

TOWN OF THOMPSON  
PLANNING BOARD  
Wednesday, February 22, 2017



APPROVED

IN ATTENDANCE: Chairman Lou Kiefer  
Matthew Sush  
Jim Barnicle  
Michael Hoyt, Alternate  
Debbie Mitchell, 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 February 8, 2017 minutes was made by Matt Sush and seconded by Melinda Meddaugh  
5 in favor, 0 opposed

Update on the minutes to show the lighting on the Primax sign. It didn't say anything about the lighting on both the freestanding and the wall mount sign. We didn't want interior lighting, we wanted exterior lighting.

A motion to change the order of the agenda and have Upstate Planning go first was made by Michael Croissant and seconded by Melinda Meddaugh  
5 in favor; 0 opposed

**UPSTATE PLANNING: JJ PAVESE FOR POLI/NYSEG**

Sackett Lake Road, Monticello – S.B.L. 28.-1-37 & 28.-1-38  
JJ Pavese

Mr. Pavese– The only item left was to provide a signed and sealed plan. I have provided copies for everyone including the secretary. A note was added that clarifies the intent of the drawing that we confirmed with Sullivan county tax mapping. The lot in red is NYSEG existing property. We will be taking the larger parcel of the 1 acre piece and combining it through a lot improvement. We are looking for 2 motions. The first motion is to subdivide the one acre parcel off and the second is to allow NYSEG to create a lot improvement with their existing lot and the new 1 acre piece.

Richard McGoey – Why didn't we have this lot line eliminated? Mr. Pavese – That wasn't in the comment you sent to us. If you can give us the two things unconditional in writing I can eliminate the line because I'm going to the tax dept. tomorrow. Then I can get you the mylars and originals.

Chairman Kiefer – Your looking for a subdivision? Mr. Pavese – Yes.

A motion for subdivision as conditioned was made by Matthew Sush and seconded by James Barnicle  
5 in favor; 0 opposed

A motion for lot improvement was made by Matthew Sush and seconded by Bobby Mapes  
5 in favor; 0 opposed

**CONCORD FAIRWAYS:**

Concord Road, Monticello – S.B.L. 9-1-36

Glenn Smith

Kevin McManus

Mr. Smith – I went through Richard McGoey's comments and we didn't have any big issues. We can respond to 4 or 5 of them. Question #2, when does the density variances expire? May of 2017 and the second variance on the building length expires on June of 2017. Item #3, the density calculation of 13.73 acres was from our 2003 original site plan it is now 16.67 acres. I left them both on for comparison. We deducted the wetland and the steep slopes and that's how we came up with the 16.67 acres. The allowable density is actually still 133 units and we are showing 110 units. Item #4, the \$20,000 highways improvements agreement; the town still holds that \$20,000 check and that was for repairs for the intersection of 42 and Concord Road and Rock Ridge Ave. Is that still being a valid possibility that we might need contribution? Mr. McManus – Let's see what the traffic consultant comes back with and if we need improvement associated with our project. Richard McGoey – That was the intent.

Mr. Smith – Item #5, have we heard back from Clough Harbor on the traffic? Richard McGoey – I have not heard back from him yet.

Mr. Smith – Item #13, we got the sewer and water department memo today and there are no problems. Mike Messenger reviewed the plans. Item # 30, the performance bond is something you worked up with us.

Richard McGoey – Do you have a problem with a nice stone wall at the entrance? Mr. McManus – Working with the old design and dressing up the elevation so it's more current looking.

Paula Kay – The density variance, is that to get an extension? Mr. Smith – The extension was issued back in October and ran through to May. If we get an approval from this board, do we have to go back to the Zoning Business of Appeals? Paula Kay – You are good as long as it does not expire.

Melinda Meddaugh – Are you going to send over the design so we can see the elevation and everything for the building. Mr. Smith – Yes, we will send you the design. Paula Kay – How did the Conservation Advisory Committee go? Mr. Smith – We went over the plans last night at the Conservation Advisory Committee meeting and there were no issues. They will be submitting the meeting minutes.

Matthew Sush – The existing vegetation that will be saved will be noted this round or next round?

Mr. Smith – We will show the clearing limits and we will save as much as possible.

Matthew Sush – There is a note here from Richard McGoey noting about specific trees.



Melinda Meddaugh – The buffer along the road with existing trees.

Mr. Smith – We have not shown the existing trees on the map yet. We will do that between preliminary and final.

A motion for negative declaration motion under SEQRA was made by Melinda Meddaugh and seconded by Matthew Sush.

5 in favor; 0 opposed

A motion for preliminary approval was made by Michael Croissant and seconded by Matthew Sush

5 in favor; 0 opposed

**CONCORD / CALP:**

Concord Road, Monticello

Kevin McManus

Mr. McManus – we have a site plan approval that has been modified over the years. Starting back in 2001 or 2002 and then modified in 2008 and then again in 2009 and we have been making modification all along on this site plan. It's been a current site plan approval for a long time. We are going to do our best to maintain that site plan, while we pursue a design that would be an amendment to the plan and the extent of that amendment would be up to the board to assess. We submitted an aggressive concept for a full development of the site. We certainly don't believe there is a market for a 750-room hotel on that site at this time. Our object is to show what our full development plan will be and then work on phases as to what those components will be. The first phase will be to build a hotel tower on the currently installed concrete pad. The plan that was submitted provides an outline of the last site plan approval footprint. And our objective is to show that we are working with them. The hotel footprint is smaller but is in the same general location and will use the pad that is already there. The main stay of the complex will be a spa that would supple multiple hotels. Ultimately the idea is to have multiple hotels with one off on its own making it a "budget hotel". We significantly reduced the amount of required parking space. The parking was based upon the fact that all of our plans had a casino included, so we had several thousand parking spaces. The counts are subject to be reviewed by Richard McGoey and the traffic consultant. The parking lot will be more than adequate to serve what we have. Keeping the complex in the same place, shifting the access to the new facility in the direction of where the driveway was with the old Concord hotel. Pushing it further North to open more space. Several years ago, we did a subdivision of this property and we created a lake front parcel land and a hotel parcel. And as part of the new site plan application we would like to go back and adjust that lot line to make it more sensible. That had to do with locating Concord road and geometric components that played into that. We will spend time with Lewis before the end of the week and get a node from him and then work with our site planner, to come up with drawings to support these plans. These plans will be more of an architectural set.

Chairman Kiefer- Would you like an extension? Mr. McManus – I would like to get an extension for the prior approval while we process this. Paula Kay – The extension would be for the prior approval and you will have to come back within 90 days to submit a new application. That means new application plans,

application fees, application for an escrowed analysis and submitted, and then you will have to get onto a work session. Mr. McManus – Sounds good.

A motion for 90-day extension approval was made by Matthew Sush and seconded by Michael Croissant 5 in favor; 0 opposed

**VERIA LIFESTYLE:**

Anawana Lake Road, Monticello - S.B.L 9.-1-1.1 etal

Glenn Smith

Abhay Jain

Mr. Smith – The board issued a conditional final approval for Veria wellness center on September 28, 2016 and it runs out on March 28 2017. There were three conditions that were outstanding. The first one was the old Kutchers hotel. We submitted our plans a couple weeks ago, with aerial photos. What is there now, are piles of the crushed concrete. The plan that we worked up would be that all the onsite storage materials would be used in the parking lot or grated off and topped with dirt and seeded. And the date of completion would be the end of September this year.

Mr. Jain – We plan on using the current buildings that are still there. Chairman Kiefer – Is there any timeline on using those buildings? I went by today and they are an eyesore. Paula Kay –What the board has first asked for, was a timeline on the buildings. So, you're not here for the extension yet? But the board is going to want a timeline on the buildings before they give you an extension. Mr. Smith- If the buildings are to be saved and renovated are you looking for the date to be done? Paula Kay – We were looking for a date 6 months ago. Chairman Kiefer – They just need to do something to clean it up. I was down by the spa today and that's coming along good.

Mr. Smith - The second item is the update on the dam spillway. Chazen Engineering is doing an evaluation of the dam and the survey has already been done. Once the plans are signed, Chazen has 90 days to submitted a complete report on what's going to be done with the dam. They are not waiting for the plans to be stamped, they have already started to do the work. Chairman Kiefer - How high is the dam? Mr. Smith – At the spillway it's 7 or 8 feet not much more than that. Richard McGoey – The concern is the dam holds back the water that is for fire protection. We don't want them to loss the dam and then not have a fire protection. Mr. Smith – Also the lake is the primary feature of the hotel. The town didn't want the dam's work to be undertaking. Some work has been required and the town wanted it done before the hotel was completed and got its CO. Mr. Jain –They are sending their structural engineer next week.

Mr. Smith – The third item, the town is looking for the updated construction cost estimates for the site work and the building. Mr. Jain – We should have the completed cost estimate by 3 or 4 weeks for the construction and site work. We just need a little bit more time.

Paula Kay – When is the 6-month expiration? Mr. Smith – March 28, 2017 will expire. Paula Kay – Will you have it back before then? Mr. Jain – We will have it before it expires on March 28, 2017.



Chairman Kiefer – Our concern is the Kutcher Hotel property. Mr. Jain – I understand your concern; our main concern is the wellness center and we can't really think about those buildings. We need some more time and we will take care of those concrete piles. Chairman Kiefer – Is this going to be years? How long are we talking? That is our concern. Bobby Mapes – This can turn out to be forever. Mr. Jain – It will not be forever. We are opening a 19-million-dollar wellness center and those people will be using the golf course. I don't see any possibility of us doing anything with it this year. Chairman Kiefer - Are the buildings really worth saving? Mr. Smith – Yes, structurally they are in decent shape and just need some work and the others were not that is why they were knocked down.

**HOMETOWN DISTRIBUTORS:**

15 Rock Hill Drive, Rock Hill – S.B.L. 32.-2-38.2  
Glenn Smith  
Michael Davidoff  
Andrew Wohl

Melinda Meddaugh recused herself from participating in this application.  
Chairman Kiefer – Michael Hoyt is appointed to replace Melinda Meddaugh.

Mr. Smith – Mr. Wohl owns property on Rock Hill Dr. with a rented house and garage/office building on it. This property is just past the ASPCA. The issue is that a tractor trailer is parked on the road. The plan is to move the tractor trailer that comes to the site every night off the road. We need to provide more space for parking for the 3 or 4 distribution trucks that use this site.

Chairman Kiefer – Do we want to go over Richard McGoeys comments?  
Richard McGoeys – Comment #3- A revised site plan has been submitted to relocate the tractor trailer off the towns right of way into an expanded gravel parking area next to the repair garage. However, there does not appear to be sufficient parking for the tractor trailer as well as the box trucks which are stored on the site overnight. Chairman Kiefer – How many delivery trucks do you have? Mr. Wohl – 3 site trucks come in and go out and there is one that stays on the property. Chairman Kiefer – So there are 4 trucks.

Mr. Smith – There is a 130-foot-long gravel drive that Mr. Wohl put in a few years ago. It looks like we can expand the driveway for more room.

Mr. Davidoff – Can we back up for a minute and tell the board how the business started.  
Mr. Wohl – There are approximately 6 or 7 full time employees that work there now. We had the opportunity to move up here to Rock Hill from Newburgh. Prior to this I owned the building next door and ran trucks for distribution from there. It became an over flow property. It was being used the same way years ago, the only difference is its now just one property.  
Mr. Davidoff – The Deb El food is not a quiet business it's very active. Michael Hoyt – I go down there every day.

Mr. Davidoff – We are not next to residential people. We are next to a highly active company. And on the other side is Andy and that too is a commercial property. What I’m saying is this is not a quiet residential neighborhood.

Paula Kay – We just need to get the site into compliance. We need to have enough parking, wide enough roads, and enough room for all the trucks so that they are not parked on the roadway.

Mr. Davidoff – We don’t have any problem with that.

Mr. Smith - Richard McGoey’s third comment was about the box truck parking.

Richard McGoey – We need to see parking for box trucks as well as passenger cars for customers and employees. Mr. Davidoff – There are no customers this is not a retail store. Richard McGoey – You will need handicapped parking. Mr. Davidoff – But there is not a retail store. Richard McGoey – This is a federal requirement to have handicapped parking for your employees.

Richard McGoey – The site plan shows several unlicensed trailer bodies used for storage. This is not allowed. If you are going to need storage you either need another building or expand your existing facility. Mr. Davidoff – We are not expanding. How can you ask us to expand when we are not planning to do so? Richard McGoey – You are using box trailers for storage which is not allowed. If you plan to keep storage stuff you need a building to store it in. Mr. Smith – Or get rid of the box trailers?

Richard McGoey – We need additional parking and there appears to be ponding water problem because of a crushed culvert under the driveway. Mr. Smith - Andy has talked to the town highway department about the crushed culvert and when the water does pond it runs onto the site not onto the road.

Richard McGoey – The board is going to want to see landscaping planting. Mr. Smith – On the frontage?

Matthew Sush – Is there a sign? Mr. Smith – No sign.

Mr. Smith – Will a public hearing be required. Paula Kay – We have had comments from neighbors and I think it would be in the best interest for the applicant and the board to get comments from the public and see if there are any other issues. Chairman Kiefer – When should we do a public hearing? Paula Kay – Do you want to see revised plans first? Richard McGoey – The revised plans should be available a week before the public hearing so we have time to review them.

A motion to have a public hearing on March 22, 2017 was made by Michael Croissant and seconded by Matthew Sush

5 in favor; 0 opposed

**MACHNE MIVTZER HATORAH:**

Hilltop Road, Monticello – S.B.L. 41.-1-24.1

Larry Marshall – Mercurio, Norton, Tarolli and Marshall – applicant’s engineer

Joel Kohn

Jay Zeiger – Kalter, Kaplan, Zeiger & Forman – attorney for applicant

Ben Halberstam



Richard McGoey – Please show the board the lights you want to turn off and the lights you want to turn on. Mr. Marshall–The proposal is to turn off the lights at buildings 11 a & b, 12 a & b and 14 and the one’s along hilltop road. Richard McGoey – There are no lights facing hill top road? Mr. Kohn - There are no lights on hill top road or facing hilltop road, there use to be some a few months ago. Interior lights will only be lit up for a few building in the front during camp season. Off season they will be off. Bobby Mapes- They don’t need lighting in the new parking lot? Richard McGoey – Not necessarily, they park there during the day. There are no lights there now. Paula Kay –During camp season is there a time when those lights will be off at night or will they be on all night long? Mr. Kohn –The interior lights will be on all night long during the summer. Jim Barnicle – Are they shielded? Mr. Kohn – Yes. Richard McGoey - During off season when will the lights be on? Mr. Kohn – The Shul, on the new building, on the dormitory building but not on the caretakers building. Chairman Kiefer – Are you talking about three lights? Mr. Kohn – There will be more than 3 lights. I’m talking about buildings and those building will be 15, 16, 18, 17 and 13 will be lit up. It won’t be as lit up as it is in the summer but it will be well lit up during the off season. And they will all be down facing lights. Michael Croissant – What lights are on now? Mr. Kohn - Building 17. Bobby Mapes – Couldn’t a lock in gate be just as good for security then all these lights on in the winter? Mr. Kohn – I don’t think a gate will help. There is one neighbor who is constantly trespassing. Mr. Halberstam- We need lights for the cameras to show trespassers. If lights are off, then the camera can’t catch anything. Bobby Mapes – Night vision cameras are a wonderful thing. It is also a great tradeoff for saving money. If you use night vision cameras, then no one will know that you have cameras. Also, your electric bill will be down. Mr. Kohn – If it is lit up then it will deter some people. Jim Barnicle- Will there be a person there this year, so it won’t be vacant? Mr. Kohn – There will be a full-time caretaker. Jim Barnicle – I agree with Bobby. Kill some of the lights and use night vision cameras and save money on electricity. Yet you’re still securing your property with night vision camera. You can still have maybe one primary light, maybe in the back. Mr. Kohn – The lights are down facing lights. Mr. Halberstam – The lights are down facing lights. We have lights by the dormitory and when you are driving by you don’t see anything. Jim Barnicle – We are concerned about the neighbors across the streets. We don’t know what the illumination of the light will be at night during the winter. Bobby Mapes – In the winter it glows now with 1 light and if you add 4 more then it’s really going to glow. Mr. Kohn – The light that is on now is not shielded. The lights we are planning on adding will be shielded and facing downward. Jim Barnicle – I think we have a happy medium. The board has to agree but I think Bobby Mapes’s proposal is the way to go.

Melinda Meddaugh – This is supposed to be a summer operation and now the lights are going into the winter.

Paula Kay – Sounds like the board is taking a firm stance on their opinion and the publics comment. I think the applicant needs to agree with what you propose or come back with a different plan. Mr. Zeiger – I think what they are saying is that all the lights are going to be shielded where they were not in the past. Chairman Kiefer – But it will still glow at night even with the lights being shielded. Like Melinda Meddaugh said it’s was supposed to be a summer operation and now it’s year-round. Jim Barnicle – We get the security but it’s still quite an illumination at night. Mr. Marshall– The caretaker will be walking around at night and without lights he will either have to use a spot light on a vehicle or high power flash light.

Jim Barnicle – But at midnight the caretaker goes to bed and the neighbors go to bed and now it's dark out for everyone. Mr. Zeiger – When we are talking about night are we talking about 11/Midnight, opposed to all night?

Paula Kay – The applicant needs to understand that the board is saying that they don't want the neighbors to be disturbed and they are being disturbed. Jim mentioned a motion detector. Something needs to be done because it's not fair to the neighbors that they are being disturbed. I really think the applicator needs to address this.

Matthew Sush – We also talked about the lighting at another time and the light was supposed to be changed and it wasn't. Maybe if the light was changed then we would be looking at this differently. The light that is there now is incorrect and is too bright.

Mr. Halberstam – I was just reading from past minutes and the board was asking to have the whole place lit up from the road all the way up to the building. Bobby Mapes – That might be correct but that was for summer operation. While camp is in session. Melinda Meddaugh – That was for summer operation only. Chairman Kiefer – And for only certain hours, not for all night long. Bobby Mapes - Motion sensors take the security concern out of it. Mr. Halberstam – We can have just two lights for the caretaker, so he has lights when he walks around. Bobby Mapes- The caretaker won't have to walk around, all he has to do is go out onto his porch and if he doesn't see any lights on then he knows no one is out there. Mr. Kohn – No lights unless motion sensor lights during off season? Chairman Kiefer – Does that work for everyone?

Richard McGoey – Item #2, you will show on the site plan the location of all the lights and identify the type of lighting fixtures that will be located on each building. A note that movable shields will be welded into a fixed position. A catalog cut of the light fixture to include the movable shield and the note to be welded, to be added to the plans. Item #3, notes to be provided that the water system will be completed prior to occupancy of the summer 2017 season. Paula Kay – Everyone is ok with that?

Richard McGoey - Item #4, In accordance with #8 of the 5 January 2017 comments all existing features including sidewalks to all buildings are to be shown. Mr. Marshall– We missed a few sidewalks because of the snow.

Richard McGoey - Item #5, sidewalks crossing in front of building 15 leading to units 3 or 4 be constructed. It's up to the board as to whether the sidewalk should be installed or blocked off since there is none. Mr. Marshall– In front of building 15, correct? We recently added a sidewalk from 17 to up the road then crossed in front of 16 then to 15 and then down to 3. The reason for that is accessibility. Chairman Kiefer – I don't see the campers using these sidewalks. They would rather cut through this path instead of using the sidewalks. Mr. Marshall– True, if a camper needs to get from 16 to 18 they are going to walk in a straight path. These walkways are for accessibility purpose for handicapped purposes and they meet the requirements. And that was the sole purpose of having paths in front of 16 to 15. Chairman Kiefer – There was an agreement to have a sidewalk down there.



Mr. Kohn – Would the board prefer to have shrubbery or a fence to block the area? Bobby Mapes – It would have to be head shrubbery. Mr. Kohn – Something that would block it off. Mr. Zeiger – Just for clarity that would be between the tennis courts and building 15.

Richard McGoey – Item #6, for comment 5 January 2017 requiring grading and drainage around Building 18. Mr. Marshall– We need to work on that.

Richard McGoey – Item #7, comments for Monticello Fire Department. Mr. Marshall - We submitted the comments and we have not gotten anything back yet. They were sent on Feb 7<sup>th</sup> and cc'd the Board. Paula Kay – We need a copy for the board. You might want to reach out to Carl Houman and setup a meeting.

Richard McGoey – Item #8, comment #16 the chain-link fence and gates are to be accurately depicted. Richard McGoey – Item # 9, the deck on building 18 should have a handrail and stairway to grade. Richard McGoey – Item #10, show labels on all doors to Unit #18.

Michael Croissant – I don't see any grading for the septic. Richard McGoey – We want to grade the topsoil and seed it on top of the septic. Mr. Kohn – On top of the leach field.

Michael Croissant – Building #14, fix the Bilco door which is rotted. Richard McGoey – Fix Bilco door. Michael Croissant - Landscaping still needs to be done. Mr. Kohn – 2 trees and 4 shrubs are there already. Michael Croissant – Didn't we request more shrubs. Mr. Kohn - We are only missing 2 shrubs and 2 trees.

Michael Croissant – What about the entry sign is it good? Richard McGoey – I don't think we approved signage. Paula Kay – We need to add signage. Bobby Mapes – It was bought up a few meetings ago and they are larger then allowed. Paula Kay – If they are going to keep them do you want a denial? Or do you want them to take them down and make them to code? Mr. Kohn - You can deny them. Richard McGoey – I don't have anything that shows that they exist. Paula Kay – We know they exist because of a site visit. It needs to be on the site plan.

Paula Kay - After going through Richard McGoey's comments there are several items still open. One of the most critical items is the Fire Department. Mr. Marshall- What is your time limit on the Fire Department? Paula Kay -You need to reach out to Carl Houman he loves to talk to applicants.

**RIFKA SOFER:**

18 Gibber Road, Monticello – S.B.L. 9.-1-18.3

Joel Kohn

Michael Rielly

Mr. Kohn – This is a sight on Gibber road that is currently a single-family home and we want to convert it to a 2 family home. It is in the Kiamesha sewer district. The engineer will show the four parking spaces that are requested. We really don't need the encroachment because there is a driveway on each side.

Paula Kay – If there is pavement just show that it's being removed. Chairman Kiefer – Just take the pavement out and put dirt on it and reseed it.

Paula Kay – I wouldn't do anything until after the public hearing.

Paula Kay – # 329 – How close to route 42? Richard McGoey – It is hard to tell.

Mr. Kohn – On the tax map it shows 320 feet to the first property. It has to be 300 feet so we are ok?

Mr. Kohn – For tonight I just need to schedule a public hearing.

Bobby Mapes – Joel can you make a note to submit the cleanup report that you gave to Richard McGoey earlier? Mr. Kohn – Sure, I will give it to you now.

Richard McGoey - I will revise the Full Environmental Assessment Form.

Mr. Kohn – It's within 2,000 feet of the mediation site it's called the C353008 which is the Concord association. Richard McGoey – Please revise your Full Environmental Assessment Form as to why we checked the box.

A motion to have a public hearing on March 22, 2017 was made by Matthew Sush and seconded by Melinda Meddaugh  
5 in favor; 0 opposed

#### **PRIMAX PROPERTIES, LLC / 5 STAR LAND DEVELOPMENT**

Glen Wild Road, Rock Hill – S.B.L. 32.1-22

Larry Marshall - Mercurio, Norton, Tarolli and Marshall

Michael Hoyt and Jim Barnicle recused themselves from participating in this application.

Chairman Kiefer – Bobby Mapes is appointed to replace Jim Barnicle.

Richard McGoey – The minutes from the last meeting say that the free-standing sign is not to be lit from within. Melinda Meddaugh– I think I was under the impression that the free-standing sign was going to have the gooseneck lighting as well as the sign on the building. Mr. Marshall– The free-standing sign is not internally lit, it has gooseneck lighting. It is identical to the Livingston Manor sign. I can revise the lights to be gooseneck on the building for the sign. The letters will be identical to the Livingston Manor sign, it just won't be lights from within the sign.

Richard McGoey – You are to reduce the lighting in the parking lot from 7 or 8 foot candles down to approximately 3 to 4 foot. Mr. Marshall– We did receive revised lighting plan but they over reduced the lighting in parking lot to 0. That of course is not safe so we are still working with them. The area of concern is the area right in front of the building.

Richard McGoey – You are going to revise #8 to say no outside storage? Mr. Marshall– We did, it now says: no outside display of sales, items or storage containers are permitted on the site unless otherwise approved by the Town of Thompson. We added "or storage containers".



Mr. Marshall– We will revise the lighting plan to get down to 3 or 4-foot candle as requested. We took no exception to an externally lit building mounted sign.

Melinda Meddaugh – In a prior meeting we had talked about not having the bright yellow parking barriers. And for the actual parking spaces not to have the car stops bright yellow as well.

Mr. Marshall– The wheel stops are not bright yellow. Melinda Meddaugh – Can you just make a note on that? Jim Carnell – They have to be a bright color for bollard, per building code. Not the wheel stops but the bollards. Mr. Marshall– The wheel stops are black rubber. Bobby Mapes – If we bring the sidewalk up 3 or 4 inches that will do the same thing as the wheel stops. Mr. Marshall– But you can't because of the disability access. You need to have wheel chair accessibility. The wheel stops are not up against the building. Paula Kay – Jim Carnell is saying that the wheel stops do not have to be a bright color. Mr. Marshall– The wheel stops are black rubber. In fact, they are recycled tires. It shows it on sheet 4.

Bobby Mapes – I see here in your rendering a sidewalk to the exterior of the building but I didn't see it on the plans. Mr. Marshall- That was a mistake. The sidewalk goes to the back-right corner and around the building instead of the front. There is an emergency exit on the back right. They require a sidewalk to go to a paved surface so rather than going out to the front which would have been more paving.

Chairman Kiefer – What does the planning boards attorney recommend?

Paula Kay – We sent around a proposed resolution for conditional approval. The conditions will be: All changes and revisions to the original site development and building design incorporated in the materials presented at the public hearing are to be included in the final site plan.

Approval shall be subject to receipt by the Town of all necessary permits required by the New York State Department of Environmental Conservation, New York State Department of Health and Sullivan County Department of Public Works. Any and all remaining comments by the Town Engineer, including those dated February 16, 2017.

Paula Kay - Any other comments?

Richard McGoey – Lighting should be exterior gooseneck.

Matthew Sush – Are you happy with the finalized lighting plan?

Melinda Meddaugh – The design with different pitched roof get attached to the site plan.

Bobby Mapes – The rendering shows yellow striping, maybe to go with Dollar General look?

Mr. Marshall– The site plan shows yellow striping and blue for accessible spaces. Melinda Meddaugh – Can we get it changed to white Jim Carnell? Jim Carnell – Yes. Mr. Marshall–I can get it changed to white and blue for accessible spaces.

Melinda Meddaugh – Will there be landscaping around sign? Mr. Marshall– 11 bushes around the sign.

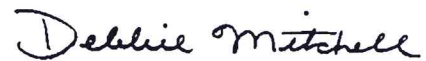
A motion for conditional site plan was made by Matthew Sush and seconded by Michael Croissant

4 in favor; 1 opposed (Bobby Mapes)

A motion to adjourn the meeting at 8.19 p.m. was made by Matthew Sush and seconded by Melinda Meddaugh

5 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in cursive script that reads "Debbie Mitchell".

Debbie Mitchell

Secretary

Town of Thompson Planning Board