

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, August 8, 2018



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

Chairman Kiefer - Appoints Arthur Knapp to replace Michael Croissant.

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

A motion to approve the July 25, 2018 minutes was made by Matthew Sush and seconded by Arthur Knapp
5 in favor, 0 opposed

Richard McGoey recuses himself from the Serenity Gardens application and Glen Smith sits in as the acting Engineer.

SERENITY GARDENS

Serenity Lane, Monticello, NY S/B/L: 49.-1-4.1
Mr. Watkins Watkins, Owner

Mr. Watkins – I have built 5 home in this project so far. When we got the original approvals from you it included a very large club house. We started to build the shell of this club house and now it has been sitting here for year. We have decided to use this existing space for four, three-bedroom condos. And to include some amenities for the condo's and the future homes. We will have a pool, gym, race simulator and conference room. We had a work session with Mr. Smith and as a result Mr. Smith came back with some questions and concerns. We will need some variances.

Mr. Smith - I submitted the latest plans yesterday. In the HC2 zone for multifamily houses you need 10 acres and he now has a little over 5 acres, the board needs to deny Mr. Watkins and send him to the Zoning Board of Appeals (ZBA) for that variance. My other comment is about the septic system and where it's located. The engineer got back to me today and everything is fine. In the HC2 zone, the zoning requires 100-foot setback to a property line for recreation facility and currently there is a putting green and tennis court that is about 20 feet away. We will need a variance for this as well. Also need a variance for the length of building, the max required is 160 feet and this building is 165 feet. Chairman Kiefer – What about the garage height? Mr. Smith – The garage heights maximum requirement is 15 feet and they are proposing 23 feet. The garage is an accessory structure and an accessory structure can't be close to the roadway then the principle structure. The principle structure is 53 feet away and the garage is 45 feet away so we will need a variance for this too. The zoning say's an accessory

building can go in a setback of a parcel but you can't exceed 400 square feet of that setback area. Your engineers are saying that the garage is over 4,000 square feet and 175 square feet are in the front yard setback. So that will need a variance for this as well.

Chairman Kiefer – What is the reason for the garage behind so tall? Mr. Watkins – The home owners like to put in car lifts in their garages for more storage of cars, so they need them to be taller.

Jim Barnicle – We will have a public meeting, correct? My biggest concern is that there are so many variances. Paula Kay – Yes, here and at the ZBA. This building was built for a different purpose and now Mr. Watkins is trying to fit it in for a different use. If he had built this originally as a condo then he would of configured the lot differently. Jim Barnicle – My concern is we have to look at the big picture now and also going forward. Mr. Watkins – I would like to request that I go in front of the next ZBA meeting and then go right to the Planning Board meeting the next night for a Public Hearing. Paula Kay – September 11, 2018 is the next ZBA and then a Public Hearing on September 12. So that would be back to back Public Hearings.

Mr. Watkins – I would also like to ask if the Planning Board's Public Hearing has no negative comment I would like to be put on the regular meeting that same night. Chairman Kiefer – I don't see any reason why we can't as long as there are no issues. Paula Kay – If Mr. Watkins is asking to be put on the agenda then we have to put him on the agenda. If there are negative comments during the Public Hearing then we would have to tell the public that we would not be acting on the application that night.

Matthew Sush – Can you make any design changes so you don't have so many variances? Mr. Watkins – I could re-due some of the structures to help me get this going faster.

A motion to deny this application and to go to the Zoning Board of Appeals was made by Matthew Sush and seconded by Michael Hoyt
5 in favor; 0 opposed

A motion for a Public Hearing to be set for September 12, 2018 was made by Jim Barnicle and seconded by Michael Hoyt
5 in favor; 0 opposed

Paula Kay – We will put you on the agenda on the same night as the Public Hearing and as long as you get all your variances from the Zoning Board of Appeals.

CO OF SULLIVAN/FORMER FRONTIER BUILDING

195 Lake Louise Marie Rd, Rock Hill, NY S/B/L: 52.-1-1.3
Glenn Smith; Engineer

There is a 30-acre parcel that is the existing Frontier Building and the Federal Bankruptcy Court has ordered us to subdivide the parcel to create two 15.2 acres lot subdivision. We submitted two applications to the Board. One is for a two-lot subdivision and the other is for site plan modification,

because the Frontier Building will not just to be used for business office but also for a medical facility and research center. Paula Kay – All these uses have been approved under the Zoning.

Mr. Smith - One of the issues is that most of the parking is on the second parcel which is part of Nana's house. The Center for Discovery plans on purchasing this parcel. If they can't get this parcel then they would have to build their own parking and we have shown this on the site plan. Paula Kay – Mr. Smith is showing where they can build the parking lot in case they don't purchase the other parcel by the time they are ready to work. This will then show that they would have plenty of parking.

Mr. Smith – We have been working with older maps and there was a question on how close the subdivision line is to the Frontier Building. We need 25 feet set back for side yard and the maps we were using shows it as being 20 feet. The surveyor was there today and measured and it is actually 26.4 feet so we no longer need the motion for denial to go to the ZBA.

Richard McGoey – You need the surveyor to do the metes and bounds. Mr. Smith – The surveyor is doing it now. Both parcels have their own access drives. Frontier has its own water and sewer. The well by the frontier building is being used for domestic water and I will fix this on the site plan. Jim Barnicle – There are no shared uses? Mr. Smith – Correct, the only shared uses is the drainage. Chairman Kiefer – You will be sharing the entrance way? Mr. Smith – No, we will not have to. Richard McGoey – The storm water is shared. Mr. Smith – True, we will need a mutuality agreement for that.

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 subdivision, subject to Richard McGoey comments, the review of the easement that does not need to be executed and the Galligan Description was made by Michael Hoyt and seconded by Matthew Sush

A motion for a Public Hearing to be on August 22, 2018 was made by Matthew Sush and seconded by Jim Barnicle
5 in favor; 0 opposed

YESHIVA VIZNITZ

Gold Terrace, Monticello, NY S/B/L: 6.A-1-1.1
Joel Kohn, JK Expediting
Israel Neiman, PN General contractor

Mr. Kohn – We are back here tonight for a 27 lot subdivision. We were here in May with a sketched plan.

Richard McGoey – On comments number two a surveyor should submit a subdivision plan for metes and bounds, how close are you? Mr. Kohn -Pretty close.

Mr. Kohn reads the comments and responds to them.

Comment 1 is just a statement about the 93 dwelling units. Twenty-two of these lots will be just a regular subdivision there might be one or two families per lot.

Comment 2: Surveyor should submit a subdivision plan with metes and bounds at the earliest date. – We did and they are being shown on sheet three.

Comment 3: The applicant is being requested to prepare a part 3 for the full environmental assessment form. Therefore, a scoping document should be submitted. – The engineer is preparing it now.

Comment 4: The environmental assessment document Paragraph B on page 2 of 13 should indicate that a stormwater SPDEC is required. – This has been added to the site plan as well as the note from comment 5.

Comment 6: The bedrock needs to be verified that it is four feet below the surface. – There might need to be some blasting done. They will test to see how much blasting is needed.

Comment 8: It is recommended that the elevation views and floor plans be provided as part of the site plan set. – These documents are being prepared.

Comment 9 – There needs to be a discussion on whether there should be a central garbage disposal – This is a mixed-use development with three kinds of housing. There will be town houses, condo's and 2 family subdivisions. There will be a general location for a dumpster for the town house and condo's. The houses will have their own garbage cans. Jim Barnicle – What are your plans for storage for the kids toys and other stuff? Mr. Kohn – There will be no storage units. They will use the basements for storage. The basements will not be used for living space. Richard McGoey – We have issue there right now with garbage and the storage of garbage. Some people have tempted to build their very own storage facility. And there are other that are just using plastic storage containers. Maybe you could give it some thought of how they can store their toys and other stuff.

Comment 10: Grading in and close to other existing dwelling units may require drainage to prevent stormwater runoff. – As the SWPPP is being developed all of the drainage will be addressed and designed.

Comment 11: The total number of units approved should be on the plans. – The note has been added.

Comment 12: Sewer line and water line should be provided along with road profiles. – Sewer and water line profile are currently being developed and will be added to the plan sheets.

Comment 13: Pavement and base details for shoulder should be provided. – The road will be a 24 foot wide paved road with 3 feet shoulders on each side. This will be a total of 30 feet wide pavement roads.

Comment 14: Rock boulder retaining wall shown on sheet 17 should be limited to 4 feet tall. - There will be more than 4 feet wide retaining walls.

Comment 15: Sewer and water line profile should be provided along with road profiles – They are currently being worked on and will be provided when done.

Comment 16: Sidewalk and curbs details should be shown. – They do not have any existing side walks and don't plan of adding any sidewalks. The road will be a 30 foot paved wide road and they propose to stripe the road and allow residents to walk on the 3 feet shoulders of the road. Chairman Kiefer – We had requested sidewalks the first time around. I would like to see sidewalks. Paula Kay – Let's talk to Rick Benjamin the Highway Supervisor about the sidewalks to make sure it will be ok. Mr. Kohn – Sidewalks are a big cost. Richard McGoey – I would like to see sidewalks too. Jim Barnicle – You could make the roadway wide enough and strip it. But it has to be the width of a standard sidewalk. Maybe add some kind of cubing to keep the cars from going into the striped area. Chairman Kiefer – On phase one they were supposed to put in striping instead of sidewalks. Mr. Kohn – I don't believe they put in the striping. Matthew Sush – Maybe we should go back and look to see if they were supposed to have striping in phase one before deciding for this one. I would be ok with a wide road and something to separate the road from the walk way. Kathleen Lara – This is not like a very busy road but there is a lot of walking going on. Mr. Kohn – How big would you want the sides of the road to be for walking? Richard McGoey – The standard sidewalk is 5 feet wide.

Comment 17: Engineer should verify that adequate width has been provided on the sidewalk to allow overhang of a car or truck bumper. – All sidewalks that are adjacent to parking spaces will be six feet wide.

Comment 18: Sidewalks are recommended in light of the significant pedestrian traffic. – The paved shoulders will be striped and are intended for pedestrian use.

Comment 19: Richard McGoey – We would like to have either a bus shelters or pull off for the buses. Mr. Kohn explains how a bus stop works in this community. Paula Kay – We need to make this a safer place with all the people living here and make bus stops for the kids. Mr. Neiman – We have never seen this before. Jim Barnicle – We need sidewalks and bus stops to make this a safer place. Mr. Kohn – The bus stops depending on the age of the children. The older the children the farther apart the bus will stop. Having a bus shelter is not feasible. Chairman Kiefer – I understand that and that's why we need sidewalks. Arthur Knapp – Maybe a happy medium would be a modular bus stop. This way they can move the shelters depending on the kids. There should be dedicated areas for bus stops and markings, so they know where the car and buses should go. Paula Kay – The goal is to make the development safer. Let's see what we can do and work with Rich Benjamin the Highway Supervisor.

Comment 20: – Richard McGoey - Landscaping notes should be added for continues maintenance. Chairman Kiefer – After phase one there was no landscaping and garbage was all over the place. Mr. Kohn - The note has been added. Landscaping will be done throughout. The town houses and Condo's will most likely be maintained by a company. But the private homes might be a little harder to enforce. Chairman Kiefer- There is garbage all over the place and this needs to be cleaned up and kept on top of.

Michael Hoyt – Will there be a Homeowners Association (HOA)? Mr. Kohn – Yes. Michael Hoyt – The Homeowners Association can enforce that the garbage be cleaned up.

A motion to accept lead agency was made by Matthew Sush and seconded by Michael Hoyt
5 in favor; 0 opposed

The Board has asked Mr. Neiman who is on the Board of Directors to go to the community and drive through and see if it's cleaned up. And if it is cleaned up to contact Richard McGoe and he will then take a drive out and do an inspection. The Board also gave Mr. Neiman some suggestions on how to keep the community clean.

CHARM ESTATES

Ranch Road, Monticello, NY S/B/L: 16.-1-20
Joel Kohn, JK Expediting

Mr. Kohn - This is an existing 28 units development on Ranch Road. They plan on demolishing 27 of the 28 units, they will not be touching the Rabbi's house. They will be replacing those 27 units with 34 units giving us 35 units in all. They will leave the exiting Shul and will add another Shul. They will have public water with 3 or 4 wells on site and a sewage treatment facility.

Mr. Kohn – Richard McGoe, I don't understand what you mean in comment #2 when you talk about the unapproved structure in the back of the shul. Richard McGoe – The back of the Shul has a structure that was never approved by the board. The deck with a roof was not approved. Mr. Kohn - The deck was approved but not the roof. This structure will be taken off the site plan and replaced.

Mr. Kohn – We made a change since the scratch plan and it is that we added an additional pool as an optional pool for the future. Jim Barnicle – There will be two pools? Mr. Kohn – There will be one pool and another pool will be optional. Most of the residents will be the same people that are there now and may a few new ones. Richard McGoe – Why not build two pools? Mr. Kohn – It's not feasible, to build another pool with just 35 units. If we had 75 units or more then maybe another pool would be good. It's just costs too much right now. Richard McGoe – Don't you need two pools, one for the girls and one for the boys? Mr. Kohn - They will just split the day in half for each group of people.

Richard McGoe – The stormwater management maybe an issue and I plan on doing a walk through since I have not been there in a few years. I thought there were more wetlands and I don't see them on the site plan. Mr. Kohn - We have a wetland report for you.

Mr. Kohn - They never put in the model home but instead they put in a compactor. Richard McGoe – With an enclosure? Mr. Kohn – Not yet. Paula Kay – Do they want to remove the model home off the site plan? Richard McGoe – They can at some point if they are not using it as a model home. We don't want the plans to say model home if it's not going to be one. Mr. Kohn – This site plan doesn't say model home so when we get this approved it will be ok.

A motion to send our notice of intent to be lead agency was made by Matthew Sush and seconded by Arthur Knapp
5 in favor; 0 opposed

Mr. Kohn – We will need a 239 from the county.

Jim Barnicle – Can we have the new checklist that Mike Messenger has given us added to the website and have it pop up so people know that it's new and it's there? Paula Kay – I can ask. For new developments/non-residential Mike Messenger has a new check list for water and sewage usage so he gets a heads up of new developments before they come to him.

A motion to close the meeting at 8:14 pm was made by Matthew Sush and seconded by Jim Barnicle
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell
Secretary
Town of Thompson Planning Board