



TOWN OF THOMPSON
PLANNING BOARD
Wednesday, December 13, 2017

IN ATTENDANCE: Chairman Lou Kiefer
Matthew Sush
Jim Barnicle
Michael Hoyt, Alternate
Debbie Mitchell, Secretary
Richard McGoey, Consulting Engineer
Michael Croissant
Melinda Meddaugh
Arthur Knapp, Alternate
Paula Elaine Kay, Attorney

PUBLIC HEARING:

APPROVED

LOCKI KASIOTIS

Jacob Billig

Chairman Kiefer has temporarily appointed Matthew Sush as Chairman.
Chairman Kiefer recused himself from participating in this application.

Notice is hereby given that pursuant to the provisions of §250-55 of the Town Code of the Town of Thompson, public hearing will be held by the Planning Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello, New York on December 13, 2017 at 7:00 pm to consider the application of LOCKI KASIOTIS for site plan approval and special use permit for the purpose of permitting the property to be utilized for the sale, repair and towing of all motor vehicles together with an impound yard in accordance with §250-9 of the Town Code of the Town of Thompson.

The property is located in the RR-2 Zone on 47 Cooper Road, Monticello, NY – S/B/L: 11.-1-41.12

Satisfactory proof of mailing was provided to the Board.

Mr. Billig – This is the fourth public hearing we have had. We have made the adjustments that was request by the town. The site plan has been reviewed by the Planning Board, State police and the Fire Dept. We have done all the landscape changes and made a change to the fence.

PUBLIC COMMENT

No comment from the public

PUBLIC COMMENT CLOSED

A motion to close public hearing was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

Chairman Kiefer called the meeting to order at 7:04 p.m.

A motion to approve the November 15, 2017 minutes was made by Melinda Meddaugh and seconded by Matthew Sush
5 in favor, 0 opposed

CONTINENTAL COTTAGES

381 Fraser Road, Monticello, NY S/B/L: 10.-4-2 Unit 4K
Joel Kohn
Richard Baum, attorney

Mr. Kohn – Continental Cottages is a bungalow colony on Fraser Road that is a non-conforming use in the zoning and they have added an addition to unit number 4 without a building permit and I believe they are in court for this. The new site plan will show the prior footprint and the new footprint. They will need a variance in order to keep the addition. We are here tonight to ask for a motion to send us back to the Zoning Board.

A motion for denial and to send to the Zoning Board of Appeals was made by Michael Croissant and seconded by Melinda Meddaugh
5 in favor; 0 opposed

ISAAC NEIMAN

42 Gafen Lane, Kiamesha Lake, NY S/B/L: 6.-1-22
Joel Kohn

Mr. Kohn – This is a two-lot subdivision in Gibber Community.

Richard McGoey – We need the plans to show the dwelling units connections for the water and sewer. We don't know if your connecting on Feldman Circle or Gafen Lane. The extension of a water and sewer line from Feldman Circle up Gafen Lane will require NYSDEC and Health Department approval.

Mr. Kohn – We won't know what the house's will look like yet. It's just a two-lot subdivision.

Richard McGoey - We can't approve the subdivision until the approval from the NYSDEC and Health Department. Mr. Kohn – I understand but your talking about grading and housing and we won't know this yet. This is a subdivision not a site plan and this can change. Richard McGoey – It can change afterwards, you have to prove buildability at this point. Mr. Kohn - Show building envelopes? Richard McGoey – That would be fine.

Richard McGoey – There are drainage issues. Can you show us how your going to solve that problem with a grading plan? Mr. Kohn show Richard McGoey the catch basins on the plan.

Mr. Kohn - Can I get condition approval? Chairman Kiefer - No, you will have to come back.

ICHUD HATALMIDIM

240 Forestburgh Road, Monticello, NY S/B/L: 28.-1-22

Tim Gottlieb, P.E

Rabbi Schwartz

Mr. Gottlieb - We are here for 6 duplexes and we realized we need a variance to move ahead. We were granted one once and we never proceeded with it so we would like to go back to the Zoning Board of Appeals.

A motion for denial and to be sent back to the Zoning Board of Appeals was made by Jim Barnicle and seconded by Melinda Meddaugh

5 in favor; 0 opposed.

Richard McGoey - The Water Department did not know that a letter was being sent and he said nothing was done in regards to the agreement.

Jim Carnell – I talked to Phil Klemen at the water department and he said there was a new company now. They were reaching out to them to see what the status of the pump station is.

Rabbi Schwartz – I meet with Phil and the village manager together and they said there was a new company. They said the new company was working on the system and was doing what ever needed to be done and at that time they both agreed that we should not have a problem with the 6 Duplexes.

Richard McGoey – Do you have an agreement in writing or is it just verbal?

Rabbi Schwartz – I was with my attorney and we have a verbal agreement that we would pay for the new pump. Richard McGoey – Can you please give us something in writing stating that.

Jim c – That is what Phil was looking to get from them. He didn't know what the final decision was.

EVERGREEN ACRES

Adams Road, Rock Hill, NY S/B/L: 25.-1-49

Tim Gottlieb, P.E

Michael Hoyt recused himself from participating in this application.

Richard McGoey – There were some concerns from the public last time about the drainage.

Mr. Gottlieb – We re-topped the road and now none of our drainage is going to this property. All the drainage from the Jackson property down will be going to a 15-inch culvert so there should be no drainage issues.

Richard McGoey – Board requested a note to be added to the plans saying no further subdivision of these lots.

Mr. Gottlieb – Yes, it's on each of the plot plan's and we are adding the note about not clearing the lots and keeping it for Evergreen.

Jim Barnicle – The neighbors had concerns about blasting should we add a note?

Jim Carnell – We have a town ordinance that says they would have to get a blasting permit.

Jim Barnicle – Can we put it on the plans? Paula Kay – By adding it to the plans it makes it sound like there might be blasting. Melinda Meddaugh- I'm ok with not putting it on the plans since it's a Town Code. Paula Kay – Lets keep it off.

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

A motion for preliminary approval was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

A motion for a conditional final approval was made by Melinda Meddaugh and seconded by Jim Barnicle
5 in favor; 0 opposed

Paula Kay- After the conditional final is done the fees need to be set. We need to go through the factors. Mr. Gottlieb – Do you need a letter from the owner? Paula Kay – Maybe we need to do a preliminary now and then come back for final and they can go through the factors for rec fees.

Richard McGoey – Mr. Gottlieb would you like to be on the next agenda for December 27th?
Mr. Gottlieb – I will let you know.

4020 STATE ROUTE 42 REALTY, LLC

4370 State Route 42, Monticello, NY S/B/L: 13.-3-39

Vincent Luongo, Bertin Engineering

Abule Kaya, Owners nephew

Mr. Luongo – I'm representing the Gulf gas station, it's no longer the Velaro. I was here last time and there were some comments. I reviewed the comments from the last application that was submitted here and the changes have been done. I just need to know if this is going to be acceptable or not.

Chairman Kiefer - Why can't they use pumps that dispense diesel and gas under one canopy instead of two canopies?

Mr. Luongo – The lot is really small, it's tuff to have everything under one canopy. It's about the access feasibly. If a large truck comes in to get diesel and there are car's already there at the pumps the truck will block the entrance to the site waiting to get to the pumps. If there is a separate canopy they won't have to wait. Chairman Kiefer – But you can get pumps that do both. They did it next door.

Mr. Luongo – That's a larger place. There is a building already here and it makes it more difficult in order to get free access around the site. You said that you mentioned last time about extending the canopy. I didn't see that design. Richard McGoey – It was verbalized.

Mr. Luongo - The way it's designed now, the truck comes in to the side and fills the tanks every two days.

Chairman Kiefer - It's not the problem with the tractor trailers for the filling. It's about two canopies with two separate fill stations. I think it could be simpler with one canopy and combined pumps.

Mr. Luongo – The new owner wants to install high speed diesel pumps, so that's a separate dispenser for diesel. Michael Croissant – You're not going to get big trucks in there.

Richard McGoey – I said from the beginning that two canopies are too much. People will have to walk through the other canopy to get to the building. The site is just too small. Jim Barnicle– Can we go back to the notes a pone the discussion of the one canopy extension? Michael Croissant I think you pinpointed were you think it should go. Mr. Luongo – The front canopy was designed so people can walk around while people are filing. If we put both pumps in here it might block the entrance. And the plan shows the cars will go around the building. Chairman Kiefer - I personal am against the two canopies because it's too small of a lot. This is a high traffic area. I can't see trucks pulling in and out of this area. Mr. Luongo – Then I would have to re-design the front canopy and come back. They want to compete with the station across the street. Chairman Kiefer - You don't have as much room as they do. Mr. Luongo – Trying to do the best to make it work.

Arthur Knapp – The big trucks are to come in and go around the building? Mr. Luongo – Yes, it's designed for a tractor trailer to go around the building so we should have no issues. Jim Barnicle– This will be one way? Mr. Luongo – Yes. Michael Croissant – Richard McGoey was your concerns about the second canopy about esthetics? Dick –No, it's about space. I believe that those parking spaces are a waste of space. No one is going to be able to back out of those spaces. Mr. Luongo – I disagree. I have angled the spaces.

Paula- I don't think the board is comfortable with the layout.

Mr. Luongo - That's why I angled the spaces. If we didn't have a canopy there they would be walking through a drive aisle anyway. Richard McGoey – Yeah but they wouldn't be walking between trucks. Mr. Luongo – Or they can park on the side. Richard McGoey – But there are only 4 spaces there.

Paula Kay – Did you review Richard McGoey comments? Mr. Luongo – Yes. Paula Kay – Is there anything here besides the canopy issue you disagree with? Mr. Luongo – The dumpster area. Is that considered an accessory structure? Jim Carnell – No only if it has a roof on it. Paula Kay – Then never mind.

Richard McGoey- Handicapped parking. Mr. Luongo – I've been reprimanded many times by boards for not have a handicapped space close to the building. Richard McGoey – It dangerous because of people backing up. Mr. Luongo – It is pretty tight. Chairman Kiefer - Since you're doing a reno to the building can you put another door next to the handicapped parking?

Mr. Luongo shows the board the plans where the handicapped parking is going to be.

Mr. Luongo – I really don't want to put in another entrance door, it's a security issue. But if the board approves the handicapped space then we could talk to the architect and get a handicapped only door.

Melinda Meddaugh – Isn't the issue more about the backing out of the space than the entrance to the building? Mr. Luongo – Yes. Richard McGoey – They have to drive around the building to get to the handicapped parking? Mr. Luongo – No they can go through the by-pass lane. We can put a no parking or standing sign there. I was told tonight they might keep the driveway through window in the back of the building. Michael Croissant – That will force everyone to go under the canopy. Paula Kay – I think you need to know if that is true or not. Mr. Luongo – I have to talk to the owner. Richard McGoey – You would then need a by-pass lane then.

Mr. Luongo – The drainage comment: Drainage flows should avoid the discharge of storm water out onto Route 42 particularly at the entrance. I put in a trench drain across the entrance and there is not much water going out. And the other comment is the snow storage. There is room on the sides. I have landscaping along Golden Ridge Road to hide headlight. I have to see if I can pull it back for the snow. Richard McGoey – Clean it up the landscaping. You have to have a place for snow. I can pull the brush back for more snow to go. Richard McGoey – Just show us where you will pull the brush back for snow.

Michael Croissant shows Mr. Luongo an idea of angling the canopy. Mr. Luongo – Not really an enough room to do that. I have a bypass lane on both sides of the canopy and the canopy is 15.6 feet. The stone walls will match the McDonalds. As far as the signage, the building signage will be reduced and the ID sign will be reduced. Over all square footage of signage will be reduced. The lighting: the contactor sent us over Carol lighting which we normally used is LSI lighting. Your comment of dropping it to 44 feet, can be done. I'm assuming the Carol lightning will not be that strong as the LSI lighting. They might want to sell propane so I'll add that to the plan. Paula Kay – Where? Mr. Luongo – On the side by the ice box. Arthur Knapp - Small tanks or bulk? Mr. Luongo – Small canister, I can put a cage behind the ice box. I will add it to the site plan. They would also like to add an office upstairs. The height of the building is 26 feet at the peak. Paula Kay – Then the question would be how many employees and parking? Mr. Luongo – That will stay the same the office is just for filing. Paula – How many employees now? Mr. Luongo – Two now and that will stay the same.

Mr. Luongo - I need to know do I have to redesign the site with the two canopies before I leave here tonight? Michael Croissant – I don't have an issue with 2 canopies, mine is about safety issues. Mr. Luongo – It's just such a small site. Melinda Meddaugh – Can we flip the canopy and put it on the other side? Mr. Luongo – Then we can't put in the handicapped. I will have to leave the tanks on that side. Arthur Knapp –Then you will have an issue with delivering of the gas.

Jim Barnicle – Can you have a high-speed diesel pump next to a regular gas pump? Mr. Luongo - Yes. Jim Barnicle – But you're thinking the box trucks would block up other vehicles! Mr. Luongo – The box truck would take up two pumps. Chairman Kiefer - I don't think your going to get a lot of trucks for diesels to block the tanks. Mr. Luongo – That is why we did the second canopy on the other side. I want to go on record and say I worked with smaller places in NJ and it works. But it's up to the board if you like it or not.

Paula Kay – I believe they have told you they want changes. Jim Barnicle – I'm the minority. If it worked before and you designed these before. Michael Croissant – Would it make a difference if it was one diesel pump and a smaller canopy? Push the canopy back. Richard McGoey – That's up to Mr. Luogo. It

depends on the parking spaces. Mr. Luongo – I can make the canopy smaller, and then make an island and put the high-speed diesel and the 3 + 1 pump there. And then maybe cut back the curb line and make it closer to the building. If you take away the second canopy you're going to take away a car dispenser. You have 8 car dispensers there now. Melinda Meddaugh – I'm hearing that it's an issue with getting to the building. I don't think it's really about 2 canopies. Arthur Knapp- The second piece is also about the drive thru. Chairman Kiefer – That's not going to happen. Michael Croissant – There will always be traffic driving around the building. They need to go around the building to get to parking spaces. Arthur Knapp – So it's reasonable to say that the drive thru window will not work?

Chairman Kiefer - Where do we stand; do they need to come back? Paula Kay – Yes, they need to come back. Melinda Meddaugh – Do they need to go to the Zoning Board of Appeals? Richard McGoey – We need to finalize the site plan before going to the Zoning Board of Appeals.

Mr. Luongo – The Board is totally against the second canopy? Melinda Meddaugh – We are not against it. It's about the safety issues. Michael Croissant – I'm not against it either, it's just about the way it works. Richard McGoey – Maybe reduce size or look at another place on the site.

Michael Hoyt – How long does it take to deliver the gas? Richard McGoey – Will the trucks be parked on the tanks? Mr. Luongo – Yes. Mr. Kaya can you pick a time for the delivering of the gas? Mr. Kaya – We can pick the time for delivery. Mr. Luongo – Can you call for night deliveries? Mr. Kaya – Usually we can call for a delivery.

Matthew Sush- You said the truck would park on top of the tanks for filling up. So, does that mean there can't be any car's parked there? Mr. Luongo – We can fill from any ware with remote fills. Matthew Sush – If there is a car in the parking spot and a truck pulls up to deliver what will happen? Mr. Luongo – They will have to wait? Matthew Sush – Who will have to wait? Mr. Luongo – Either the truck for the person in the parking space or the car if the truck pulls in. Or we can add a remote fill section. Arthur Knapp - The only place you can remote fill would be between the island and the road. Mr. Luongo – Or by the vents. Arthur Knapp – I think everyone has concerns about foot traffic safety. They have a 6-foot blind spot and a distance of 28 feet between the parking and the island. So, there is not a lot of space there. Mr. Luongo – The angle spaces were designed so if there is a truck there a car can back out and leave. Richard McGoey – Where would you put the remote fill? Arthur Knapp – Parallel to Route 42? Mr. Luongo - The truck will have a hard time turning into that space. And you don't want the pipes sticking out there. I'm thinking by the curve. Chairman Kiefer – I think that's good. Michael Croissant- That's not going to work either. Mr. Luongo – I'm not following. If you take the truck into the drive aisle they have a 20 or 30-foot hose. Richard McGoey – But they are blocking the driveway.

Paula Kay – I think a lot of this is a work session discussion. Chairman Kiefer - I think you need to draw it up and then do a work session.

Matthew Sush – The canopy should also have the stone work like across the street.

Mr. Luongo – The canopy roof will be peaked and the canopy signs will not be typical. Matthew Sush – And no build boards. Mr. Luongo – Do you want a note that say's no disposable signs permitted.

Matthew Sush – Yes.

NOB HILL COUNTRY CLUB INC

4559 State Route 42, Monticello, NY S/B/L: 9.-1-51

Jay Zeiger, Esq

Chairman Kiefer - We had a question about the property line. Can we change the property line so it is not going through the buildings? This can be a problem in the future, if it's sold. Mr. Zeiger – I wouldn't be bothered by it since it doesn't impact any of our improvements. Paula Kay – Maybe talk to the other owners, to clear this up. Mr. Zeiger – I can look into it.

Richard McGoey –Infiltration inflow; there will be work done this Friday, we will see what happens. We need all the approvals from the DEC, Board of Health, DOT and we need the details from all of those departments on the plan. I know there were problems at the entrance drive. Mr. Zeiger – I believe Randy Wasson has meet with DOT and the last I heard they have reached a satisfactory solution.

Richard McGoey – Have you seen any comments from the Fire Department? Mr. Zeiger – Have not seen anything yet. Randy Wasson was going to call the Fire Department.

Richard McGoey – We have been asking about the fencing interconnection and new fencing. Mr. Zeiger - I believe Randy Wasson has a handle on it. Richard McGoey - Deck area around pool needs to be identified and labeled. The enclosure for garbage and toys should be separate. Mr. Zeiger – Randy Wasson talked about putting them under the decks. Richard McGoey –I think the additions on the building require a separation distance? Jim Carnell – Correct. Richard McGoey - Floor plans; have notes stating that there will be no bedrooms in the basements. Mr. Zeiger – Randy Wasson said he would add that. Richard McGoey – Need to see the Route 42 improvements. Sheet 6 & 7 conflict; sheet 6 shows a storm drainage piping system from unit 4 to unit 21 with open ditch and sheet 7 shows a continuance piping system, with catch basins from unit 4. This is a conflict, one shows piping and one shows swells. Newly proposed setbacks have not been revised on sheets 7. We recommend more landscaping. Landscaping around the pool, entrance, bungalows and row houses. Mr. Zeiger – We had a couple of work session and Randy Wasson said he can handle them.

Paula Kay – Do we want to update the plan sheets with the comments on them before the Public Hearing? Richard McGoey – Doesn't matter.

A motion to set a Public Hearing on January 10, 2018 was made by Matthew Sush and seconded by Melinda Meddaugh
5 in favor; 0 opposed

MIDDLETOWN MEDICAL

Thompson Square Mall, Monticello, NY S/B/L: 13.-3-40.6

Richard Baum, attorney

Paula Kay – Everyone has the resolution in front of them. This confirms that everything the board approved at the last meeting. Since the applicant is signing a 10-year lease we want to give them comfort and insurance that the special permit is good for one year.

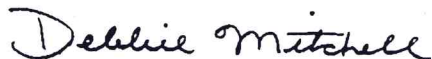
Mr. Baum – I have just one blank on the resolution that needs to be filled out and that the date that the clerk filed for the public hearing. Do you know what the date was? I can just cross out the date because the Planning Board through the clerk was duly noticed for the public hearing and that's probably enough. Paula Kay - That's fine, we can strike out the date.

Mr. Baum – What will be the date for the renewal be? Paula Kay – What every is better for your client. Mr. Baum – Then it will be December 18, 2018. Paula Kay – Can you just strike the date for me and then I will have it stamped in.

A motion for approval of resolution for site plan was made by Matthew Sush and seconded by Melinda Meddaugh
5 in favor; 0 opposed

A motion to close the meeting at 8:16 pm was made by Melinda Meddaugh and seconded by Michael Croissant
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell

Secretary

Town of Thompson Planning Board