry Marshall – Mercurio, Norton, Tarolli & Marshall

Jim Barnicle and Michael Hoyt recused themselves.

Chairman Kiefer appointed Bobby Mapes.

Mr. Marshall – I have submitted revised rendering of the building to the board. We have removed the arbors on the side of the building and added the reverse gables with a Mansard Roof and projected out the timber over the front door by 2 feet as requested.

Chairman Kiefer asked are there any questions?

Dick McGoey – We are assuming that there will be nothing on the sidewalks. No ice machine, propane tanks? Mr. Marshall – Items 8 says: no outside items on the outside of the building unless approved by the board.

Melinda Meddaugh asked the board what they thought of the new site plan and the response was much better. What are the materials to be used for the building? Mr. Marshall – Fiber Cement Siding, Fiber Cement Trim, Metal Roofing in bronze coloring, painted Greek villa, medium bronze, liquid brown. Stone base is desert color which is a culture stone.

Matt Sush – Is the signage stone the same as the building? Mr. Marshall – Stone is same as building and the sign is letters only.

Bobby Mapes – Note 8 - revise to “specify outside sale items or storage containers which then can encompasses ice machines, propane tanks”. Chairman Kiefer – Will they have a dumpster? Bobby Mapes replied with a Yes, that’s approved. The notes says unless otherwise approved. Mr. Marshall – I have no problem with that request and will revise the note.

Bobby Mapes – The original plans coming out from the left side of the parking lot shows PVC pipe and 2” PVC piping for sewer, septic tank. Should that specify the size instead of just PVC? Mr. Marshall – PVC is a type of material but the specification of size is on the sewer sheet. The 2” force main that goes up is a Schedule 40, the pipe from the building to the septic tank is also Schedule 40.

Melinda Meddaugh – at the last meeting the 239 review showed a different sign that we liked better than the one supplied. Sign has been approved to look like the Livingston Manor one. The sign was not a lit up sign from within. Mr. Marshall – We did that store so I am very familiar with that sign. He texted Adam about the sign. I don’t’ anticipate the change will be an issue, I just need to hear back from Adam. Heard back from Adam and the sign is acceptable. We will change to the Livingston Manor sign.

Dick McGoey – Reduce levels lighting from 7 to 8 to 3 to 4. Mr. Marshall - We are working on that. The problem with reducing those levels in the front of the building will also reduce the aisle as well. We are trying to work with the lighting company on that. With the height and the lighting fixtures it’s hard to get a good throw for the center aisle.

Mr. Marshall – Is the landscaping acceptable. A rough tally is: 132 shrubs, 40 trees 40 ornamental grasses, 18 perennials plantings. 230 planting on a 2-acer site. Melinda Meddaugh – going with 10 to 12 foot on river birch tree. Mr. Marshall – and 8 feet for the spruces.

Melinda Meddaugh – Did we mention something about maintenance? Mr. Marshall replied with a yes there is a note under item 4. Melinda Meddaugh comments that Bethel’s landscaping is just planted with no mulch. Mr. Marshall – Mulch will be placed around all landscaping. Banked the parking, increased the tree high, replace plants. Swapped out the white flowering dog woods for eastern red buds and added some perennials

Bobby Mapes – Will the roof be available from the line of sight from the road? Mr. Marshall replied with a No, the building is actually sitting higher than the road. The finished floor elevation is 1386.

Dick McGoey – Short Environmental Assessment Form Part 2 – There were 11 issues and in my opinion, they were all small to moderate impacts.

- 1 – Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? - Answer: small/moderate impact may occur. It doesn’t create any conflict with the zoning. All Board members agreed.
- 2 – Will the proposed action result in a change in the use or intensity of use of land?
Answer: It’s in a commercial zone so the impact is minor. All Board members agreed.
- 3 – Will the proposed action impair the character or quality of the existing community?
Answer: - A small impact may occur. All Board members agreed.
- 4 – Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? – Answer: I don’t think there are any critical environmental area close by. All Board members agreed.
- 5 – Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? – Answer: Minor impact. Mr. Marshall - This was further substantiated by the letter we received from Clough Harbor. All Board members agreed.
- 6 – Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? – Answer: I don’t think they really made use of any available energy conservation. Mr. Marshall – It will meet the energy code for the building’s construction. Matt Sush – No green building technics? Mr. Marshall – No, there is no Leeds certification. All Board members agreed.
- 7 – Will the proposed action impact existing:
 - a. Public / private water supplies
 - b. Public / private wastewater treatment utilities? Answer: They do have a septic & well on the lot and I don’t feel it’s going to impact anyone else. All Board members agreed.
- 8 – Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? – Answer: I don’t think there are any toxic resources. All Board members agreed.
- 9 – Will the proposed action result in an adverse change to natural resources (e.g, wetlands, waterbodies, groundwater, air quality, flora and fauna)? – Answer: No All Board members agreed.
- 10 – Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? – Answer: That they took care of with their storm water management plan. All Board members agreed.

- 11 – Will the proposed action created a hazard to environment resources or human health?
- Answer: considered insufficient. All Board members agreed.

Chairman Kiefer request a motion for a NEG DEC, A motion was made by Matthew Sush, seconded by Melinda Meddaugh
5 in favor, 0 opposed

Paula Kay asked if the board is ready for a site plan approval, do we want to see revisions based on tonight's comments? Mr. Marshall – You already have a photograph of the signage and we committed to making that change. Paula Kay - I would like to get an approval resolution together. If that's the direction that the board wants to going in, let's make sure everything is covered in that resolution. I would like to wait on the site plan to make sure everything has been addressed and comments are addressed in that resolution. Chairman Kiefer – So we can't go any further then.

Mr. Marshall – Is there an issue with the NEG DEC resolution? Paula Kay – No, that has been done.
Mr. Marshall – The approval resolution will be prepared and should I meet with you Dick? Dick McGoey – Yes, so we have all those minor changes done. When can we meet? Dick McGoey – Call Heather.

Mr. Marshall – Can I be placed on the next agenda? Dick McGoey – Yes, when you come in for the work session remind me to put you on the agenda.

LAKE VIEW ESTATES

329 Anawana Lake Road, Monticello, NY – S.B.L. 8.-1-31-1
Joel Kohn

Mr. Kohn– We have conceptual site plans, we did receive Dick comments and a few things that need to be addressed.

Chairman Kiefer asked if the wells have been tested? Mr. Kohn- the owner did not know they need to be approved by the town. The location of the wells was approved by the Health Dept. Test have been done about 2 weeks ago and the preliminary results are good. Final result will be within the next two week or so. Dick McGoey – Across the street we did not have a Hydrogeologist at the time but we now do. But back then when they did well testing we were able to monitor wells and we were able to know who's they were going to monitor. We didn't get the opportunity for this site.

Mr. Kohn– LBG was able to locate all the well with in a 1,500 feet radius. They were all contacted and some were monitored and some didn't respond. There is one comment I would like to discuss and that's about the caretaker's house being too close to the road. It needs to be close to the road so they can see everyone who is coming to the site. It's hard to place it anywhere else. We will put more vegetation in front of the house. But would like to keep it there. Michael Croissant – Can you put it caddy corner across the road? Mr. Kohn– we will try to move it.

Dick McGoey – how did you make out with Sullivan County DPW. Mr. Kohn – the engineer did not submit the plans yet. Dick McGoey – We need larger scale site plans. Mr. Kohn – That will be all part of the next submission.

Mr. Kohn– the community building will be a 2-story building. The lower building will be for the Mikvah and storage and upper floor used for the Shul, same as they have across the street. Dick McGoey – the Mikvah will be pretty small so you will have large storage space? Mr. Kohn – The lower floor could also have some class rooms, No affirmative floor plan on the lower part.

Dick McGoey – We asked for the certified DEC wetland Maps. Mr. Kohn – that will be at the next submission.

Dick McGoey – The landscape is incomplete. Need to identify trees that will be saved. Mr. Kohn – Storm water details still have to be done as well as lighting details.

Dick McGoey – will this be a gated entrance like across the street? Mr. Kohn replied with a yes, like across the street. Bobby Mapes – Will there be a secondary entrance? Mr. Kohn replied with a yes, with a break away gate.

Dick McGoey –Are you looking for a public hearing date? Mr. Kohn replied with a yes.

Michael Croissant asked Dick McGoey if he has issues with the well? Dick McGoey replied with a yes we do, but the well is a whole different issue. I do have a problem with it. Michael Croissant - Do we want to resolve that issue before we set a public hearing? Dick McGoey - I don't have an issue setting a public hearing we might even hear some comment about the wells that might help us.

Chairman Kiefer requested a motion for a public hearing on March 8. A motion was made by Michael Croissant, Melinda Meddaugh seconded.

5 in favor, 0 opposed

ICHUD ANASH

495 Anawana Lake Road, Monticello, NY – S.B.L. 5.-1-21-1

Joel Kohn, Tim Gottlieb – Joseph Gottlieb PE. P.C – Consulting Engineer

Mr. Kohn– Ichud Anash was approved in 2012 for 3 classrooms building on the site of Anawana Lake Rd. We would like approval for another classroom right next to the 3 that were constructed back in 2012/13. We know the Emergency access drive was not done in 2012 and it will be done this time. There is an existing paved surface (which was the old basketball court) and a gravel surface. The town's comment was to have it paved and we would like know if we can just have it as a gravel surface instead. Connect the 2 areas for a 20-foot-wide access area.

Bobby Mapes – I don't think the paved surface would support a heavy emergency vehicle. Jim Carnell – this access is for Ambulance emergency vehicles. Those building don't require any access from the fire dept. under the building code.

Paula Kay asked if the original site plan describes how this area should be prepared. Mr. Kohn replied with a yes it says it should be paved. Mr. Gottlieb – Maybe we need to do a test to see if the basketball court pavement will support emergency vehicles? Chairman Kiefer –That's not the issue. The issue is if original plans approval was for pavement then that's what needs to be done.

Mr. Kohn– all engineer comments will be addressed at future submission.

Bobby Mapes – Do you know if they had gotten a CO last time. Mr. Kohn – We looked and it seems to have been an oversight. Do we need a public hearing for the new items? I don't want to come back here in two weeks and then request a public hearing. Would like to set that up now.

Paula Kay – I think we need you to work on the prior issues before going forward.

Chairman Kiefer – The applicant knows what they need to do and it wasn't done. Mr. Kohn– The applicant can't move forward until at least April if we are waiting for the paving to be done.

Chairman Kiefer – We are going to table this until everything is approved.

Chairman Kiefer advises no action be taken.

A motion to adjourn the meeting at 8:18 pm was made by Matthew Sush and seconded by Melinda Meddaugh
5 in favor, 0 opposed

Respectfully Submitted,



Debbie Mitchell
Secretary
Town of Thompson Planning Board