

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, June 13, 2018



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

Michael Croissant
Kathleen Lara, Alternate
Arthur Knapp, Alternate
Paula Elaine Kay, Attorney

PUBLIC HEARING

BIRCHWOOD ESTATES, LLC

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

NOTICE IS HEREBY GIVEN that pursuant to the provisions of §250-7 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 June 13, 2018 at 7:00 p.m. to consider the application of BIRCHWOOD ESTATES, LLC for site plan modification for a special use permit to allow an existing building to be used as a day camp in accordance with §250-7 of the Town Code of the Town of Thompson.

This property is located is located in the SR Zone with central water/sewer at Rod & Gun Club Road, Monticello, NY S/B/L: 56.-1-46.1

Satisfactory proof of mailing was provided by the Board.

Mr. Smith – Birchwood Estates is an existing development that has been under construction for around 5 or 6 years, it's on a 46-acre parcel. There are two large pools on the property. By pool two there is a 2 story activities building, the upstairs is used for activities and the down stairs for storage. They want to make this building into a Day Camp. Because we are changing the use of the building we need to get a special use permit. There is also an issue with the compactor not having a fence around it.

Chairman Kiefer- The Day Camp's only for the children at Birchwood Estates? Glen – Yes and we will put a note on the site plan stating that.

PUBLIC COMMENT

Judy Muller – How many kids are we talking about? Mr. Smith – I'm not sure, I can find out. Judy Muller – How many homes are built now? Mr. Smith - There are about 35 homes. Judy Muller – What is the total number of building to be built? Mr. Smith – The total is around 70. They can't do anymore than that. Judy Muller – Your describing it as a Day Camp and all Day Camps have to go by State Board of Health Codes. Will this be done? Mr. Smith - If this is required by the state then it will be done. Judy

Muller – What are the hours of operations? Mr. Smith - During the day. From 8 or 9 to 4 or 5. Judy Muller – What days of the week will it be operated? Mr. Smith – Most likely Monday through Friday. Judy Muller – Can I get confirmation on that? Paula Kay - Normally with a public hearing we don't allow the public to keep asking questions and have the applicant answer them. The board will ask that any additional question be done in writing and then they will be answered by the applicant.

Jim Barnicle – To clarify there will be no outside kids coming in. These are the same families from the past. Judy Muller – If more families move in then there will be more children. Jim Barnicle – They would have to come back to get approval to build more houses which would bring more children in. Mr. Smith – Correct, the number of houses that are approved when built will bring in more children. I just made a note to get the estimated number of kids with the total number of houses built.

Jim Carnell- Do you know the occupancy load of the building since it's an existing building? Mr. Smith – No. Jim Carnell – We can also get an estimate of the occupant load from the size of the building so we don't exceed the capacity of the building.

PUBLIC COMMENT CLOSED

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

SON T CONSTRUCTION

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

NOTICE IS HEREBY GIVEN that pursuant to the provisions of §250-10 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 June 13, 2018 at 7:00 p.m. to consider the application of SON T CONSTRUCTION for site plan approval for a special use permit to allow two uses on one parcel in accordance with §250-10 of the Town Code of the Town of Thompson.

This property is located in the HC1 Zone without central water/sewer at 19 Old Drive-In Road, Rock Hill, NY S/B/L: 32.-1-15

Satisfactory proof of mailing was provided by the Board.

Paula Kay and Jim Barnicle recused themselves from this application.

Chairman Kiefer appoints Kathleen Lara to replace Jim Barnicle.

Mr. Smith - This is a parcel behind I86 Service Center in Rock Hill, NY. There is an existing house that has been rented for 8 or 9 years with its own access drive. We submitted the deeds and titles of the property showing the right-a- away. Because there is an existing house and Mr. Sonnenschein wants to

build a 50 X 30 storage warehouse for his work we need to obtain a dual use permit since this property is a commercial and residential property. For a residential zone we need 40,000 square feet and for the storage warehouse we need 40,000 but we don't have the full 80,000 we only have 73,381 square feet. The storage warehouse lot will be 33,381 square feet and the residential lot will be 40,000 square feet. Went to the Zoning Board of Appeals (ZBA) on June 12, 2018 and got a variance approval and I put a note on the site plan saying this.

Kathleen Lara – Was there any public comments last night at the ZBA? Mr. Smith – No.

PUBLIC COMMENT

No public comment

PUBLIC COMMENT CLOSED

A motion to close the Public Hearing was made by Michael Croissant and seconded by Michael Hoyt
5 in favor; 0 opposed

PUBLIC HEARING CLOSED

Chairman Kiefer called the meeting to order at 7:10 p.m.

A motion to approve the May 23, 2018 minutes was made by Matthew Sush and seconded by Michael Croissant
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 and Jim Barnicle recused themselves from this application.

Chairman Kiefer appoints Kathleen Lara to replace Jim Barnicle.

Mr. Smith goes over Richard McGoey's comments:

- The engineer needs to advise the Board if the variance was approved by the ZBA's June 12, 2018 meeting - I put a note on the site plan stating the approval.
- The Attorney for the Board needs to verify that the right-of-way access is available from the Glen Wild Road? – There are two separate driveways with a right-of-way and it's shown on the deed.
- Requested a note on the site plan that the applicant does not need a dumpster – A note has been added.

- The architect needs to verify the look of the building – I have pictures. The siding will be off white and metal with green trim and a green metal roof.

Richard McGoey – Is the metal siding allowed? Jim Carnell – Yes, it's a commercial garage.

Mr. Smith – There was a note added that there will be no fuel oil or gas tanks stored at the property. This note was revised to state this is only for the storage warehouse not the residential property.

Michael Hoyt – Will there be any equipment stored on site? Mr. Smith - He has a skid steer that he might store there. There is an option for an overhang on the building so he can store it.

Mr. Smith - Richard McGoey comment was that the owner started to do some work in the area. – He did start to remove some trees and stumps on the property. The area where the building will be going is pretty wooded.

Chairman Kiefer - Normally we don't approve the same night as the Public Hearing, but since there were no issues we can go on. Matthew Sush – And there was no public comment last night at the ZBA either.

Jim Carnell– We got the 239 from the county and they said local determination. There was one comment about the driveway. Mr. Smith – The comment was to check with the DPW when building the driveway. But since the driveway is already there we don't need any DPW permits.

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

A motion for Site Plan Approval and special use permit was made by Michael Croissant and seconded by Michael Hoyt
5 in favor; 0 opposed

BIRCHWOOD ESTATES, LLC

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

Mr. Smith goes over Richard McGoey's comments:

- The site plan showing a blown-up version of the activates building, ADA access, swimming pool and a detail of the plans to be put onto sheet two of the site plan. Mr. Smith shows the Board page two of the site plan with everything requested to be there.
- When does the applicant plan on installing an enclosure for the compactor? – Immediately.

Richard McGoey – The handicapped parking by the pool, will there be a side walk there? Mr. Smith – Yes, it will be paved and I'll show that on the site plan.

Richard McGoey – Add a note on the plan that the contractor has 60 days from today to get the fence around the compactor.

APC CELL TOWERS LLC

67 Cantrell Road, Monticello, NY S/B/L: 49.-1-23

Matthew Kerwin, Barclay Damon LLP

Jim Woodward, Pyramid Network Services Inc

Mike Crosby from Verizon wireless.

Mr. Kerwin – We were asked last time to bring larger maps, question about the run-way being used and a proxy statement signed by the owner and this was all submitted.

Richard McGoey – We found a man hole by the access road by the wet land. Did you find any kind of underground utilities associated with it? Mr. Kerwin – The manhole shown on the plan is a drainage man hole.

Richard McGoey – The Board discussed that the Race Club has indicated that the airstrip is no longer in use. They said the airport is not listed on any current FAA charts. Therefore, the applicant feels that the FAA approval is not necessary. Mr. Kerwin – The owner said the airport is closed to traffic and we have a statement from the FAA saying there is no impact associated with the air traffic control issue in that area. Paula Kay – Then it's still active? Mr. Kerwin – No it's not. Mr. Woodward – It's a general statement about air traffic in the general area. Mr. Crosby – With respect to the Sullivan County Airport and the fly zone.

Richard McGoey – I don't have the larger scale maps from Verizon. Mr. Kerwin – They were provided already; did you not get the pack? Jim Barnicle gave Richard McGoey his packet of maps.

Richard McGoey – On April 3rd we requested a structural letter from the engineer with back up documentation that the tower will be constructed in accordance with applicable codes. Mr. Kerwin – This was submitted with the original application. The letter was submitted by the engineer. Mr. Kerwin – The plan we submitted were revised to reflect the fact we can accommodate grounded space of 4 or 5 carriers total, including Verizon wireless.

Richard McGoey – A receipt of the proxy signed by the owner? Mr. Kerwin – That was submitted.

Richard McGoey – A removal bond should be set. Mr. Kerwin – We will do that but, we wanted to get final approval first before getting the bond.

Richard McGoey – The visual assessment, is everyone happy with that? The Board answers with a Yes.

A motion for a public hearing on June 27, 2018 was made by Matthew Sush and seconded by Michael Croissant

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 this application.

Mr. Pitula – Since I received Richard McGoey comment I believe my engineer has address all his comments. We have submitted new site plans and landscaping plans.

Mr. Pitula goes over Richard McGoey comments:

- In lieu of grading contours, we agreed that spot elevations could be provided throughout the parking lot for existing and proposed elevations. – My engineer put all the grading contours on the map plus the elevation. The road is a 7 feet elevation difference. Chairman Kiefer – Will you be filling in the property? Mr. Pitula – Very little. We will fill with less than 10% grade coming in and out of the parking lot. The entire parking lot will be graded with a 1-foot pitch towards the highway, which is a natural flow. My engineer has been in contact with the DOT for the sizes of the culverts and the amount of water flow. The whole site is less than a 1-acre parcel. We will be paving about 5/8 of an acre.
- Detail for the sewer connection to the Town’s sewer line and the pump station details as well as septic tank details. – There is a 4-inch line under the road and we will be connecting with a 2-inch force main. I’ll be putting in a 1,000 gallon septic tank with a pump to pump the sewer up to the town’s sewer connection. The only water going to be used is for a sink and toilet. I hear the Town might be getting public water so I’m holding off on the well. I’ll be doing that last.
- All doors into the building including a man door needs to be shown. – We will have two man doors and they are on the plan.
- Landscaping details need to be show with species and sizes. – The front will have oak trees and plantings of various kind of plants. I talked to Sullivan Renaissance and they helped me out.
- The width of access drives including dimensions are to be shown. – There will be a full 25-foot access drive around the whole building. I have added a parking lot paving plan to the site as well.
- A note needs to be placed on the plan that the applicant does not want a dumpster. – I will have very little trash and will not need a dumpster. Jim Barnicle- Will these bins be inside? Mr. Pitula – Yes, inside. Two 60 gallon mobile cans. If a dumpster needs to be used I will have to come back to the Planning Board. Jim Barnicle – This needs to be added to the site plan as a note.

Mr. Pitula – I addressed all the Public comments that were submitted. Matthew Sush – How did you address the noise comment? Mr. Pitula – All cars must meet the states emissions rules. I don't have any plans of having a lot of people coming in and out every day and don't see people wanting to take the cars for a ride. If they do take them for a ride I'm pretty sure they will be buying that car.

Jim Barnicle – What is your target date to get things going? Mr. Pitula – I'm hoping to have the building up and the grading done by the time winter comes. And then next spring I'll pave the parking lot.

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

A motion for Site Plan Approval was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

CONCORD FAIRWAYS

Intersection of Thompsonville Road & Joyland Road S/B/L: 9.-1-36

Kevin McManus, P.E.

Henry Zabatta, consultant

Mr. McManus – We are here tonight looking to get an extension to our approved site plan. We had some changes to make in regards to landscaping along the Concord Road and worked on the bus parking and drop off with Richard McGoey office. We agreed to have the town take over the sewer station. We added some notes to the restoration of the downstream sewer lines that come out of the property and agreed to TE several hundred feet of the lines. We pursued a type of financing to have the buildings designed at the federal level it's a HAJ Hud loan. We determined that the 24, 3-bedroom units was not going to work. It will now be 24, 2-bedroom units instead. The garages stay the same. In evaluation the code for the fire suppressions we found that the water coming down the Concord road is not going to be adequate for this project. We are working on this. Chairman Kiefer - Are you getting close to the financing? Mr. McManus – Yes, once we have all the financing done we will have all the building designed and we will be able to submit all the applications at once.

A motion for a one-year extension to the final site plan was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

THOMPSON RIDGE

Concord Road, Monticello, NY S/B/L: 13.-3-10.1

Barbara Garigliano, Garigliano Law Office

Glen Smith, Engineer

Ms. Garigliano- We got the Army Core of engineer letter. The Towns Traffic Engineer traffic study will be done when the traffic is the busiest, hopefully the week after the Fourth of July. We need to talk about the Home Depot connection. We will address the water issue with either tying into the Casino line, Home Depot or the Towns water system. Richard McGoey said we can do either one. We just need to decide which one will server us best.

Mr. Smith – This plan is showing 14 separate buildings giving us 416 units that have 2 bedrooms or 1 and a generous one bedroom. Chairman Kiefer – We were talking during the work session about putting in a gate by the Home Depot. Mr. Smith - Richard McGoey comment was to pave it. Ms. Garigliano – Originally, we talking about putting a crash gate up for emergency purposes, so it wouldn't become a short cut from Route 42. But now we are talking about adding a passage way for people to walk over to the mall.

Mr. Smith – Based upon the parking we need 832 parking spaces, we are showing 900 parking. Ms. Garigliano – We have adequate parking shown plus we have access parking that is land banked.

Mr. Smith – Town sewer line goes right to the property. On the water options, The Kiamesha Water Company water line goes past the new health center and dead ends on the Concord Road now. So, one option is to connect to that line and extended it up to the property also there is an 8-inch line behind Home Depot which is part of the town system. That option would be to tie into that line behind Home Depot. And then there is another line at the Concord Fairway's, that can be tied into and create a loop of the whole Kiamesha system. There is also the Adelar water that comes up from the Village Water plant that could be used. But that would be an agreement between the Village, Town and Adelar and it would not be looped into the Kiamesha system. Chairman Kiefer - How large of a line is that? Richard McGoey – Twelve inches.

Paula Kay –Do you have a rendering of the building? Ms. Garigliano – We can get those for you.

Michael Croissant – When do plan on starting? Ms. Garigliano – As soon as possible. We have to start by November 13 since that is the end of the extension of the ZBA variance.

Jim Barnicle – Is it doable for one source of water to be used for the sprinklers and one for the other stuff? Mr. Smith – We can look into it.

JULY 4 EVER

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

Vincent Esposito, vendor

Richard McGoey looks at the site plan and asked where the customers will be parking. Mr. Esposito – Shows Richard McGoey that they will be parking on the left-hand side of the container. He shows pictures of the container to the Board.

Chairman Kiefer - Same container as last year? Mr. Esposito – Yes.

Michael Croissant – Same location as last year? Mr. Esposito – Yes.

Richard McGoey – This is a one-time approval. Michael Croissant – Next year you might need to look for a new place.

Paula Kay – Were there any condition that we implemented last year with Wal-Mart? Like safety issues? Chairman Kiefer - This is different because Wal-Mart was a tent and this is a container that they can close up and lock.

Jim Carnell – I printed up the regulations from the state with the Legislation improving the sell of fireworks and devises. This shows us what we can and cannot do. The office of Fire Prevention has the jurisdiction and they have established the authority on size, type and location of fire extinguisher.

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

Mr. Esposito – Once we get the permit we can only sell from June 20 to July 5 and the state fire marshal will come in and do a complete inspection of the fire extinguishers and my no smoking signs.

A motion for a Site Plan approval and special use permit with a condition that the Building Department review to insure compliance with the states regulations and time as the state permits was made by Michael Croissant and seconded by Matthew Sush
5 in favor; 0 opposed

PELHAM PARKWAY

350 Fraser Road, Monticello, NY S/B/L: 10.-8-6
Allen Frishman, consultant

Mr. Frishman – There are two units being demolished and replaced with one unit and the ZBA gave us a variance back in April. After talking to the contractors, we are going to replace the sewer line from where the units were replaced up above. Where the lines were ended they will be sealed.

Richard McGoey – The site plan should show how the sidewalk will be modified and where the entrances will be located. If there are any decks proposed with a roof the site must show this. – Mr. Frishman – The deck will be where it say's existing building.

Richard McGoey – Site plan should indicate that the building is one story with a crawl space.

Richard McGoey – Any site lighting should show details including catalog cuts provided. Mr. Frishman – Do we have to have it? Richard McGoey – It's not required but, if you don't show it then you can't have them.

Richard McGoey – The sewer lines need to be buried and show the details on the site plan. Mr. Frishman – Is 6 inches deep ok? Richard McGoey – They need to be at least 4 feet deep for all new installations. So, they are winterized.

Richard McGoey – The existing sewer and water lines that are going to be utilized need to be shown on the plan including the size and details if relocated. Mr. Frishman – We replaced the sewer line and from the pit down they will replace the rest of the sewer line. Richard McGoey – We need to see the existing lines as well as the proposed on the plans.

Richard McGoey – The sewer laterals to be abandoned should be shown and notes provided as well as details of how the sewer line will be capped at the main. Mr. Frishman – We will have all new lines and will show details.

Richard McGoey – A note is to be provided on the plan requiring a sewer permit and a contact to notify the Sewer Department prior to the start of work. Mr. Frishman – We need a permit for the new lines too? Richard McGoey – Yes

Richard McGoey – Location of the new sewer laterals need to be shown on the plan.

Richard McGoey – Dumpster enclosure needs to be shown on the plans. Mr. Frishman – There will be no dumpster just garbage cans. Richard McGoey – Note that on the plan that if there is a dumpster added they need to come back to the Planning Board. Matthew Sush– Where will they be storing the cans when not in use? Mr. Frishman – They were up against the fence in the driveway. There didn't seem to be a problem before.

Richard McGoey - Didn't understand the note under the conditions of the ZBA that says "New Deck" language. Mr. Frishman – That was a typo, the note that was added was for no new structures added to the property.

Richard McGoey – You have a note saying the water is supplied by the Town. Please remove that and replace it with Kiamesha Well Water Company.

A motion for negative declaration motion under SEQRA was made by Matthew Sush and seconded by Jim Barnicle

5 in favor; 0 opposed

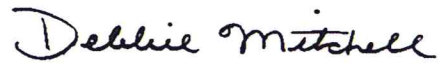
A motion for Site Plan Approval with a condition that Richard McGoey approves all that was discussed tonight was made by Michael Croissant and seconded by Michael Hoyt

5 in favor; 0 opposed

A motion to close the meeting at 8:10 pm was made by Jim Barnicle and seconded by Michael Hoyt

5 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in black ink that reads "Debbie Mitchell". The signature is written in a cursive style with a large initial "D".

Debbie Mitchell

Secretary

Town of Thompson Planning Board