

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, May 9, 2018

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



Chairman Kiefer called the meeting to order at 7:03 p.m.

A motion to approve the April 25, 2018 minutes was made by Michael Croissant and seconded by Matthew Sush
5 in favor, 0 opposed

4020 STATE ROUTE 42 REALTY, LLC (GULF)

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

Melinda Meddaugh – I went to this location with Patricia, and Diana and we walked around and we are glad we did. Diana put a landscaping plan together for the applicant.

Mr. Luongo – The original comments from the DOT was to retain the water before going to the DOT. They asked to move the signage and the inlet because it was too close to the traffic box. I sent an e-mail to Kathy today and have not heard back from her yet. The only thing I can see them asking for, is for us to re-due the curb.

Ethan Mindrebo – The No Parking Sign maybe an issue still. Mr. Luongo – I will put no parking on the pavement if you want, but willing to do what every you want. Ethan Mindrebo – You need to put up the No Parking Sign in front of the blue strips on the pavement it's a town code. Ethan Mindrebo shows Mr. Luongo how he can re-due the ramp and sidewalk so he can put in the No Parking Sign. Paula Kay – Maybe we should make the approval subject to the location of the No Parking Sign.

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

A motion for site plan approval with condition of DOT approval and the approval of the handicapped striping and No Parking Sign was made by Michael Croissant and seconded by Matthew Sush
5 in favor; 0 opposed

SON T CONSTRUCTION

19 Old Drive in Road, Rock Hill, NY S/B/L: 32.-1-15
Glenn Smith, Engineer

Paula Kay recused herself from participating in this application.

Jim Barnicle recused himself from participating in this application.

Chairman Kiefer appoints Kathleen Lara for Jim Barnicle

Mr. Smith – Todd Sonnenschein bought this property on Glen Wild Road behind I-86. There is a rental house there now and he wants to put up a 30 x 50-foot garage. There is residential use on the property now and we are going to add a warehouse building. We are showing a possible sub division on the site plan even though Mr. Sonnenschein has no intention of subdividing the property. The only deficiency if he did choose to subdivide is the house lot meets the 40,000 square feet minimum but the other lot is only 35,000 square feet which would mean we would need a variance. The site plan shows a septic system and well but he has no intention of having any water on the lot. We need a variance on the lot size deficiency so we need to go to the Zoning Board of Appeals (ZBA).

Mr. Smith - Comment 4 – The storage of fuel and/or the use of other toxic materials which may otherwise contaminate the Water Supply Wells in the area. - I added a note to the site plans saying, no fuel storage tanks (oil or gasoline) will be installed on this parcel. Matthew Sush – Does that include fertilizer? Mr. Smith – He’s not really a landscaper, he’s more of a contractor. Jim Carnell – Did you label the lot’s one and two on the site plan? Mr. Smith – Yes, lot 1 is the house. Jim Carnell - You need to change the note since there is a rental house. Make sure you say on Lot 2. Ethan Mindrebo – Maybe revise it some more since there is a house there. He could possibly store the fuel tanks on the house lot instead.

Mr. Smith - Comment 5 – The storage of materials outside, if proposed, the location of the storage of these materials should be shown. - He does not intend to store any material outside. He might put an overhang on the back of the building and I added that to the plan.

Mr. Smith - Comment 6 – Area should be provided for parking of equipment including the number of spaces to be designated. - He has a mini excavator being kept inside and he will have 1 or 2 trucks that he will keep on site. So, I added one parking space to plans.

Mr. Smith - Comment 7 – The applicant indicates that there will be no employees utilizing the building. - He doesn’t propose any bathrooms and a note was added to the plan indicating that. Chairman Kiefer – Not even a Porta John? Mr. Smith - He said no bathrooms.

Mr. Smith - Comment 8 – The Planning Board Attorney should review note #3 and determine whether the right-of-way over the private road north of the property on the Lands of David Page’s Tax Lot 32.-1-14.1 provides legal right to this lot. - I gave Richard McGoey copies that there is a 24-foot right way with a deed and this property’s deed shows a right away from the title company. I put a note on the site plan for this as well.

Mr. Smith - Comment 9 –We recommend that a dumpster and dumpster enclosure be provided. - He will not need a dumpster and we added a note to the site plan. Ethan Mindrebo – I would update the note to say if a dumpster is need there will be an enclosure for it.

Mr. Smith - Comment 10 –Since the applicant wishes to keep and use the residence we recommend the garage be in character with the house. - He’s doing a pole barn building with metal siding and metal roof. The only people able to see the garage will be those tenants living in the house. Matthew Sush – No Water for cleaning equipment? Mr. Smith – He said no water.

Mr. Smith - Comment 11 – We do not recommend that the engineer proposes discharging storm water onto the I-86 Service Center site as presently shown. - This property slopes towards I-86 now. The original plan showed a drainage ditch going toward I-86 and Richard McGoey had me take it off. It now shows a bioretention being shown on the plan.

Mr. Smith - Comment 12 – Future submissions should include all details of construction including a cross section of the access drive. - This was added to the original plan.

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

Mr. Smith – Can we please schedule a public hearing tonight to help this project get going?

A motion to set a public hearing on June 13, 2018 was made by Matthew Sush and seconded by Michael Hoyt
5 in favor; 0 opposed

EMPIRE MUSCLE CARS

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 Board a hand drawn plan of the lot showing tree’s, parking, the building ext.

Mr. Pitula - I was asked to remove the parking along the Rock Hill Drive side and continue a landscape buffer between Brew and the parking lot. We added additional parking into the center of the parking lot and removed parking from the side of the building. We moved the well because we are putting a sewer pump in. Butch Resnick asked that we remove the tree between Brew and my lot and do some kind of landscaping instead. We are going to have just one toilet and one sink plus some water for washing the cars. We’re leaving the existing drainage swale. The swale is about 30 feet wide. The State asked we do a drainage assessment, my engineer did a preliminary one not a full one yet. No issue with water

drainage, all water will go into the State highway drainage system. We are keeping all the tree between the house and the billboard. The DOT said we have to follow their advertising guidelines for the billboard.

Matthew Sush – Is there any kind of environmental concerns for washing the cars? Mr. Pitula – Not that I know of. I will use environmental friendly washing materials. This is high end car sale with no repairs being done on site. I worked out a deal to store excess cars off the lot at another location.

Ethan Mindrebo – Where you are tying into the sewer you have identified it as a clean out. Is that a gravity manhole? Mr. Pitula – Mike Messenger said I can pump a 2-inch main to it. Jim Carnell – Mike Messenger said it's ok and only asked for a backflow preventer at the pump station.

Ethan Mindrebo – The parking spaces shown on the map are for just parking? Mr. Pitula – Correct.
Ethan Mindrebo – The minimum lot depth requirement is 125. You might need to get a variance. Jim Carnell – No he got a variance last night.

A motion to set a public hearing on May 23, 2018 was made by Michael Hoyt and seconded by Jim Barnicle
5 in favor; 0 opposed

YESHIVA VIZNITZ

Gibber Road, Monticello, NY S/B/L: 6.A-1-1.1
Joel Kohn

Mr. Kohn - This is a 27-lot subdivision that is zoned SR. They are allowed up to 352 homes, this proposal of maxed amount of homes is 170 to 180 units and this will be with mixed type units. We were here one year ago and there was an issue with the pump station and that was fixed and also some issues with the community building. The community building's issue was that the existing dumpster was not taken care of. They did not have a compactor and now both the dumpster and compactor have been taken care of. Landscaping was not done yet but hopefully will be done within the next few weeks.

Mr. Kohn shows the Board his landscaping plan.

Chairman Kiefer - Do we need to do a Bond? Paula Kay – I don't see any need to do anything now but when you do come back if everything is not done then we should do a Bond at that time.

Matthew Sush – Does the 15 in parentheses on the landscaping plan mean the trees will be removed?
Mr. Kohn - No just a typo. All these trees are suggestions from Melinda Meddaugh.

Mr. Kohn - Comment 4 – Substantially more details are required for future submissions. - We will provide more details.

Mr. Kohn - Comment 5 – A long Environmental Assessment Form is recommended. – We will be submitted one with the next submission.

Mr. Kohn - We are just looking for the Planning Board to ok the sketch plans. The size and shape of the lot might change a little bit, but this is the concept of the plan.

Jim Barnicle – What’s the maximum total amount of people who can live there? Mr. Kohn – The maximum is 93 dwelling units. Jim Barnicle – How many bedrooms in those 93 units? Mr. Kohn – There is not a maximum number of bedrooms, but we will figure it out for the water and sewer.

A motion to send out a Notice of Intent to become lead agency was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

CONTINENTAL COTTAGES

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

Mr. Kohn - We went to the Zoning Board of Appeals (ZBA) and got denied, then went back with a smaller plan and was approved. The original building was 807 squares feet. The deck was 225 square feet for a total of 1,032 square feet. The proposed plan with variance has a deck of 140 square feet which is 85 square feet less then original. And the building is 1,088 square feet which is 281 square feet more, giving us a total size of the building as 1,228 square feet. Our total is less than 200 square feet over and this was all approved at the ZBA. Richard McGoey’s comment was that the addition is approximately 270 square feet. He is correct, the engineer went out and measured and the actual size is 281 square feet and this is noted so on the plan. With the square feet being 281 we are taking away from the deck 85 square feet, giving use 4 square feet less in total then what we are allowed. Chairman Kiefer – You’re saying you’re not over? Mr. Kohn - Correct.

Ethan Mindrebo – You were allowed to add an additional 220 square feet and your saying your 4 square feet shy of that. Mr. Kohn - It’s 196 square feet. We still needed a variance for the lot coverage that went from 21% to 21.09%.

Matthew Sush – This is only unit 4k that we are talking about? Joel – Yes

Paula Kay – If the numbers match up and there was no public comment at the ZBA and the ZBA was very pleased that they came back with the adjustments. I don’t have an issue as long as the numbers match up.

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

A motion to approve the site plan was made by Michael Hoyt and seconded by Matthew Sush
5 in favor; 0 opposed

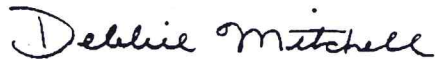
Jim Carnell – The cell tower balloon test was done Monday. I drove all around the locations surrounding the new proposed tower and couldn't see the balloon. The only time I saw the balloon was right by the proposed tower site and the peak of Cantrell Road and at the Motor Club. It's possible that someone from the top of St Joseph hill could see it. Paula Kay – No one on Cantrell Road or State Route 42 could see the balloon? Jim Carnell – I couldn't see it.

Chairman Kiefer – If you can't see the balloon then how much coverage will there be? Arthur Knapp – The top of the proposed tower to the top of the tower in Monticello site is a direct line of site and it will help with coverage.

Jim Carnell – I took pictures and will have Heather send them to you. Even in this picture I took of the balloon I can't really see it myself. But the only two location I could see it was from the peak of Cantrell Road and out on the runway of the Motor Club.

A motion to close the meeting at 7:54 pm was made by Matthew Sush and seconded by Jim Barnicle
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