

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
September 12, 2018



IN ATTENDANCE: Chairman Lou Kiefer
Kathleen Lara, Alternate
Jim Barnicle
Michael Hoyt,
Debbie Mitchell, Secretary
Richard McGoey, Consulting Engineer

Michael Croissant
Arthur Knapp, Alternate
Paula Elaine Kay, Attorney

PUBLIC HEARING

SERENITY GARDEN DEVELOPMENT, LLC

Notice is hereby given that pursuant to the provisions of §250-55 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, NY on September 12, 2018 at 7:00 p.m. to consider the applications of SERENITY GARDEN S DEVELOPMENT, LLC for site plan review in accordance with §250-11 of the Town Code of the Town of Thompson.

The property is located in the HC2 Zone at Serenity Lane, Monticello, NY S/B/L: 49.-1-4.1
Michael Watkins, Owner

Satisfactory proof of mailing was provided to the Board.

Mr. Watkins – I now have the Zoning Board of Appeals approval for three variances. This is an existing building that will be converted into four condo units. We will also have amenities added to the location for the existing homes and also for the future homes. We already have a pool on the property. We will be adding a gym, conference room and a race simulator machine. These condo's will be three bedrooms, three bath condos. We have met all the requirements that Mr. Smith has requested. The accessory structure will be garage units.

PUBLIC COMMENT

No public comment

PUBLIC COMMENT CLOSE

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

Chairman Kiefer appoints Arthur Knapp to replace Matthew Sush who is absent tonight.

Chairman Kiefer called the meeting to order at 7:07 p.m.

A motion to approve the August 22, 2018 minutes was made by Michael Hoyt and seconded by Michael Croissant
5 in favor, 0 opposed

Chairman Kiefer - Normally we don't consider a project on the same evening as the Public Hearing but there was no question and no comments. Paula Kay – There was no public comment at the Zoning Board of Appeals or at the Planning Board.

SERENITY GARDENS

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

Richard McGoey recuses himself
Glen Smith sat in for Richard McGoey

Mr. Watkins– We came in front of you last time with a lot of variances and we greatly reduced the amount of variance for this time. The variance we got approval for from the Zoning Board of Appeals (ZBA) are: 1) A 23-foot height garage for storage with a lift. Its will be a four post storage lifts. They will not be doing any repairs just storage of their cars. 2) The length of the building was original built at 165 feet and should have been 160 feet. 3) The lot acreage needed to be approved as well.

Chairman Kiefer - Should there be a note saying garage is for storage not repairs.? Paula Kay – That would be fine. That was also something the ZBA asked for.

Mr. Watkins – We rerouted the sewage system that Mr. Smith had requested. We added additional details sheets in response to Mr. Smith's questions.

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

A motion for a site plan modification to an existing site plan, subject to final engineer approval and changes as requested plus the note about the garage and that all the variances have been approved was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

Paula Kay – The Town Law that was adopted on June 20, 2017 says that we need to have additional Park and Recreational fees.

Chairman Kiefer - I think we need Park and Recreational fees for this project. Kathleen Lara – There is a pool, gym, simulator and a giant track.

A motion for Park and Recreational fees being necessary was made by Mike Hoyt and seconded by Arthur Knapp
3 in favor; 2 opposed (Jim Barnicle and Michael Croissant said no)

Paula Kay – As per the law the fees can be \$2,500 per unit and the Board can make the fees as low as \$1,250 per unit or lot. You need to look at: Population/demographics of proposed development; Types of recreational facilities proposed for the site, including whether passive or active, and the nature of the facilities proposed; Number of housing units proposed; Size/acres of proposed site; Seasonality of the development's population, As well as seasonality of the on-site facilities; Location of proposed development relative to other proposed or existing public recreational facilities.

Chairman Kiefer - I'm in favor of the minimum amount of \$1,250. Mr. Watkins – There will be a 20 x 60-foot indoor pool, gym with equipment and race simulators, conference and spa room.

A motion was made to set the Park and Recreational fees at \$1,250 was made by Michael Hoyt and seconded by Arthur Knapp
4 in favor; 1 opposed (Jim Barnicle)

CENTER FOR DISCOVERY

86 Holmes Road, Monticello, NY S/B/L: 7.-1-26.7/26.8/26.9/26.10

Glen Smith, Engineer

David Fanslau, VP of Operation and Administration

Mr. Smith – The Center for Discovery owns numerous property on Holmes Road. Three lots, all on Holmes Road that are 5 acres each and are side by side are being proposed to be consolidated to a single 15-acre lot. These lots were originally subdivided so we need the Planning Boards approval to combine them together now. There is a house on the one parcel know. The lot 7.-1-26.9 is currently in the Towns sewer district and we have applied to the Town to extended the sewer to the other two parcels so they are all in the Towns district.

Kathleen Lara – Why are the consolidating the lots? Mr. Fanslau – Internal Financial controls. Also, to helps us with the public sewer extension. Richard McGoey – You will be coming back for the residence on this lot? Mr. Smith - In the RR zone you are allowed two residence's on a single parcel so I don't think I'll be coming back.

Richard McGoey – Will you be constructing a residential building on this lot? Mr. Smith - Yes

A motion for a lot consolidation was made by Michael Hoyt and seconded by Arthur Knapp
5 in favor; 0 opposed

HDT SULLIVAN CORP (TRANSDIRECT)

86 Rock Hill Drive, Rock Hill, NY S/B/L: 32.-2-38.2

Glen Smith, Engineer
Andrew Wohl, owner

Mr. Smith goes over the comments from the Town Engineer.

Comment 1: Trucks for storage were no longer in use, however; the site plan needs to be revised to show this. – The changes have been done.

Comment 2: The flood light at the overhead office door need to be shielded – I added a note to the site plan saying I have replaced the 150-watt floodlight with all PAR38 lights.

Comment 3: The owner needs to maintain the weeds across the frontage which are blocking the landscaping. – I had added a note for saying that the owner has made a written request to the Town of Thompson Highway Department to cut and clear. Mr. Wohl showed me a picture of the area and its being done. Richard McGoey – Will the note come off now that it's being cleared? Mr. Smith - Yes since it's being done. Jim Barnicle – How will you maintain this? Mr. Wohl – The same guy I use for snow removal will take care of it. Richard McGoey – We have to revise the maintenance note, take off annual basis but to have it done on a regular basis. Mr. Smith – I'll modify the note.

Comment 4 – A fence should be installed to hide the storage of materials. - I added a note.

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

A motion for a site plan with condition that everything stated tonight is done was made by Michael Croissant and seconded by Arthur Knapp
5 in favor; 0 opposed

CATSKILL HUDSON BANK

4445 State Route 42, Monticello, NY S/B/L: 13.-2-2.2

Tim Gottlieb, Engineer

Mario Martinez, CEO

Kathleen Lara recuses herself from this application.

Richard McGoey - The Bank bought the Blue Horizon diner and will be constructing a new facility on this site and it will be 4,960 square feet. We met in a work session and we talked about landscaping. Jim Barnicle – We would like to keep the landscaping uniform with the other local business there on Route 42. Mr. Martinez – We will be using wood and stone and keeping the same look. By the next meeting we will have a full color rendering of everything.

Chairman Kiefer - This 10,000 square foot, what do you have in mind? Mr. Martinez – We have no plans as of now. We left the entrance the same and shifted the building to the left so we can drive in and access it from the back and use the back for extra parking.

Richard McGoey – We recommend cross walks and sidewalks.

Paula Kay – How many employees? Mr. Martinez – Around seven people, same amount we have now. We will be adding more space in the back of the branch.

Chairman Kiefer - Will the building be around the same size? Mr. Martinez –No, Double in size. The branch will be the same size but we will be building offices and a conference rooms in the back. There will be peak roof with open trellis, stone and wood on the outside.

Richard McGoey – We need more details for future submissions and details of the dumpster enclosure. You are meeting with the water and sewer manager? Mr. Gottlieb – The dumpster will be the same as the building.

Michael Croissant – Will you be able to access the bakery from the parking lot or will there be a fence there? Mr. Gottlieb – No access. Richard McGoey – Will there be a fence? Mr. Gottlieb – We will have landscaping. Chairman Kiefer - You will need some kind of barrier other wise people will still drive through it.

A motion to set a Public Hearing on October 10, 2018 was made by Michael Croissant and seconded by Jim Barnicle
5 in favor; 0 opposed

LAKEVIEW ESTATES, LLC

358 Fraser Road, Monticello, NY S/B/L: 10.-8-8.3

Joel Kohn

Ben Mossberg, developer

Mr. Kohn – Since last meeting we had a work session about the landscaping. There are now more trees. Additional trees in front of the tennis court and caretakers house. Michael Croissant – What is the caliper of those trees? Mr. Kohn – Six to Eight.

Mr. Kohn – A note was added in case this property becomes a Homeowners Association (HOA), the Town will have to review the HOA documents for filing. Paula Kay – The understanding is that the Board is approving this as a rental and if it became an individually owned units, our code states you have to come back. You will need to add a note to the plans. If this becomes a Condo or Co-Op then I will need to review the HOA documents before they go to the Attorney General.

Mr. Kohn – A note is added in the event they want more then 5 bedrooms they will have to come back to the Planning Board. This is to prevent an issue in the future.

Mr. Mossberg – There were other parcels where they put bedrooms in the basement and were not supposed to. It was my understanding that the other place already submitted the documents to the Attorney General. Paula Kay – Can you please contact them and let them know that I need to see those documents.

Mr. Kohn – A note was added to have storage area added in basement.

Richard McGoey – Performance bond and fees, do you have a schedule for the payment? Mr. Mossberg – Yes, 24/48 hours once the plans are approved you will have a check plus the \$75,000 needed for Park fee. Paula Kay – How many units? Joel – 60. X \$1,250. Paula Kay – How did you come up with \$1,250? Mr. Kohn – You agreed on it. Kathleen Lara – What kind of equipment will you have. Ben – 5 swings, a slide and there is also the two pools and the tennis courts.

Paula Kay – Mr. Kohn and I will look at the minutes and if the number is different then you will have to come back.

Richard McGoey – Comment #5 is in respect of the note for the HOA. The sewer Superintendent should be advised as to whether the glued fittings utilized for the 22.5-degree elbows on the force main are acceptable. Mr. Kohn – Mike Reilly and Mike Messenger went back and fourth and Mike Messenger said glue fittings are good. Mike Messenger also said that Richard McGoey office should view the installation of the pipes.

Richard McGoey – I will have my office look at the chainlink fence for the stormwater basin. My last comment is that we need to continue to look at garbage enclosures. Jim Barnicle – This is not for just you, we are implementing this to other camps too. Mr. Mossberg – These enclosure's smell, and with the rain and snow it's a mess. Chairman Kiefer - If you don't have an enclosure the garbage will draws animals and the can's get blown over. Mr. Kohn – This project has a compactor. Mr. Mossberg – We have garbage pickup 2 time a day on the weekends and 1 every day around 6 or 7 pm. Chairman Kiefer – I've seen places were garbage can's get blown over and garbage is all over the place. Mr. Kohn shows the Board picture that were taken today. Chairman Kiefer – Just buy the Rubbermaid containers. Mr. Mossberg – Ok, but I think it's going to look ugly. Michael Hoyt – He's going to have issues with getting their existing garbage can's inside the Rubbermaid containers. Kathleen Lara – Were do they store the can? Mr. Mossberg – In the back of the house.

Chairman Kiefer - Any recommendation for the garbage? Richard McGoey – Build bigger enclosure or store them in a shed. Kathleen Lara – How about storing garbage cans in the house or shed? Jim Barnicle – I'm in the middle of the road. Mr. Mossberg – We will have to find a Rubbermaid container that will house the can's or find a heaver can that will not blow over.

Mr. Kohn – I'll add a note to the site plan to add an enclosure for the garbage.

A motion for a conditional final site approval subject to the above comments including the parks fees being found was made by Michael Croissant and seconded by Michael Hoyt

5 in favor; 0 opposed

MONTICELLO MOTOR CLUB

Cantrell Road, Monticello, NY S/B/L: 49.-1-1.1/49.-1-28

Alex Wolenski, Chief Operating Officer

Richard McGoey recuses himself

Mr. Smith will sit in for Richard McGoey

Mr. Wolenski – I'm here to discuss a modification to our existing site plan. We have installed storage building's, one is on the track side and the other on the Cantrell Road side. There was already a pre-approved site plan for an office building. We converted that space for the storage shed. They are prefab and are actually less the original square footage that was approved. We are trying to preserve the look of Cantrell Road rock wall. We will maintain all these areas.

Chairman Kiefer - Should we have more landscaping? Kathleen Lara – I think it will be tough, maybe planters? Mr. Wolenski – The issues with the planters is that we don't have water by the storage shed and they are just going to be in the way. Chairman Kiefer – I think this is enough. Jim Barnicle – I think there should be more on the Cantrell Road. Mr. Wolenski – I think this look nicer then the old building that was there. Michael Hoyt – Maybe a little something added, I agree with Jim Barnicle. Jim Barnicle – Maybe add a post rail fence. Michael Croissant - Dress up the entrances.

Chairman Kiefer - We have an issue with the fact that the sheds were there before we gave approval. Mr. Wolenski – Yes, we will be paying a fee to the building department. Mr. Smith – Does the Board know what is going to be stored in these sheds? Mr. Wolenski – ATV's.

A motion for amending a site plan was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

Jim Carnell– Heather sent out information on training. If you can attend please respond to the training facility instead of Heather. Paula and I talked about maybe getting Marybeth to do some training. But that will have to be dictated by your schedules.

Kathleen Lara – I feel like we don't really understand Park and Recreational fees and may we need training. Jim Carnell – Maybe Marybeth can do that too since she drafted our Parkland study.

A motion to close the meeting at 8:04 pm was made by Arthur Knapp and seconded by Michael Croissant
5 In favor; 0 opposed

Respectfully submitted,

Debbie Mitchell

Debbie Mitchell

Secretary

Town of Thompson Planning Board