

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, May 23, 2018

IN ATTENDANCE: Chairman Lou Kiefer
Matthew Sush
Jim Barnicle
Michael Hoyt,
Debbie Mitchell, Secretary
Richard McGoey, Consulting Engineer

Arthur Knapp, Alternate
Michael Mednick, Attorney

PUBLIC HEARING

EMPIRE MUSCLE CARS

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



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 May 23, 2018 at 7:00 p.m. to consider the application of EMPIRE STATE MUSCLE CARS for site plan approval in accordance with §250-10 of the Town Code of the Town of Thompson.

This property is located in the HC-1 Zone on Rock Hill Drive, Rock Hill, NY; S/B/L: 51.-2-13.1

Satisfactory proof of mailing was provided by the Board.

Mr. Pitula – This property has been a family owned property for 51 years. This is going to be a sale and consignment of high-end and antique muscle cars store. From the old to more modern looking cars. I'm not restoring or repairing any cars on this location, its for sales only. I'm planning on building a 30 x 60-foot building in the middle of the lot. It will be closer to Brew and I'm leaving a wooded buffer between the parking lot and the church property. I'm going to leave a landscaped buffer on the Brew side and one on Rock Hill Drive side. I will have a small office and a show room in the building. I'll be tying into the existing sewer system on Rock Hill Drive and will be drilling a well for water. I'm going to be putting up a billboard on the property and this a permitted use. The building will be a wood frame building with gray culture stone on the bottom to match the Pharmacy and other buildings in the area. I do not plan on a dumpster enclosure because I will have very little garbage. There will only be two employees working at a time.

PUBLIC COMMENT

Sylvia Schwartz – This property is directly opposite of my driveway on a busy two-lane road. A car dealership on a small lot next to the church seems out of place. I have a few concerns and they are:

How many cars on the lot? How many parking spots for sales and viewing? How will the exits impact emergency vehicles and my property, especially in bad weather? How will the land clearing affect storm water mitigation? The last time someone drilled a well not to far from my property it effected my well. I'm afraid another well being drilled will impact my water even more. When a customer test drives one of your cars how loud will it be on Rock Hill Drive and what kind of fuel emissions would there be? With this property being below road grade, what would be the impact of the land clearing? I haven't touched on the aesthetics for this project, I'm going to leave that up to the Planning Board. I sincerely hope the Planning Board will carefully consider the above points in making their decisions.

Christine Wallace – I can't image all of this fitting in that small land and I don't think its appropriate for this area. Right now, it's a small forested area and works well as a buffer between Rock Hill Drive and the Highway. I have question that Chrissy & Paula Walsh had handed to the Zoning Board of Appeals (ZBA) and I'll give you a copy as well.

George Service – I'm a friend and co-worker with Gregg. I was his first customer and I'm hoping to become his second customer. I think this will fit into the area very well with the Car Shows going on in Rock Hill and the Motor Club being in our area.

Chairman Kiefer - Any of your concerns will be answered by the applicant. Richard McGoey – Mr. Pitula please submit all your answers from the Publics question in writing to Heather.

A motion to close the Public hearing was made by Jim Barnicle and seconded by Michael Hoyt
4 in favor; 0 opposed

PUBLIC HEARING CLOSED

Chairman Kiefer - I'm appointing Arthur Knapp to replace Michael Croissant who is absent tonight.

Chairman Kiefer called the meeting to order at 7:12 p.m.

A motion to approve the May 9, 2018 minutes was made by Michael Hoyt and seconded by Matthew Sush
5 in favor, 0 opposed

JACOB POLICK

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

Mr. Polick – I got all the variances from the ZBA and paid all my fines plus paid for my building permit. I have all the receipts in the folder. Chairman Kiefer - I got a copy of the warranty for the siding. Mr. Polick – I have the warranty and the receipt for the metal.

Chairman Kiefer - You're not putting any shrubbery by the fence that's going to be between your lot and bungalow? Mr. Polick – No, I plan on putting up fruit trees on my side of the fence. Richard McGoey – Make sure you show that on the site plan plus list the variance with the dates you received them. Jim Carnell - We need three amended site plans with the trees, fence and variances for us.

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

A motion for site plan approval with a condition that the fence and trees between this parcel and the bungalow colony are approved by Richard McGoey plus all the variances are listed with dates they were received on the site plan was made by Jim Barnicle and seconded by Matthew Sush
5 in favor; 0 opposed

BIRCHWOOD ESTATES

Rod & Gun Club Road, Monticello, NY S/B/L: 56.-1-46.1
Glenn Smith, P.E

Mr. Smith - This is an existing 2 story building that they want to make a day camp. Chairman Kiefer- With this now being a dual-purpose building and since it was approved as a recreational center in the past and now it's going to be a day camp center is this allowed? Mr. Smith – They used it for playing cards and stuff like that. Mike Mednick - Will this no longer be a residential building? Mr. Smith – The residential people living on the property will use the swimming pool right behind the building. The kids and adults will use the pool and then use the building for day camp stuff. Mike Mednick – What kind of zone. Jim Carnell- SR Zone.

Jim Carnell – This is a permitted use subjected to site plan and special use.

Mr. Smith – Comment 2/3: Applicant engineer should verify ADA access and ADA parking from the parking lot to both floors of the building. The plans presently do not show any parking. - I'm showing a asphalt walk to the parking lot on the lower level. The upper level has a driveway that is showing Handicapped parking with signage there now. And parking lot is stripped.

Mr. Smith - There is a dumpster/compactor on the site and we will show it with an enclosure around it on the site plan.

Jim Carnell – Will there be any increase flow for sewer or water for the day camp? Mr. Smith – These kids are from the camp. Jim Carnell – We are just making sure that no kids are being bussed in from other camps. Mr. Smith – No, we can make that a condition if you want. Chairman Kiefer – This is strictly for in house use only? Mr. Smith – Yes.

Jim Carnell – If this is a special use then we will need a public hearing.

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

TRANS DIRECT SERVICE INC

86 Rock Hill Drive, Rock Hill, NY S/B/L: 32.-2-38.2
Glenn Smith, P.E.
Andrew Wohl, applicant

Mr. Smith - On the current plan it shows the asphalt parking that was built in March by Woodburn Lawn and Garden and it was built a little larger than what was approved. This was approved in February. The parking lot was expanded, the nine pine trees were planted and they cut down the shrubs in front and then planted new. The original plan that was approved by the Board showed five parking spaces on the Deb El property next door. Because we didn't think we would have enough room on this property and in fact it turns out that we do. We are looking to modify the plan to remove the parking on the Deb El property. I added two refrigerated trailers that are in the back area on the plan. One trailer is registered until 2021 and the other one is a summer delivery truck. I'm showing five parking spaces for delivery trucks and parking for the employees. Every night two trailers come in and one leaves, so I'm showing enough spaces for two of them even though they don't need two spaces.

Richard McGoey – The two trailers I saw for storage was not approved by the Planning Board. I thought we made it pretty clear that you can't have any storage trailers on the property. With all the trucks that I saw there you might have room for two more cars.

Mr. Wohl- What happens is at night they show up in their cars, get out of their cars, pull the trucks out and then park the cars into the space where the truck was. They load their trucks up and leave and then come back and do the same thing with the trucks. They pull their cars out and then park the trucks and then go home. Mr. Smith – The whole issue was to keep the trucks from being parked on the road.

Chairman Kiefer – What is the issue with parking at Deb El? Mr. Wohl – It became too large. The gate had to be moved down 30 feet and that was too costly. Richard McGoey – Any way to provide more room so you can just pull up your car and park it and then leave with the truck without going back and forth between the car and truck? Mr. Wohl – They don't all come at the same time.

Richard McGoey – What I saw was that there is not enough room for employee parking.

Chairman Kiefer - What about the storage trailers being stored there? Mr. Wohl – It's not a storage trailer, it's an actual trailer that is licensed. Chairman Kiefer – There are steps going up to these trailers? Mr. Wohl – Yes, it's a rolling ladder. You have to be able to get inside of them. Richard McGoey – There were steel supports under the truck. Your building steel supports under the trailers. Mr. Wohl – No, that's a balancing leg. You need that so the trailer won't tip over. Richard McGoey – Not what I saw. Mr. Wohl – No welding being done there.

Mr. Smith - Paula Kay said there was a deck being build there? Chairman Kiefer – I haven't heard anything about a deck.

Chairman Kiefer - You talked about one trailer, what about the other one? Mr. Wohl – This not a storage trailer, it's a licensed truck that we use in the summer.

Mike Mednick – if there is a question over these two trailers whether they are used for storage or not, maybe we need a site visit with the owners to explain what they are there for. Are there any products in them? Mr. Wohl – Yes, we pick up and deliver with them. It's dairy products so they go quickly. Mike Mednick – It was my understanding the Board didn't want them there that this needs to be clarified before any decision can be made. Chairman Kiefer – Richard McGoey do you want to go down and visit the site? Richard McGoey - I can.

Matthew Sush – Do these vehicles actually go off the property? Mr. Wohl – Yes, in the summer when needed, one is a truck and one is a trailer.

Richard McGoey shows the board pictures of the truck and trailer.

Mr. Wohl – We did have storage trailers and they have been removed. Chairman Kiefer - I remember that a trailer was going to come in get dropped, unload and then go out and nothing would be left for storage.

Everyone agrees to have Richard McGoey go down to the property with the owner and get some clarifications on the truck and trailer.

CAMP KEREM SHOLMO

Fred & Ranch Road, Monticello, NY S/B/L: 16.-1-5.1

Randy Wasson

Mr. Wasson goes through the comments.

Comment #5: The stockpiles of material in the lower parking area needs to be moved. - There is an excavator there and they are moving the stockpiles now, half of them were gone as of 6:00 pm tonight.

Comment #3: There are some appliances and metal piles that needs to be removed. – They was supposed to be someone coming there tonight after work to remove it.

Stream crossing – Our plan is to have a sonotube on both sides of the stream with a steal carrier pipe attached to them and going across the stream. And then the force main from the pump station up to the sewer would run inside the carrier pipe. These tubs are in the ground and concrete coming tomorrow.

There was concern of water coming through the sewer system and through the pump station and flowing into the stream. That is not happening right now because the pipes have been hooked up. The

beavers had dammed up the stream and the water was backed up. But when the water was coming down it was getting into the septic tanks. There was a hole in one of the septic tanks and water was getting into the tank and that might be why we had excess water. Most of the sewer main are at or below the ground surface. This tank repair has been scheduled for tomorrow when the concrete comes.

The plantings: The plants that were approved were installed along Fred Road. What was requested was Red Dogwood bushes and they are there. The other thing requested was some perennial plants. Chairman Kiefer - I don't remember flower, maybe shrubbery. Mr. Wasson – The borders are marked around the plants but I feel like someone might have mowed them over. We can replace them with more shrubs. Jim Barnicle – Maybe something that is more mature should be planted.

Mr. Wasson - The rest of the comments were already addressed.

Richard McGoeys- The Mikva footprint needs revised. Mr. Wasson – That was done and is on the site plan.

Richard McGoeys – We should schedule when this work should be done by. Including the landscaping, the TV and smoke testing should be done before camp opens and I'll make sure the sewer line was done with the new cradle.

Matthew Sush – Should you do some kind of swale for the water backup? Mr. Wasson – The beaver dam was removed and everything is flowing better now. Matthew Sush – I don't know if a swale should be done for future use? Richard McGoeys – I don't think so.

Chairman Kiefer - How long do you need to get everything done? Mr. Wasson – Sewer should be done within the next few days, the parking lot will be done tomorrow and the planting will be done before the season. Everything should be done before the opening of the season.

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 for site plan approval conditioned on construct sewer line crossing support system, removal of stockpiles in the parking lot, landscaped planning and smoked test to find leakage will all be done before the opening of the season was made by Matthew Sush and seconded by Michael Hoyt
5 in favor; 0 opposed

FEDELE HOLDING LLC

Old Ryan Road, Monticello, NY S/B/L: 50.-1-82.24 – 50.-1-82.31

Joseph Pietrzak, Pietrzak & Pfau Engineering

Did not show

RNR HOUSING INC

Pittaluga Road, Monticello, NY S/B/L: 12.-1-23.1

Glenn Smith, P.E.

Mr. Smith - We would like to put up five model homes with no sewer, water or electric to them. They will be just for sales. Matthew Sush – Future water or sewer? Mr. Smith – Not the models. The sewer system or water system has not been done yet. Jim Carnell – These will be sold for future homes? Mr. Smith – Yes, they will be part of the community.

Richard McGoey – Do the models need to be handicapped accessible? Jim Carnell – I think maybe a percentage of them may need to show them as handicapped accessible. Since they are the same manufacture for each model you will be able to show them the different accessory they can come with.

Chairman Kiefer - When do you plan to put these in? Mr. Solomon – This summer.

Richard McGoey – I don't think anyone will have a problem with including the wording in the restoration bond that this money can be used for the removal of the models.

Mr. Smith – Are you suggesting we incorporate the language into the restoration bond? Jim Carnell – We just need language to be added into the restoration bond to say Model. You already have installed some of the infrastructure and stuff like that, so technically you can at some point ask to reduce the bond. So, at this point the wording just needs to be part of the restoration bond. Chairman Kiefer – Just incorporate the words models into it.

Mr. Smith - The five models will be on lots: 6, 59, 60, 61 and 62.

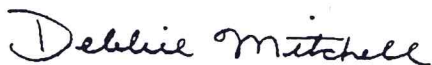
A motion to approve the use of five model homes with a condition on the changing of the wording on the restoration bond to include five model homes was made by Jim Barnicle and seconded by Arthur Knapp

5 in favor; 0 opposed

A motion to close the meeting at 7:57 pm was made by Matthew Sush and seconded by Arthur Knapp

5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell

Secretary

Town of Thompson Planning Board