

greeter and then some self-serving kiosks. Restrooms being remodel will be upgraded for ADA regulations.

Paula Kay – Will the Restaurant remain open during construction? Mr. Roscoe – Yes, we do expect there will be some short-term closures. Paula Kay – Employees will maintain their jobs? Mr. Roscoe – Yes. Richard McGoey – New exterior walls? Mr. Roscoe – Yes, same footprint. There are knee walls there now and will be adding full walls.

Jim Barnicle – Will the waiting area outside be improved? Mr. Roscoe – We left one where it is and then pigged back the second one next to it. Still providing the same number, they are located next to each other.

Mr. Roscoe – The exterior will have very neutral beige tones, stone or brick walls and some slate walls that look like pallets. Matthew Sush – Will it be backed lit? Mr. Roscoe – Yes. Richard McGoey – Any room for field stone? Mr. Roscoe – Yes. Jim Barnicle – Back lit signage? Mr. Roscoe – We intend to comply with all of your signage requirements. Going with a smaller signage. It will be around three foot by four foot golden arches.

Mr. Roscoe – The brand wall out front will be stone. The traffic pattern will stay the same and we will provide enough signage to show this. Richard McGoey – How do you plan to resolve the parking lot being so bad? Mr. Roscoe – Went today and saw the issues. There is lots of heaving and cracking. The drains, pavement and subbase will be replaced. I went to the area managers to discuss these issues. We would like to address the worst area's which happen to be by the drive through area. So, if we extend the work for the drive through it will take care of those areas. We propose to have an inspection and maintenance program so we don't have to do all the work at once. Our goal is to keep the business open during construction.

Michael Croissant – Is the idea to do the whole parking lot? Mr. Roscoe – There are some area's that don't get a lot of travel so maybe we can leave them alone. We're trying to keep the restaurant open so we will do it in parts.

Richard McGoey – But when will these issues be done? Mr. Roscoe – That's the proposal I want to talk to you about. Jim Barnicle – Are we talking months for all of these repairs? Mr. Roscoe – Some areas are cracking or heaving so those areas can go a little longer. The places that are sinking we will reset the drains and excavating the materials out and fix it. Jim Barnicle – Are we talking months like three to six or six to eight? Mr. Roscoe – It will be a long time to do the whole thing. But I think if we approach it in a sections we can work it out.

Richard McGoey – I would like Paula Kay to weigh in on the building addition. It does not appear to extend out any further than the existing building. But I don't know if there is any set back problems. Paula Kay – Since they have two front yards they might have an issue even though they are just squaring it off. Mr. Roscoe – is there a grandfather clause where the closest point is a setback even if it's not conforming? Richard McGoey - The front corner is 35.1 feet. But I don't know what the back corner is. Mr. Roscoe – Properly 40 feet. Richard McGoey - The front setback should be 40 feet. The dumpster enclosure should be expanded in size. Can you explain the changes for deliveries in light of the fact that the aisle space which is presently used for delivery trucks will be eliminated? Mr. Roscoe – During the

morning school buses park out back. Looks like there is an excess in parking. If those spaces are empty for a large portion of the time while they are there. Maybe we can make those spots for trucks and busses and when they are not used we can use it for delivery and trash pickup.

Richard McGoey – What kind of signage for keep car's from going out the in way? Mr. Roscoe - No exit on both sides and then stripe it with yellow paint to make it clearer.

Mr. Roscoe – Standard signage package. Three different signage's, two foot by three foot or two foot by one and half foot. We will go with the larger sign of three feet off the ground. Michael Croissant – Is the big sign changing? Mr. Roscoe – Not if we don't have to. Michael Croissant – Maybe stone around the bottom of the sign. Melinda Meddaugh –Can you add more landscaping to the front? Richard McGoey shows Melinda Meddaugh a picture of current site. There is not too much room to add more things. Mr. Roscoe – We can add small shrubs. We focused our landscaping on where the improvements are going to be in the back.

Chairman Kiefer – There was a tent on the back of the property with homeless people this winter.

Mr. Roscoe – Didn't know anything about that.

Mr. Roscoe – Because of the enhanced landscape area we are reducing imperviousness, that will help with the storm water side.

Michael Hoyt – With the delivers in the back do they come at certain time of the day?

Mr. Roscoe - Usually early in the morning and hopefully they beat the busses.

Michael Hoyt – Are you going to do some kind of provision in the back since it's by the drive through?

Mr. Roscoe - We can put in a painted cross walk.

Richard McGoey –As a minimum the potholes should be fixed. Chairman Kiefer – We want some kind of time schedule. Mr. Roscoe – We can do a millennium overlay for the cracks but anything more major will have to be taken care of. Mr. Roscoe – Any comments on site lighting? Richard McGoey – The poles are rusty maybe they can be sanded down and painted. Mr. Roscoe –If all those items are address I think we can work something out and giving you a paving reconstruction schedule.

Paula Kay – We need to see distance to make sure there is no need for a variance and the plans in colors. If you don't need a variance then we can do a public hearing if needed.

Mr. Roscoe – What's the trigger for public hearing? Paula Kay – It's a commercial remodel so it's not needed unless the Board wanted one. But the Board doesn't seem to want one. But if you have to go to the Zoning Board then there will be a public hearing. What will have to happen is this Board will have to deny you. You do have a nonconforming area caused by the one addition. Jim Carnell – We might have given a denial on the building permit.

Mr. Roscoe – In regards to the stone walls how do you want them, across the whole front or broke up landscape? Richard McGoey – Look around at the other buildings. The mobile station has a wraparound. In the planted island, next to Golden Ridge Drive you might want something there.

Melinda Meddaugh – I think the front planted area is fine the way it is. Mr. Roscoe – Should I follow the curvature of the entry drive. Melinda Meddaugh – It has to be outside of the right of way.

Richard McGoey – Do you want to be on the next agenda? Mr. Roscoe – Yes. Richard McGoey – If you can get us the schedule and color pictures beforehand it would be great.

Mr. Roscoe – I do have some prototype so you can have an idea of what we want to do. I can also show you what the delivery area should look. I can get it to you tomorrow.

Chairman Kiefer - Put him on the next meeting.

Nob Hill Country Club

4599 State Route 42, Monticello, NY S/B/L: 9.-1-51

Randy Wasson

Jay Zeiger, Esq

Mr. Wasson gave the Board a letter showing details of this project.

Mr. Wasson - We met with Richard McGoey and Paula Kay at the work session and reviewed some of the issue with this project. Proposing on one half a bungalow colony. This is on lot one and under note number two it shows all the variances the Zoning Board granted us in February. On lot two we proposed a row housing development. On our original proposal, we had duplex units but they don't qualify as row housing. We revised it to show triples. There are some existing units we don't have control over that is proposed # 25 – 31. Chairman Kiefer – What do you mean don't have control? Paula Kay – They don't own them.

Mr. Zeiger – On the units that we just mentioned there is going to be some work done on those units. We gave Jim Carnell and Richard McGoey the info on the renovation work. This brought up some question, there are signals that are existing and the new row houses that we are proposing. The question was wither we can have a mixture of row houses and signals. We thought because the signals were already their it would not cause an issue. Paula Kay's feeling was that your zoning doesn't allow a mixed used and that's the first variance. Paula Kay – I would do it as a interpterion not a variance.

Mr. Wasson – The second thing is that a portion of the property is on the east side of 42 on the lake, that's .76 acres of the 10 acers we were devoting to the row houses. The zoning requires a minimum of 10 acers for the row houses and we can't include the lot three which is the .76 acres. Mr. Zeiger – We were including it as the 10 acres. We were not counting it as building but was including it as 10 acres and it's not two parcels it's marked as lot three. By eliminating that it will bring this under the 10 acres. Matthew Sush – So you want to go to the Zoning Board instead of changing any property lines. Will there be enough land there to include in lot two to make it 10 acers? Mr. Zeiger – It needs to go to lot one first. Mr. Wasson – We need a minimum of 10 acres minimum for the bungalow colony. Matthew Sush – So you need more than a tenth of an acre? Mr. Wasson - We could reconfigure it but we would have the same problem. Chairman Kiefer – They need to go to the Zoning Board for variance and interpretation.

Matthew Sush - Number 25 is staying as signal because you don't have control of it. But you are moving that one. Why not make number 25 part of the new configuration? And how can you pick it up and move it to meet current building code? Mr. Wasson – We are picking it up and put it on a concrete foundation. There was a report done showing what needs to be done to bring them all up to code. Mr. Zeiger – Jim Carnell and our contractors walked the site and brought up issues and presuming all of those concerns are added to the report. Matthew Sush – Do you thing the building will survive the 10-foot move? Mr. Wasson - Yes.

Mr. Wasson – The developer doesn't have control over the building, but we can move it and fix it up. Even with the slight reduced acres of 9.24 we are still under the allowable density. We are allowed four per acre row, they are like 3.35 so we are not maxing it out.

Melinda Meddaugh – There is a lot one and lot two but it's conserved as 2 separate developments. Didn't we discussed last time that if this is two separate cases that we have to treat it that way as in the roadways and parking? Mr. Zeiger – The board asked that we consider two separate entrances. Mr. Wasson went to the DOT and they were strongly opposed to that. There will be a cross agreement that will allow them to share that road. Matthew Sush – Will that agreement talk about parking. Mr. Zeiger – Yes, it will be about parking and maintenance will be shared as well as the water and sewer. Matthew Sush – What's to stop them from parking by the turn around or making their own driveways? Mr. Wasson – There is really nothing from stopping them but we could add a few extra parking spots per units. Chairman Kiefer – Does that work for you Richard McGoey. Richard McGoey – Yes.

Mr. Zeiger – To clarified for an interpretation, if the interpretation is that you can't mix the signals and the row houses then it would be an interpretation.

Paula Kay – Lets make sure that the Board denies it based on the exact figures. Mr. Zeiger - The requirement is 10 acres or more and because of lot three being eliminated from the count the number is 9.24 from 10 acres and an interpretation on mixed use on signals and row houses. And if signals and row houses are not permitted then a variance to allowing a row house development with signal houses.

A motion to deny based on lot size was made by Matthew Sush and seconded by Melinda Meddaugh 5 in favor, 0 opposed

Paula Kay- Our Water and Sewer Department have reviewed the plans and had issues with the INI. There seems to be some fuel discharges. So, while you are going to the Zoning Board you might want to touch base with them on these issues.

American Theological

4493 State Route 42, Monticello, NY S/B/L: 13.-1-27

Joel Kohn

Paula Kay – Joel you need to talk to Michael Messenger about issues with the sewer infiltration and flow.

Mr. Kohn – This project was in front of the Planning Board about a half a year ago. This is an existing summer camp that they want to add an addition to dining room and the two-story dormitory. They need to get a variance for lot coverage five months ago. And now they needed to get an extension on the variance. The plans have been revised a little bit for the dormitory building because of the slop and to provide better access for emergency vehicles.

Richard McGoey – Concern in regards to the space between the addition to the dining room and the two-story dormitory. And the grade on the road to the dormitory. Mr. Kohn – Mr. Wasson will show you this.

Richard McGoey –The loading and unloading of buses on Route 42 was unacceptable. Notes should be provided on the plans which prohibits any buses from stopping on Route 42. Mr. Kohn – This was discussed at the last Planning Board as well as at the Zoning Board, a note will be provided. All loading and unload will be done in the parking.

Richard McGoey – We need details on landscaping, grading and drainage, erosion control, enclosure for the compactor, updated handicap parking and striping plus lighting. Also, what is that Mobil home?

Mr. Kohn – Staff housing. Richard McGoey – Can we add staff housing or put those people in the dormitory and eliminate the mobile home? It's a none conforming use. Paula Kay –Is it three family's or three people? Mr. Kohn – Three families.

Chairman Kiefer - Lets make provision on the dormitory and get rid of the Mobil home.

Paula Kay – Is it one bathroom? Maybe that's why its INI issues!

Mr. Kohn – We will discuss it and get back to you.

Mr. Kohn – Can we do a public hearing and hopefully at that time we will have more answers for you.

Matthew Sush –Richard McGoey didn't mentioned anything but landscaping and lighting.

Mr. Kohn - There is nice landscaping on the site so we will show landscaping.

Chairman Kiefer – Public hearing to be schedules for June 14.

A motion to schedule a Public Hearing on June 14 was made by Matthew Sush and seconded by Melinda Meddaugh

5 in favor, 0 opposed

A motion for a 239 was made by Melinda Meddaugh and seconded by Michael Croissant

5 in favor, 0 opposed

Veria Wellness Center

Anawana Lake Road, Monticello, NY S/B/L: 9.-1-7

Glenn Smith, P.E.

Mr. Smith- The Veria site plan approval didn't include an amphitheater in the back of the building (Mr. Smith shows Board the site plan). The amphitheater is in the back of the building where the property slopes down. There will be four turf Terrance's with a step down of six inches with a two foot drop all the way down to the stage at the bottom. The walk way goes from the stage to the building and then a 25-foot diameter fire pit with pavers. It will be able to sit 120 people. They can look out over the lake with lots of landscaping. Richard McGoey had asked about a profile. Mr. Smith shows the Board the profile. There are two light poles on top. There is drainage towards the lake so no water will sit on the Terrance. Looking for the Board's ok with this plan.

Mr. Smith – The board gave us 90-day extension of approval which goes until June 28. We are in that 90-day period now and the three conditions are: 1) – Bailey's Lake Dam spillway assessment, between May 1 – May 19 the spill way capacity analysis done and the results will be in the first week of June. The town will not issue CO until this is done. 2) at the old Kutchers Hotel site the aggregate will be moved off site and the applicant will provide a schedule of the cleanup. I got an e-mail today stating that the clean-up work start the last week of May 2017. The board will have the schedule by the second week of June. 3) building permits and site inspection fees. The Applicant was to provide actual construction contracts or detailed and itemized Engineer's Estimate to establish what the actual building and site costs to finalize the Building Permit and Site Inspection Fees in accordance with the Developer's Agreement. As requested by the Applicant and the Town, McGoey, Hauser & Edsall further outlined this request in an email on March 29, 2017 to the Applicant and their Engineer. As of today, the ownership is doing a detail cost estimate for the actual construction and site work cost and will be provided by the expiration of the site plan approval.

Paula Kay – It's not an estimate. Mr. Smith – They know that. He said it will be to the town before June 28.

Jim Carnell –At our monthly coordination meeting with Department Heads and one of the things that came up was that developers have been dragging their feet. The Town Board and other members would like the developer to put up a bond to clean the site up. I know there is a lot of issues with sewer infiltration. They tore down the building and never capped the sewer lines and now the sewer is running right through their plant and into the woods. Glen – Some the capped and some they did not cap. They are aware of that. The lines that cross the road from the hotel site, there are two man holes and they intend to cap them, there is nothing going to them now.

Chairman Kiefer - I think we should have time frames on this stuff. The dam work should be done before the CO. Mr. Smith – The dam work needs to be done and cleared by the Town. Chairman Kiefer – What about the clean up? What's the time frame on that? Mr. Smith – You are right they need a time frame. Jim Carnell – They have not made any effort with what the town has requested in three years. Mr. Smith – So the bond should be a condition before anything should be stamped on the plans. I agree with you. Do we need the Board's ok on the amphitheater?

Richard McGoey – How do we incorporate this on the site plan? Mr. Smith – We will do another page on the site plan with a clean-up version of what I brought tonight. Jim Barnicle – And show handicapped


seating. Mr. Smith – The handicapped seating will be in the first row. Paula Kay- You will be amending the current site plan for which you have condition approval right now. Sounds like the Board as no issues with it but I don't know if you want to grant anything until they have come back and show that the conditions have been met. Mr. Smith – I won't grant anything on this site plan. We need to do a scope of what the bond is to be based on.

Jim Carnell – We also have to discuss a price. Paula Kay – Maybe your client will want to come in and discuss the amount.

A motion to adjourn the meeting at 8:09 p.m. was made by Melinda Meddaugh and seconded by Matthew Sush

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