

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, February 28, 2018



IN ATTENDANCE: Chairman Lou Kiefer
Matthew Sush
Jim Barnicle
Paula Elaine Kay, Attorney
Debbie Mitchell, Secretary
Ethan Mindrebo, Consulting Engineer
Michael Croissant
Kathleen Lara, Alternate
Arthur Knapp, Alternate

APPROVED

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

Kathleen Lara – The S/B/L on the Keren Fields, LLC is incorrect. Jim Carnell – The S/B/L was correct on the application but was wrong on the Agenda and the minutes. Chairman Kiefer - We will approve last meeting minutes with the condition that the minutes are updated with the correct S/B/L for Keren Fields, LLC.

A motion to approve the February 14, 2018 minutes with condition that the S/B/L was made by Jim Barnicle and seconded by Matthew Sush
5 in favor, 0 opposed

EMPIRE STATE MUSCLE CARS INCORPORATED

Rock Hill Drive, Rock Hill, NY S/B/L: 51.-2-13.1
Gregg Pitula, Owner

Paula Kay recused herself from participating in this application.

Mr. Pitula shows the Planning Board a hand drawn site plan. I'm looking for the Planning Boards input on this project before I pay for an engineer. I changed a few things, since meeting with Richard McGoey. This property has been in my wife family for over 50 years and has always been undeveloped. This piece of property is located on Rock Hill Drive between the Brew and the Methodist Church. It is 387 feet of road frontage on both the Rock Hill Drive side and Route 17 side. I'm looking to develop it into a high end classic car/muscle car consignment dealer shop. I'm trying to target the people coming to the casino. I would like to display most of the cars around the exterior property closest to the highway side.

Lou – The building will be 30 x 60 square feet? Mr. Pitula – Yes, this building will be used as a show room and storage for high-end cars that can't be left out side. There will be no repairs done on site. Michael Croissant – Will there be plate glass windows? Mr. Pitula – The building will be a wood frame building with metal clad and the bottom will be done with stone wainscoting. Nothing fancy to get started. Just looking to get this size of a building put in with the minimum needed and then add to it later on.

Kathleen Lara – The plan says 25 cars and the plan shows only 10 spots. Where would you put the other 15 cars? Mr. Pitula - By the highway, we are going to take the rocks and stack them at the property line and build a stone wall to put the cars on. Michael Croissant – I don't think there's enough room. Ethan Mindrebo – They would be parallel parked? Michael Croissant – Even parallel there is not enough room. You only have 25 feet on one corner and I would assume we would want some kind of side walk to go around the building and even if there is not a side walk you will only have 4 or 5 feet from the building to one of the angled cars and that would leave you with 16 to 18 feet. It's not going to work. Mr. Pitula shows the Board on the map how the cars will be placed. Michael Croissant – You need to have room for a fire truck or an ambulance to get around the building.

Matthew Sush – You will need to show on the plan where you want to put the display parking and the regular parking so we can make sure there is enough room.

Chairman Kiefer – I think 15 parking spots for customer will be more than you need. Mr. Pitula – Richard McGoey did not want car parking on Rock Hill Drive. Matt – You also want to think about where the entrance will be and the handicapped parking will be since based on what you have now the parking is pretty far from the building. Mr. Pitula – Everything is being pushed since meeting with Richard McGoey.

Chairman Kiefer – Most of them will be consignment cars? Mr. Pitula – All sellable car with no repair being done on site. The only thing in the garage will be a detail section. For doing touch ups, cleaning up and some final touches to make the car presentable for sale. The last 100 feet of the property has a drainage way from across the street and is dry all year except when there are heavy rains. Would like to put up a billboard and I have already reached out to the state to see what needs to be done. I don't want this billboard to hold up my plans if the state takes too long. This billboard is not to advertise my business but for us to rent out. Jim Barnicle – On the Brew's side, where there are breaks in vegetation will you be filling this in? Mr. Pitula- Yes, there will be 40 feet of tree buffer between us and Brew. The side of the building facing Brew will be the showroom and office side.

Chairman Kiefer – You need to get plans drawn up and have the land surveyed. Mr. Pitula – My engineer will plot everything out to scale. The building will need a variance for the width of the building. The towns setback is 40 feet off the front and 50 feet of the rear. With two sides facing the road they consider them front yard setbacks. Jim Carnell – Correct. Mr. Pitula – I want to do a 30-foot-wide building because I want to park three cars wide in the building and put in a lift so I can park cars one on top of the other for storage. That would allow me to put a 15-foot variance for the rear yard setback because the building will be on an angle.

Michael Croissant – Just classic and muscle cars? Mr. Pitula – Classic, Muscle, new car like Challengers, Camaros and other similar cars.

Ethan Mindrebo – Will the billboard be used for signage? Mr. Pitula – The billboard will be rented out, it is not for my business. The size will be 40 x 60 feet. Michael Croissant – Single sided? Mr. Pitula – Yes, as a permitted use. Matthew Sush – Is there any regulation on how close another build board can be? Mr.

Pitula – There are no other billboard close. The only thing that is close to the billboard is the churches parsonage and I believe this sign will help block out the noise from Route 17.

Mr. Pitula shows he board pictures from all angles of the property and the proposed look of the building.

Chairman Kiefer– Can you try to compliment the Pharmacy and Brew’s building. Mr. Pitula shows the Board samples of stone he plans on using.

Jim Carnell – I suggest you get a hold of the county DPW and measure the distance from Brew entrance to your entrance. To make sure that everything is ok before we submit the county 239. Mr. Pitula – I plan on pushing the building down another 100 feet making the entrance further away.

Jim Barnicle – Do you know how long this will take? Mr. Pitula – I would like to start building over the summer and hopefully be open in the Spring of 2019.

NOB HILL COUNTRY CLUB, INC

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

Randy Wasson, Attorney

Jay Zeiger, Esq

Ethan Mindrebo; comment #1: We request the landscape plan include staggered evergreen trees behind each cluster of Patio Homes to provide screening. Mr. Wasson – This is on the plan now. Chairman Kiefer – How many trees do you plan on having? Mr. Wasson – Four cluster of 6 trees. Total trees will be 75 feet long and staggered, they will be White Pine and Norway Spruce. The fence was moved closer to our road with permahedge and will be six feet high.

Ethan Mindrebo; comment #3: The sewer line needs to be relocated from under the Shul to around the Shul. Mr. Wasson – Done.

Ethan Mindrebo; comment #4: The DOT details need to be added to the plans. Mr. Wasson – Everything is all drawn up and ready to submit to the DOT as soon as we have permission from the Board.

Ethan Mindrebo; comment #5: The SWPPP to be approved and filed prior to signing of the plans. I talked to our SWPPP preparer today and I think he’s going to have some question but should be done with in the next few days. I think some of the questions he has is to do with the basin on the north side of the site. In regards to the drainage. Mr. Wasson – I’m not sure that is all preexisting and we have to treat it. Ethan Mindrebo – Looks like you can get rid of the basin and do a diversion swale for offsite.

Chairman Kiefer – Any progress with the neighbor and the encroachment? Mr. Zeiger – Yes, the neighbor has been spoken with and we have a draft being done. Everyone is fine with it.

Ethan Mindrebo; comment #6: Does the water line or the sewer line need any extensions? Mr. Wasson – Nothing for the sewer but the water is being sent to the Health Department because the well is by the sewer. We will be connecting to the Kiamesha Water, Sewer Department. Only thing holding us back is approval from the board and a flow test from the fire hydrant and that is being done this week.

Paula Kay – We need a condition and that condition would be for engineering comments and the easement. Matthew Sush – And final approval from any outside agency. Ethan Mindrebo - Have them provide an estimate for bonding. The code says any improvement over \$500,000 per site work should have a performance bond unless waived by the board.

Paula Kay – We also need to establish the recreational fees. The Board needs to assess if you have enough recreational facilities and if so then they can reduce the fee. Otherwise its \$2,500 per unit. Chairman Kiefer – You need to make a presentation of what you have for recreation. Mr. Wasson – Can I just do a list? Chairman Kiefer – Yes. Paula Kay – Take a look at our law and review the criteria the Board is going to look at. I suggest you come back next month.

Paula Kay – Does March 28th work for you? Mr. Wasson – Yes.

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

SACKETT LAKE SOLAR

Sackett Lake Road, Monticello, NY S/B/L: 28.-1-37.1
JJ Pavese

Mr. Pavese – We need a two-lot subdivision because of there being two separate systems. We are proposing a minor subdivision. We are taking the 49-acre piece and splitting it along a line the allow the correct zoning. There will be a 50-foot side yard setback. This is just mostly for tax filing since they are two separate entity with two separate tax ids’.

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

A motion for a two-lot subdivision was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

CONCORD ASSOCIATES

Concord Road, Monticello, NY S/B/L: 9.-1-36
Henry Zabatta, Consultant for Capelli

Mr. Zabatta – I was here in September for an extension and it was approved by the Board. Since then we had submitted conceptual plans to the Town. We had a three-hotel concept, with two 300 room hotels and one 150 room hotel. We reduced the size and had the engineer do a traffic study and then we had the site re-surveyed. We started to talk to our hotel consultants and financing people and they said the market might not sustain that many hotel rooms in this area. With all the projects going on here there are over 1,000 hotel rooms already. So, we are working are plans to see how many rooms we should actually have. We are going to meet with the Building Department tomorrow to go over our plans for Concord Fairways housing project. It's a possibility that we might want to do more houses instead of hotel rooms. We don't know how the Casino is going to work out.

Michael Croissant – How about building a convention center? Mr. Zabatta – According to the experts its just not feasible. I personally think it would work. Michael Croissant – I think so too.

A motion for a 6-month extension was made by Jim Barnicle and seconded by Arthur Knapp.
5 in favor; 0 opposed

Jim Carnell – I gave you a copy of the gateways project that the Town, County and Village have been working on. This is a guideline for the Board to help them get a concept of everything. Melinda Meddaugh - The plan will be adopted within the next few months.

A motion to close the meeting at 7:40 pm was made by Michael Croissant and seconded by Matthew Sush
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell

Secretary
Town of Thompson Planning Board