

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, July 11, 2018

APPROVED

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



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

Chairman Kiefer appointed Arthur Knapp to replace Michael Croissant for tonight meeting.

A motion to approve the June 27, 2018 minutes was made by Matthew Sush and seconded by Michael Hoyt
5 in favor, 0 opposed

COLGATE SCAFFOLDING

78 & 82 Cold Spring Road, Monticello, NY S/B/L: 30.-5-1 & 30.-5.2
Joel Kohn
Mike O'Farrell, Colgate Scaffolding

Mr. Kohn – This property was purchased to be used as a storage facility. Colgate Scaffolding is a large business in the city. Original they were going to put scaffolding all the way to the street without any screening. We then had a meeting with the Town and we decided that we were not going to go all the way to the road instead we will be 15 to 20 feet back away from the road with the proper screening and landscaping. We know we are going to need several variances, for lot area and setbacks.

Mr. Kohn - Show the Board picture of the building.

Chairman Kiefer - Is this a metal roof? Mr. Kohn – Yes, corrugated. We will have an 8 feet chain link fence. The rest will be screened by the landscaping. Chairman Kiefer - Will it be 16 feet high? Mr. Kohn – Yes.

Chairman Kiefer - Supervisor Rieber didn't have an issue with the 16 feet high fence? Mr. Kohn - There will be 8-foot-high fence with privacy screening and landscaping. Mr. O'Farrell – I propose to put up screen mesh at the top 8 feet.

Mr. Kohn – One of Richard McGoey comments was this is slated as a residential project. But when we first came in front of the Board there was a propane company there. Mr. O'Farrell – In the city we have a high fence near the road so when you walk by you can't see in or over it. I need to have space for storage. I need to get the equipment out of the Bronx. Chairman Kiefer – Wil you be trucking the

material back and forth? Mr. O'Farrell – I have workers that will bring equipment up here that is not need in the city.

Michael Hoyt- Could you do higher trees in the front coming from the Cold Spring Road side? Matthew Sush – How about increasing the width of the landscaped bed and include different types of scrubs as well? You will have the canopy trees to help with the higher section and then the shrubs for the lower areas. Mr. O'Farrell – The tree's we priced out will be around 8 to 10 feet tall. The scaffolding sheds will come with privacy screening. Chairman Kiefer – How many trees are you looking to plant? Mr. Kohn – Ninety-three.

Arthur Knapp- What kind of repairs or maintenance will be done there? Mr. O'Farrell - Most of my operations is done in the city and this is mostly for overflow and we will have regular business hours. If truck needs to be loaded and unloaded it will be done between 8:00 a.m. and 5:00 p.m. Arthur Knapp – Just wondering since scaffolding is noisy. Mr. O'Farrell – This is mostly for storage of equipment. Matthew Sush – Is the only storage done at the perimeter? Mr. O'Farrell – No, we will try to utilize the space as best we can. The purpose for the shed is for our lumber.

Ethan Mindrebo –What kind of screening will come off the building? Mr. O'Farrell – It's a very tight weave mesh.

Mr. Kohn goes over the comments:

#4 - The proposed scaffolding will require multiple variances; - These variances will be noted on site plan.

#5– During a work session with the Town Supervisor, it was recommended that the scaffolding be moved back and away from the road; - Everything is going to be 15 feet back from the property line of Cold Spring Road and 10 feet back from the Ripper Road line.

#7 -The recommendation is to have substantial vegetative screening; - We will be screening the land properly.

#8 – Details of the pavement to be provided for the entrance drives are to be shown on the map; - There are detail on the map and these will also be shown on the final site of plans.

#9 -Jim Carnell recommended that an automatic gate be provided for the access drive. Chairman Kiefer - How many trucks will be delivering to your building daily? Mr. O'Farrell – There will be one truck and trailer. Mr. Kohn – All the trucks will come in on Ripple Road.

#10 – Details of the gravel surfaces should be provided; - There will be no grading done.

#11 –A lot consolidation of tax lots 30.-5-1 & 30.5-2 need to be done; - It is noted on the site plan that the two lots will be combined.

#13 –Details of the fencing and gates are to be provided; - This will all be provided.

#14 –We would recommend that notes be provided on the plan restricting storage of scaffolding in areas not proposed on the site plan; - Most of the wood will be under the shed. Matthew Sush – Maybe we can show possible areas where there could be storage and where there will be open areas. Ethan Mindrebo – This is a recommendation I can check with Richard McGoey.

#15 –The variances that are necessary should be noted on the site plan with the date they were approved; - That will all be shown on the site plan.

#16 –Substantial screening should be provided between the site and the adjoining lands. This property is slated for a residential housing development; - When this project came about there was a propane center on this property. There will be plenty of screening so it won't be visible to the neighbors.

Jim Carnell – The plans are to demolish and remove everything except for one building and a concrete pad.

Mr. Kohn - We will need variances for: two front yard, side yard and for the height of the stored materials.

Jim Carnell - It will be helpful if you can determine what we are calling the sides of the building since this is a triangle building on a corner lot. We have to prepare the applications on the front, side, rear etc. If you can determine that now it will help the building department out. Chairman Kiefer – We will have one front yard on Cold Spring Road, one Front yard on the Ripper Road, and one side yard.

A motion for a denial and to be referred back to the Zoning Board of Appeals for 4 variances was made by Arthur Knapp and seconded by Michael Hoyt
5 in favor; 0 opposed

CAMP SHALVA

657 Heiden Road, Thompsonville, NY S/B/L: 15.-1-33

Joel Kohn

Joel Rosenfelt

Hershel Knobloch

Mr. Kohn – We are here to finish the basement in the dormitory building. Chairman Kiefer - If we are not increasing the number of campers why do we need it? Mr. Kohn –This was approved back in 2007 to have a maximum occupancy of 125 beds. However, we don't have enough room upstairs for the 125 beds. We need to finish the basement so we can have the maximum occupancy of 125. Portion of the basement will remain as a crawl space.

Michael Hoyt – If the occupancy was approved for a 125 in 2007 why do we need to increase it now?
Mr. Kohn - Because the building was built after the approval and the rooms were not built correctly to house 125 beds. We need the basement now so we can actually get the 125 beds in the building that was approved for. Mr. Rosenfelt – That 125 occupancies that was approved was based on the septic system not the actual building size. Michael Hoyt – So the building was never built for 125 occupants?
Mr. Kohn – Correct.

Ethan Mindrebo – Where you able to confirm the 25 feet distance between the buildings? Mr. Kohn – The ramp is not 25 but the deck will be 25. Chairman Kiefer – How much is it now with the ramp? Jim Carnell – Sidewalk and Handicapped are exempt from setbacks. Mr. Kohn – It shows 26 between the overhang and the deck. And it has an overhang so it's more than 26 feet. Ethan Mindrebo – Please measure and then add it to the site plan.

Ethan Mindrebo – Is the finished part of the building the whole length or just portion of it? Mr. Kohn – Just a portion. Mr. Kohn - No issue with egress and there will be windows.

Ethan Mindrebo – We saw roll off containers and a compactor in the parking lot. Mr. Rosenfelt - The compactor had an issue and they had to take it off site to be repaired and the containers are there temporary. Chairman Kiefer – Isn't there a compactor in the picture? Mr. Rosenfelt - That is a container for cardboard. The containers will go away when the compactor comes back and then it will go back behind the screen that is already there. Ethan Mindrebo – So you have one dumpster for the cardboard that is not behind the screen? Mr. Knobloch – It's in the parking lot behind the trees and it can't be seen from the road.

Ethan Mindrebo looked at the picture provided and can see the dumpster for the cardboard from the road.

Jim Barnicle – Do you really need such a large container for the cardboard? Mr. Rosenfelt – We process about 150 boxes a day. Chairman Kiefer – Then your going to need an enclosure for it.

Chairman Kiefer - Do we need to do a Public Hearing? Michael Hoyt- I just have one question, was the approved 125 beds for the building or the septic? Mr. Kohn – It was approved for the building.
Matthew Sush – Why wasn't the building built for the 125 occupancies? Mr. Kohn – People don't realize how much square footage they really need per person to match the approved number of occupancies.

The Board all agreed to not do a Public Hearing since the building is not changing and the 125 occupancies had already been approved back in 2007.

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 an amended site plan with the following condition's; the 239 doesn't have any recommendation, the cardboard dumpster is enclosed and to have the dimension between the deck and adjacent building shown on the site plan was made by Jim Barnicle and seconded by Michael Hoyt
5 in favor; 0 opposed

APC TOWER, LLC AND VERIZON WIRELESS

67 Cantrell Road, Monticello, NY S/B/L: 49.-1-23
Andrew Leja, Barclay Damon LLP
Jim Woodward, Pyramid Network Services Inc

Jim Carnell – We know this has nothing to do with your project but the Motor Club has taken it upon themselves to do improvement on their property without the benefit of appear before this Board. They put up a building, graded the site and put 2 road cuts in yesterday. And since they are your landlord the Board typically will not issue a site plan approval when there are violations on the property. It will be the Boards decision on whether or not they will grant you a site plan approval tonight.

Mr. Woodward – Since this has nothing to do with us, couldn't the Board act upon this application with some kind of condition? Jim Carnell – It is up to the Board now how they want to act.

Mr. Leja – Since you placed a stop work order that places them in an enforcement posture. Jim Carnell – Correct.

Mr. Leja – At the last meeting we were asked to answer any questions from the public. The only question we had to answer was why the proposed tower was not located on higher ground elevations? I have brought in a letter from Michael Crosby, of Verizon Wireless. This letter describes the details of why they have chosen this lot of land. They did look at higher elevations in the area but could not make any deals with the land owners. Chairman Kiefer - The track itself sits at a higher elevation, why not put it over there? Mr. Leja – The owners did not want the tower too close to the track. The Board also asked for a removal bond estimate. I have an estimate of \$ 25,000 from the engineer. Mr. Leja gave a copy of the signed estimate to the Board.

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 a site plan approval with a condition that the Landlord comes in with complete compliance with all of their violations within 60 days from today was made by Matthew Sush and seconded by Michael Hoyt
5 in favor; 0 opposed

A motion to close the meeting at 8:07 pm was made by Matthew Sush and seconded by Michael Hoyt
5 In favor; 0 opposed

Respectfully submitted,

Debbie Mitchell

Debbie Mitchell

Secretary

Town of Thompson Planning Board