



TOWN OF THOMPSON
PLANNING BOARD
Wednesday, September 27, 2017

IN ATTENDANCE: Chairman Lou Kiefer
Matthew Sush
Jim Barnicle
Michael Hoyt, Alternate
Debbie Mitchell, Secretary
Ethan S. Mindrebo, Consulting Engineer

Michael Croissant
Melinda Meddaugh
Arthur Knapp, Alternate
Paula Elaine Kay, Attorney

APPROVED

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

Chairman Kiefer - Correction to last meeting minutes: the motion to have Ichud moved to the beginning of the meeting was made by Jim Barnicle not Arthur Knapp.

A motion to approve the September 13, 2017 minutes with correction was made by Michael Croissant and seconded by Michael Hoyt
5 in favor, 0 opposed

VERIA LIFESTYLES HOTEL

Anawana Lake Rd, Monticello NY S/B/L: 9.-1-1.1
Glenn Smith, P.E.
Abhay Jain

Mr. Smith – Back in June the board gave us a 90-day extension. Since then the Dam Report was submitted, aggregate pile has been removed and fees, construction cost, and escrows have been paid. I talked to Paula Kay about the buildings that are still there on Old Liberty Road. When we were here in June Mr. Jain talked to the Board about how these building are part of the master plan. Mr. Jain – I was under the impression that we had to have the building cleaned up and I would like a time extension to get them cleaned up like we got back in June. Chairman Kiefer – Do you have a time line on how long it’s going to take to clean them up? Mr. Jain – We submitted a letter back in June saying what we planned on doing with the old buildings and that everything would be taken care of by November 2018. Paula Kay – Issue is not with Kutcher Hotel but the Old Liberty Road Buildings. The fact that the Building department marked them as unsafe buildings. Jim Carnell - The roof is collapsing and they have been condemned. Mr. Jain – I have to get asbestos testing done and I need time and money to clean these up. If we could get more time that would be great. Paula Kay – If they don’t get final approval tonight you can then give them another 90 days. Mr. Jain – I don’t want the cleaning up of these buildings to hold me back from getting a CO for my project. Michael Croissant – Can you at least start the process of getting these cleaned? Mr. Jain – Yes, I know the buildings have asbestos and this needs to be tested and the cleaned up. I can start getting quotes for the asbestos cleanup. Chairman Kiefer – Maybe you can at least have it inspected to see how long it will take to clean them up. Mr. Mindrebo – When do you expect to get the CO? Mr. Jain – We were expecting to start the process of getting a temporary CO by the third week of October. The final CO is set for next Spring. Melinda Meddaugh- Jim when you

issue an unsafe building, what is the next step that needs to be taken? Jim Carnell- As soon as we issued it Mr. Jain reached out to us and we discussed what he needed to do. Paula Kay – Do you think if you had until January 2018 would you be able to complete it? Mr. Jain – Yes.

A motion for a 90-day extension and the removal of the buildings on Old Liberty Road was made by Mike Croissant and seconded by Melinda Meddaugh
5 in favor; 0 opposed

EPR CONCORD

103 Kiamesha Lake Rd, Monticello, NY S/B/L: 15.-1-5

Chris Hummel, EPR representative

Kevin Malke, EPR representative

Mr. Mindrebo – Where did you get the bulk table numbers for setbacks? Mr. Malke – We got the numbers from the Zoning Board of Appeals. They came off of the Planned Resort Development. Mr. Mindrebo – They are stated as being the required setbacks. We need to check where the numbers are being pulled from. I'm thinking they came from the rural residential. Jim Carnell – When I spoke with Mark he said the RR district was from the previous requirements.

Mr. Mindrebo – The lighting details were submitted and they intend to have 2 lights on the front of the building. They show that they are facing downward and not into the street. Some of the previous plans showed a garage and a path way? Is that garage still there? Mr. Malke – It is still there's? We are using it for storage for now. Mr. Mindrebo – Will it then be demoed? Mr. Malke – Yes. Mr. Mindrebo – Please show that on the plan that it will be demoed. Is there a well on this lot? Mr. Malke – The well is actually 40 feet off the back of the lot. Mr. Malke- That will be a shared well then? Mr. Malke – Yes. Mr. Mindrebo – Parking: The Comprehensive Development Plan shows for maintenance or commercial accessory that there are enough spaces and no handicapped spot is required. Driveway Surface – we want to see how thick it is and the details of it. Mr. Malke – We will show the details of the driveway. Mr. Mindrebo - Another detail is the garbage enclosure. Mr. Malke – Does that need to be concrete or fenced in? Chairman Kiefer – I think chain linked fence with screening would be fine. Mr. Mindrebo – In regards to the septic system, we haven't gotten a chance to look over the plans yet. If there is any addition grading or drainage, just show where your run off will be. Paula Kay – The 239 has not come in yet.

Melinda Meddaugh- Can you please show the existing tree line on the site map! Mr. Malke – We are not doing any clearing. Melinda Meddaugh - Please show the tree line on the map.

Mr. Mindrebo – Have you gotten anything from the county on additional driveway permits? Mr. Malke – No because we are not changing anything. But we can contact them and make sure we don't need anything extra. Mr. Mindrebo – You currently have a 10-foot apron and you're putting in a 25-foot apron. Mr. Malke - Yes, it's actually paved all the way back. Mr. Malke shows the board on the map

where the paved surface goes back to. Mr. Mindrebo – So that's 25-feet all the way in? Mr. Malke – I can check to see if it's actually 25 foot all the way in.

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

A motion for a conditional site plan approval based on the engineer's comments, county 239 and DPW was made by Michael Croissant and seconded by Melinda Meddaugh
5 in favor; 0 opposed

DENMAN

Canal Road, Wurtsboro, NY S/B/L: 66.-17-15

HESS

Canal Road, Wurtsboro, NY S/B/L: 66.-17-16

John Morreale, representing Wolf Lake, Denman and Hess

Mr. Morreale -There are two properties on Canal road that are land locked. Mr. Morreale shows the board the two properties'. One of the properties is owned by Wolf Lake. We want to take the Wolf Lake property and split it in half. Giving half of the Wolf Lake property to Denman and the other half to Hess. Chairman Kiefer - Is it really a lot improvement? Jim Carnell – It's a subdivision of the Wolf Lake parcel. And one half will go to Denman and the other half to Hess.

A motion for two lot subdivision of the Wolf Lake property was made by Matthew Sush and seconded by Melinda Meddaugh
5 in favor; 0 opposed

A motion to add half of the Wolf Lake property to Denman on Canal Road was made by Matthew Sush and seconded by Melinda Meddaugh
5 in favor; 0 opposed

A motion to add the other half of the Wolf Lake property to Hess on Canal Road was made by Matthew Sush and seconded by Jim Barnicle
5 in favor; 0 opposed

Jim Carnell – Mr. Morreale you need to file the deeds so I can have them stamped.

TRANS DIRECT

15 Rock Hill Dr., Rock Hill, NY S/B/L: 32.-2-38.2

Glenn Smith, P.E.

Michael Davidoff, ESQ

Melinda Meddaugh recused herself from participating in this application.

Mr. Smith handed out pictures of the property showing no trailers on the lot and trucks parked on property not road.

Mr. Smith – There is a question about the multiple use of the lot, with the house and garage/office. Mr. Davidoff – The residence use has been there since the 40, so its grandfathered in. We are not here to ask about the residential use since it's been there forever. When granting multiple uses on one lot, the minimum area requirements and standards for both uses must be met. It says nothing about a subdivision. This is how I understand it: so as long as for each uses the minimum standards are met then that's what's asked for. Whatever it is it has to be on the lot. It say's nothing about a subdivision. We don't want a subdivision, the only way you could interpret it is to draw an imaginary line that would never come into existence. The suggestion is to subdivide and that's not how I read it. As long as either one of the uses complies on the lot with the zoning, they should be ok.

Chairman Kiefer – I heard there is a third business. And if that is true then that will become an issue. Mr. Smith - I have never heard that. Paula Kay – Can you please ask your client?

Paula Kay - If it was just a residential uses do you meet the setback and if it was just a commercial uses do you meet all the setbacks? Mr. Smith – Yes, in the lot area. Jim Carnell – If the residential requires a 25-foot setback to the invisible line and if the business requires a 40-foot setback to the invisible line and in the future, you wanted to separate them would there be enough setback? Mr. Davidoff – If in the future they wanted to subdivided then they would have to do what you said, they couldn't do it unless they get a variance. To make someone comply to a subdivision that they don't want is ridicules. Paula Kay – I think it's proactive. The code is saying, get your variance in case you want to do this in the future. Chairman Kiefer – It's just like when you are purchasing a vacant lot, you need to show where the house and driveway are going to be even if you don't plan on building on it for another 20 years. Mr. Davidoff – But does that language say "Subdivide"? Mr. Smith – In the footnotes of the bulk table it does. Paula Kay – This is how the department and I have interpreted it. I don't see this being a problem. Mr. Davidoff – I respectfully disagree. The residence is there and grandfathered in and we are not asking about the residence. Paula Kay - Only one uses shall be permitted on any lot unless otherwise approved by the Planning Board. I think it's clear and you will need to go through this step. Mr. Davidoff – I do not agree. Mr. Smith - If we were to get a variance will this take six or twelve months to complete? Paula Kay – No, because the construction has already been done.

Mr. Smith – Comment #2 – There are eight or nine employs, so I believe that is a public benefit. Comment #3 – All the trailers and cars have been removed. The only thing left is a box. Mr. Davidoff – And that will be out before the next October meeting.

Mr. Smith - Comment #4: The Landscape is insufficient. Chairman Kiefer – Out front we would like to see more landscaping. Mr. Davidoff show the board a picture of the road. This is a Town right away. We can't do anything since it's not ours. Michael Croissant – We are asking to clean up the landscape on your property.

Mr. Smith - Comment #5 –An easement agreement must be entered into between Deb El and the applicant for employee parking. Mr. Davidoff - Since the last meeting the town built a driveway and we will draw up an agreement between Deb El and Trans Direct.

Mr. Smith - Comment #6 – Parking, is there a requirement to have handicapped parking? Chairman Kiefer - I think 15 employees need handicapped parking. Mr. Mindrebo – Only If its open to the public or not. Jim Carnell – There is a building code that does have a cut off for non-pubic businesses when the handicapped is required, but I’m not sure what the number is. Chairman Kiefer– Will you have anyone coming in from the public? Mr. Davidoff – No there will be no public. Jim Barnicle – If there are 15 or more employees then they need handicapped parking. Mr. Davidoff – If it’s required then we will do it.

Mr. Smith – Comment #7 - We will show some outdoor lighting on the building. Comment #8 - I’ll show the walking way on the plan. Comment #9 - We should get a garbage container for the residence.

Paula Kay – Please add a note on the plan that no trucks are to be on the road.

A motion for denial for referral to the Zoning Board of Appeals was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

FULOP

1 Fraser Road, Monticello, NY S/B/L: 8.-1-24
Joel Kohn, representative

Mr. Kohn – Same plan as last time with just some minor changes. (Mr. Kohn gives the board new plans.) Sheet two shows the subdivision and the other sheets show the site plan stuff, septic plans and soil test. Other than a 239 I believe the board was ready to approve.

Mr. Mindrebo – In regards to the 25-foot setback, looks like we are looking to keep it, not to take dedication of that extra 25 feet. Paula Kay- Submit a request to the Town Board. Mr. Kohn – I was thinking of just adding it as a note on the plans so when and if the county wants to take it, it would be there. Paula Kay – Just get it done since the Town is going to say no. And then show it to the center line like Jim Carnell said.

Mr. Mindrebo – Note on the plans of what pins need to be set still. Mr. Kohn shows Mr. Mindrebo that they are already on the new plans. It also shows the 25-foot setback to the center line like Richard McGoey asked for.

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 subdivision approval with a note on the plan for a 25-foot setback that will be offered to the town, was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

ICHUD

3711 State Route 42, Monticello, NY S/B/L: 28.-1-22
Tim Gottlieb, Engineer
Rabbi Schwartz

Chairman Kiefer – The existing Village Pump Station is at capacity. Jim Carnell – Mike Messenger mention before the last meeting that the Village Pump station across the street from Ichud is at capacity. Now that other parcels found out that there were going to be changes to the pump station they wanted to get involved. And now nothing is happening.

Chairman Kiefer - We can't do anything until the pump station issues are addressed.

Rabbi Schwartz – I did not know this. I will get together with my lawyer and the village and discuss this issue. We are willing to pay for the new pump. But in the mean time we will be able to come to the Board for approvals to build? Jim Carnell – One of the solutions is to put in a larger line to the pump station. Regardless there still needs to be improvements to the pump station.

Rabbi Schwartz – We have three things on this application, 1) an activity building with no toilet, 2) a Mikva with no water, and 3) new duplex units. Can we divide up the application to get some of this done? We got approval for doing an activity building at the old Mr. Willy's. Chairman Kiefer – The activity building has no toilets? Rabbi Schwartz – It's only for the boys and since it's going next to the boy's classrooms there is no need for bathrooms because there are plenty in the classroom building. And this is the same for the Mikva. Chairman Kiefer – Best solution is to take the duplex units off the application and talk to the Village.

Paula Kay – We need to see a site plan with everything except the duplex.

Mr. Mindrebo – I have comments. Rabbi Schwartz – Those comments are just about the duplex units.
Mr. Mindrebo – What about the lights on the Shul? Rabbi Schwartz – That was taken care of.

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

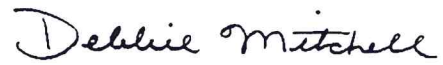
Motion for a conditional approval that the duplex be taken off the application and take care of Richard McGoey comments was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

Rabbi Schwartz – We want to do the same fence that we have there. Rabbi Schwartz shows the board pictures of chain links fence and asked the board if they will be ok with the one he shows them. The Board ok'd the new chain link fence.

A motion to close the meeting at 8:09 pm was made by Michael Croissant and seconded by Matthew Sush

5 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in cursive script that reads "Debbie Mitchell". The signature is written in black ink and is positioned above the printed name.

Debbie Mitchell

Secretary

Town of Thompson Planning Board