

APPROVED

TOWN OF THOMPSON
PLANNING BOARD

Wednesday, March 28, 2018

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

Mary Beth Bianconi, Planner
Kathleen Lara, Alternate
Arthur Knapp, Alternate
Paula Elaine Kay, Attorney



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

A motion to approve the March 14, 2018 minutes was made by Matthew Sush and seconded by Michael Hoyt
4 in favor, 0 opposed

Chairman Kiefer - Appointed Arthur Knapp to replace Michael Croissant in his absents.

THOMPSON RIDGE

Concord Road, Monticello, NY S/B/L: 13.-3-10.1
Barbara Garigliano, Garigliano Law Office

Ms. Garigliano – We renamed the project to Thompson Ridge Luxury Country Club Apartments. I brought two revised maps. The building length is 204 feet but, in fact our variance allowed for 220 feet. We are here tonight to discuss the parking. We have 416 units and each unit will have two parking spaces, giving us 832 spaces, plus 40 spaces at the club house plus an extra 74. In addition to all that we will be land banking an additional 40 parking spaces which is more than required by Town Code. We will be going in front of the ZBA on April 10th because our habitable space is less than the required minimum. The required space is a minimum of 1,000 square feet and our smallest bedroom will be 735 square feet. When I was here in December the Board had denied me and recommended that I go to the ZBA and that is what I'm doing. Jim Barnicle – What is the intent of such a small unit? Ms. Garigliano – They really are not that small compared to city size apartment. In the city they are generally 500 to 600 square feet. And this will be the smallest size. Jim Barnicle – Then will it be a 2-bedroom apartment? Ms. Garigliano – No, a 735 square foot apartment will be a small one-bedroom. A large one-bedroom will be 814 square feet. And a two-bedroom apartment will be between 1,000 and 1,012 square feet. Paula Kay – Will there be a studio's apartments too? Ms. Garigliano – No studios.

Matthew Sush – Question about the emergency access drive. Ms. Garigliano – We did recognize that the radius needs to be address for emergency access. Matthew Sush – What would stop someone from using the emergency access for a non-emergency? Ms. Garigliano – The emergency drive by the Home Depot will have a chain link fence and we will also be putting a sidewalk in so people could walk instead of drive.

Paula Kay – Other projects in the past that were not intended to have children in the units ended up having a lot of occupancy in the unit. Your client is going to manage these apartments, he doesn't sell them correct? Ms. Garigliano – The owner manages 15,000 apartments and all that they have built they still own and manage. They are building to make a profit and will keep these apartments. Paula Kay – He is marketing these apartments to whom? Ms. Garigliano – Anyone who wants an apartment. Chairman Kiefer - What is the price range? Ms. Garigliano – Not low income. This is the applicants first time working in the Catskills. He plans on building the club house first and then do it by sections. He will build as needed. They will be built for the working person.

CHARM ESTATES

295 Ranch Road, Monticello, NY S/B/L: 16.-1-20

Joel Kohn, represents the applicant

Mr. Kohn - This project was in front of the Board in January and we plan on demolishing all the buildings except the Rabi's house and replace them with all new housing. It's now in the engineering process and it will not be done for the summer. Chairman Kiefer - When do they plan on demolishing everything?

Mr. Kohn - As soon as everything is approved. I'm here tonight to get approval to put up a model home for this summer. There will be no utility hook ups to the model home it's just for people to be able to look at.

Mr. Kohn - Comment #3; There is an outstanding violation that the compactor enclosure needs to be made suitable. Chairman Kiefer - We talked about this last time. Mr. Kohn – Yes, we will have the enclosed compactor finished at the location where it will be permanently installed. Ethan Mindrebo – It was noted on the last plan? Mr. Kohn - Yes, it was on the last plan around the same area. Mr. Kohn shows the Board were on the plan it is. Chairman Kiefer – They're building a model home and they are doing the compactor for this season, will they be occupying the dwelling units this season? Mr. Kohn – They will be occupied this summer and then start demolition in the fall. They just want to put up two model homes and do work on the compactor enclosure for this summer. The applicant/owner agreed to get the compactor done for this summer season.

Paula Kay – What about the Building Department issues? Jim Carnell - They were minor thing; the compactor was the biggest issue.

Ethan Mindrebo – Before the site plan approval the compactor needs to be done. Mr. Kohn – I'm not sure how soon they can install the compactor prior to the season. Paula Kay- Before model homes get installed the compactor issue needs to be done. Ethan Mindrebo – Maybe we can make it a condition and then as soon as we verify the compactor is there then they can start the model home construction. Mr. Kohn – We would like to start the construction of the model homes. Chairman Kiefer – You can start the construction of the compactor and the construction of the model home at the same time. Ethan Mindrebo - The way Richard McGoey recommendation is written, is that the compactor needs to be done before you can go forward. Mr. Kohn - We are not asking for approval for entire site we just want

to do the model homes that won't be occupied. Maybe get a foundation permit? Arthur Knapp – Are you going to run services to these model homes? Mr. Kohn - No services running to it. Jim Carnell – Similar to the property across the street, the Board allowed them to do a temporary installation just like this model is going to be. You had requested a bond. Instead of holding the whole project back they can put up a bond for the model homes. Jim Barnicle – If the compactor is not complete then they for fit the bond. Ethan Mindrebo – Is the bond for model homes or compactor? Jim Carnell – For the model homes. If they don't get final site plan approval for the rest of this project we don't want to see those model homes get connected and hooked up. We can then remove it at the expense of the owner. Ethan Mindrebo – That's separate from the compactor issue? Jim Carnell – Correct.

Chairman Kiefer - I think both the model homes and compactor should be done together. Not a fan of the bond. It's still early enough in the spring I think they can get everything done. Arthur Knapp – The thought of the bond is not based on timing but more of what if they don't complete the process. Chairman Kiefer- I understand that, if we don't go forward with it right now it's not really holding them up. Matthew Sush – This was an approval from a previous project so this should technically be done first. Paula Kay – I'm ok either way. The idea is to be consistent with each project when we have issues that needed to be completed on prior projects. I think a bond should be done. And this bond should be reviewed by Ethan Mindrebo's office. Michael Hoyt – What's holding up the rest of this project? Mr. Kohn – The engineering process for all of this takes time. Michael Hoyt – What happened if that's not approved? They will now have a model home and they are going to keep the old building's. Arthur Knapp – That's what's Jim Carnell bond is for.

Kathleen Lara – Will this effect density? Mr. Kohn – No, because there are 28 existing units and there are going to be 35 on the new site plan.

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

A motion for site plan amendment for the compactor and model homes with a condition of the bond and engineer comments, that the models not be connected was made by Matthew Sush and seconded by Jim Barnicle
5 in favor; 0 opposed

JACOB POLICK

1286 Old Route 17, Harris, NY S/B/L: 1.-1-29
Jacob Polick, Owner

Chairman Kiefer - What is your intended use for this building? Mr. Polick – My brother and I have a lot of stuff to store. Chairman Kiefer – I ask because you have a large doorway there now. How big is it? Mr. Polick – It's 14 feet. My father-in-law has a RV that he wants to store in the building along with all our other stuff. Chairman Kiefer – Do you have any pictures of the siding you want to use on the building? Mr. Polick – Not now. I'm looking to go with an agricultural type look, because there is a barn about 100

yards way. Chairman Kiefer – That’s in the Town of Liberty district. Mr. Polick – No it’s in the Town of Thompson in the bungalow colony next door.

Paula Kay – Did you see the county 239? Mr. Polick – No. Jim Carnell gave Mr. Polick a copy of the County 239.

Paula Kay – This property is in an area for growth. The county is concerned about the appearance and impact of this project. If you could please supply pictures. Mr. Polick – Picture of what the building will look like? Chairman Kiefer – Yes, please. Mr. Polick – Not sure how I can do that. If you look at a corrugated metal building with a red metal roof, that’s what I plan on doing. Chairman Kiefer – We are not happy with a metal building. Mr. Polick – What if I change the siding? Can I do board and batten siding? Chairman Kiefer – That’s ok but we need to see what you want to do. Mr. Polick – Do you want a computer picture, or a drawing? Chairman Kiefer – We just need to understand what your looking to do. Corrugated siding is for commercial buildings and this is not a commercial area.

Mary Beth Bianconi – Is it a prefab building? Mr. Polick – No, it’s a pole barn that siding is going to go on.

Paula Kay – What is going on with the bees? Mr. Polick – My uncle was going to put two bee hives on the property. Chairman Kiefer – The building is not for the bees? Mr. Polick – No it will just hold supplies for the bees. Paula Kay – Our code says that you need 5 acres and you don’t have enough for bees. You will have to come back for a variance. Chairman Kiefer – Also you have neighbor that are too close. Mr. Polick – I can cut out the bees if I don’t have enough land. Done, that issue is now off the table.

Jim Barnicle – Landscaping will also be part of the approval because of the location. Since you’re putting up a building, there will a need for shielding and to make the property look good. You may need tree’s or shrubs. Mr. Polick – I need to plant trees? Jim Barnicle – We don’t know yet without pictures. Mr. Polick goes over the site plan with the Board. There are two billboards that block the view of my building from Route 17. The visibility from the Route 17 to my property is about 10 seconds. Chairman Kiefer - There is no shrubs or trees between you and the bungalow colony. Mr. Polick – His parking lot butts up to my property. Chairman Kiefer – That’s the area that will need shrubs or tree’s.

Ethan Mindrebo – We recommend that a note be put on the plan saying that the building will not be used for commercial use. Mr. Polick – That’s fine.

Paula Kay – You need to come back with a rendering of the property. Mr. Polick – With or without metal sides? Paula Kay – You built 90% of this building without a permit is not the Boards issue. They are going to look at what’s allowed and how to make this building look proper and aesthetically pleasing as it can be in the location where it is. Mr. Polick – What if I fence the whole side of my property by the parking lot? Paula Kay – The height of the fence can be six feet without a variance. Mr. Polick – What if I put up lattice? Paula Kay – Generally the Board likes vegetation. Mr. Polick – What if I put lattice on the fence and grow flower or plants up the side of it? Paula Kay – I think you need to do some planning and then come back.

Mr. Polick – I really want to keep the metal since I already bought it. Chairman Kiefer – What color is the metal? Mr. Polick – It's a beige color, it will match the house. Paula Kay – Show us some photo's. Matthew Sush – Maybe put up a vegetative screening along the metal building.

Paula Kay – The metal siding is for agricultural and you're not agricultural.

Mr. Polick – Does it matter what kind of trees I plant? Jim Barnicle – Call Sullivan Renaissance they have recommendation.

Mr. Polick – No metal siding, how about board and batten?

4020 STATE ROUTE 42 REALTY, LLC (GULF)

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

Vincent Luongo, Bertin Engineering

Jasvinder Arjani, R.A. LEED AP, Bertin Engineering

Mr. Luongo – My office is taking over the architectural part of this project. I want to show the changes since the last time I was here. The ZBA recommended striping on the parking lot for the no parking section by the curve as well as by the side of the building. The DOT made me relocate the exit drive, they wanted me to be 75-foot from tangent to tangent. It was moved away from the mall entrance. Chairman Kiefer - Who recommended the moving of the exit? Mr. Luongo – The DOT. The dumpster size has changed as well. It's now a regular size dumpster.

Ethan Mindrebo – Comment #2, The gravity sewer line and force main need to be identified on the plans. Mr. Luongo – The sanitary line is 9 feet deep. Ethan Mindrebo – Did you get that info from Michael Messenger, Superintendent of the Water and Sewer Department? Mr. Luongo – Yes and I also stated that on the site plan. Because of that line being there I'm pulling the tanks down 10 feet, so it clears it. And its shown-on plans. Ethan Mindrebo – There is also a force main. Mr. Luongo – Michael said the force main is closer to the street. Jim Carnell – When I spoke to Michael today he didn't say anything about the force main, just about the sanitary line. Ethan Mindrebo – He mentioned it to me. Jim Carnell– It's in the road.

Mr. Luongo – I hear you want an easement, how do you want to do it? Seven and half feet on each side or all on our property? Jim Carnell – Michael said 15-foot total from the center. Mr. Luongo – Not a problem. Ethan Mindrebo – Can we move the tanks over a little bit? Mr. Luongo – There is a note on the plans to have the contractor dig and find that sanitary line. Those tanks can be angled and we will have a remote fill at a different location. I will keep the tanks out of the easement.

Ethan Mindrebo – Can we have the parking light maybe shift a little so it's not over the sewer line? Mr. Luongo – I can relocate the light.

Ethan Mindrebo – Comment #3, Existing water and sewer service laterals to the building should be shown accurately and in addition, modifications to the connection of the new bathrooms should be

shown on the plans. Mr. Luongo – There is a well on the site. Mr. Luongo shows the Board where it's located. Chairman Kiefer – Is this well in use now? Mr. Luongo – Yes, it is.

Ethan Mindrebo – Comment #4, Construction easement. Mr. Luongo – I've been in contact with Pablo Medeiros of Heidenberg Properties, who manages the Shop Rite mall. I sent him an agreement for a temporary easement for the retaining wall. Shop Rite will be removing all the brush and will be replanting all new trees on their property.

Matthew Sush – Any root barrier plans to protect your property from Shop Rites plantings? Mr. Luongo – Yes, Shop Rite has been very cooperative with this whole plan.

Mr. Luongo – Should I be carbine coping (CC) the town when I'm dealing with the DOT? Paula Kay – Yes you can do that. Ethan Mindrebo- That would be great.

Ethan Mindrebo – Notes should be provided on the plan that indicates that permits will be required from the DOT prior to the start of work. Mr. Luongo – I'm waiting for the DOT to tell me what needs to be done. They want us to capture most of the water on our site before going into there. And we did that.

Ethan Mindrebo – A no parking sign should be shown on the Handicapped spaces. Mr. Luongo – I'm not sure what you're talking about? Ethan Mindrebo – A standard sign for no parking or no standing. Mr. Luongo – I already have those signs on the site. Jim Carnell – Aren't those signs typically for the fire lanes not the handicapped spots? I believe the handicapped sign is all that is required in the building code. Mr. Luongo – Find out what I need and I will add it to the handicapped sign. Mary Beth Bianconi – Normally there is a sign at the handicapped space and then striping next to it. Mr. Arjani – I think his concern is that someone will park on the handicapped striping. Paula Kay – I think you are covered with what you have now.

Ethan Mindrebo – Comment #5, Location of the silt fencing and the disturbance limit lines should be defined on the plans. Mr. Luongo- The plans have been updated.

Ethan Mindrebo – Comment #6, If there is a fire hydrant near-by it needs to be on the site plan. Mr. Luongo – I don't know where one is, I'll have to look.

Ethan Mindrebo – Comment #7, Show on the plan where the snow storage will be. Mr. Luongo – I have a 400 square foot area shown on the plan and I have a note saying that the snow will be removed if it exceeds this amount.

Ethan Mindrebo – Comment #8, Sewer and Water connections details should be shown on the plan. Mr. Luongo – We will be using the existing line. The current bathroom is in side of the building and we are moving it to the outside of the building but will be using the existing connections and lines.

Ethan Mindrebo – Comment #9, The Board should review the landscaping plans. Jim Barnicle – You should complement what the mall is going to do. Mr. Luongo shows the Board the plan for the

landscaping. We will take down the utility pole, remove the brush and there is a note on the landscaping plan about both these things. I will put it on the demo plan too. Paula Kay – Maybe show the landscaping plan to Melinda Meddaugh and Patricia Chester who is working on the corridor. Matthew Sush – Maybe contact Sullivan Renaissance too. Paula Kay – You should sit down with Melinda Meddaugh, Patricia Chester, Richard McGoey and maybe Matthew Sush and discuss your ideas. Mr. Luongo – I thought that was what we were going to do. I don't have a problem with this. I do know that Shop Rite is coming in with a new ID sign and they don't want a lot of high landscaping in that corridor. Mr. Luongo show the Board his landscaping plans.

Ethan Mindrebo – Comment #9 c, Provide a detail of the decorative stone wall including the footing. In addition, increase the height of the wall from 2 feet to 2.5 foot. Mr. Luongo gave the board the details of the decorative stone wall.

Mr. Arjani - The building itself will stay the same. The use is the same and it will be cleaner. The appearance will complement the gas station next store. The layout will be a typical store layout with larger counter spaces and will be cleaned up. The canopy has a sloping roof on top. And since it a low slop roof it has to be a metal roof. There will be stone columns. Only one canopy signs. The building will have 3 signs. Right now, it has four signs. The sign by Golden Ridge Road will be kept, it's 32 square feet. There are 2 small sign that will be 18 square feet. Chairman Kiefer – Do we need the signage now? Paula Kay – We need to show it on the plan. Mr. Arjani – That is done. Mr. Luongo – Also on the zoning notes I have what is allowed and what we are proposing. Mr. Arjani – There is a free-standing sign as well.

Arthur Knapp – Will the drive thru window be closed? Mr. Luongo – Yes.

Matthew Sush – And beside the ice and propane, will there be no other outside sales? Mr. Luongo – That is it, there is no room for anything else.

Ethan Mindrebo – If the existing sign exceeds the square footage of an allowed sign, can they provide a sign of a large square footage but less than the existing? Paula Kay – That's fine.
Mr. Arjani – We are not removing the sign we are just removing a few bottom panels.
Mr. Luongo – We will have a logo Sign, Digital Price Sign and the Smoke Shop Sign.

Paula Kay – Get yourself a work session with Richard McGoey and then come back to us with all the revised plans.

Motion to go into excessive session about pending litigation and allow Mary Beth and Paula Kay to attend the session was made by Matthew Sush and seconded by Jim Barnicle
5 in favor; 0 opposed

The Board came out of executive session at 8:33 pm.

A motion to close the meeting at 8:33 pm was made by Jim Barnicle and seconded by Arthur Knapp
5 In favor; 0 opposed

Respectfully submitted,

Debbie Mitchell

Debbie Mitchell
Secretary
Town of Thompson Planning Board