

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, February 13, 2019



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

A motion to close the Public Hearing on Family Fun Park was made by Matthew Sush and seconded by Michael Hoyt
5 in favor; 0 opposed

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

A motion to approve the January 23, 2019 minutes was made by Michael Hoyt and seconded by Matthew Sush
5 in favor, 0 opposed

A motion to take the agenda out of order and have Concord Associates first was made by Michael Croissant and seconded by Matthew Sush
5 in favor; 0 opposed

CONCORD ASSOCIATES

Concord & Kiamesha Lake Road, Monticello, NY S/B/L: 9.-1-36
Kevin McManus

Mr. McManus – We feel that at this time to do a redesign of this project would be a waste of time not only for us but for the Planning Board so, we would like to do a six-month extension. Paula Kay – That would be six months from March 15, 2019.

A motion for a six-month extension from March 15, 2019 was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

YORK ZHANG DOCTORS OFFICE

778 Old Route 17 Monticello, NY S/B/L: 4.-1-53.2
Saad-Eldin Elbedwihy, PE

Chairman Kiefer - What kind of Doctors office will this be? Mr. Elbedwihy – A Primary Physician and it will have 7 examination rooms. Currently there is a one family house with a detached garage. Mr. Elbedwihy shows the board the site map.

Mr. Elbedwihy – The entrance way will be increased by 10 feet. Chairman Kiefer – Doesn't it have to be 20 feet? Richard McGoey – Yes 20 feet, he increasing it. Chairman Kiefer – What type of enclosure will there be between the garage and the building? Mr. Elbedwihy – It will be fully enclosed.

Mr. Elbedwihy - There will be a concrete wall to protect the property from storm water run-off. We will have 11 parking spaces, 8 for the patients and 3 for the employees. Jim Barnicle – And one that will be ADA compliant? Mr. Elbedwihy shows the handicapped spot on site plan.

Mr. Elbedwihy – We have an existing septic system that is close to the house and I made sure to keep the parking spots far enough away for future expansion of the parking lot

Paula Kay – What will the hours be? Mr. Elbedwihy – I'm not sure if there is a rule here in Sullivan County, but I think the plan is to close at either 4:00 pm or 5:00 pm like a normal Doctors Office. Paula Kay – How About Saturday hours? Mr. Elbedwihy - Not sure, I'm assuming just 5 days a week. Paula Kay – Can you ask?

Paula Kay – Any types of machines in the building like an X-Ray machine? Mr. Elbedwihy – No, this is just a Primary Physician Office. This is part of a larger parcel around 38 acres that the owner bought. They plan on doing a Restaurant or family houses later on.

Chairman Kiefer – The existing house and garage is elevated correct? Mr. Elbedwihy – Yes, this project is just to convert the house into a Doctor's Office.

Richard McGoey- As you work on your site plan you should have another work session.

Mr. Elbedwihy – One of the comments was about the pipe under the driveway and it looks like it's flooding because of the freezing. When it was warmer there was no standing water. Chairman Kiefer – What size is the pipe under the driveway? Mr. Elbedwihy – Twelve-inch round and it's running into the river. Chairman Kiefer – Did Richard Benjamin check that pipe? Michael Hoyt – That's a county road.

A motion to set a Public Hearing on March 27, 2019 was made by Matthew Sush and seconded by Jim Barnicle
5 in favor; 0 opposed

HOLIDAY MOUNTAIN CONCERT (TCE GATHER EVENT)
Holiday Mtn Road, Monticello, NY S/B/L: 32-2-33 & 32-2-59
Michael Rielly, P.E., Rielly Engineering

Mr. Rielly – I believe I've gone over all of Richard McGoey comments and we have worked with the owners of the Apollo Plaza about the parking. I'm on the Agenda for the next meeting of Village of Monticello to get approval for the use of the Apollo Plaza.

Paula Kay – There is a building at the ski hill that still needs a Certificate of Occupancy (CO) issued and this needs to be taken care of. Chairman Kiefer – How long will it take to get this done? Mr. Rielly – Craig's brother is the engineer and I'm sure I can get him to working on this faster. Jim Carnell – They have submitted plans for review to the building already. Paula Kay – Once the plans are completed then you will have to do the work. Then the building Department has to go back out. Jim Carnell – It's not that much work.

A motion to approve the application with condition that the Village of Monticello approves the parking lot, building code items addressed and the CO issued by April 1, 2019 was made by Michael Hoyt and seconded by Jim Barnicle
5 in favor; 0 opposed

TARPON TOWERS II, LLC

Wurtsboro Mountain Road, Rock Hill, NY S/B/L: 35.-1-34

Jared Lusk, Nixon Peabody, LLP

Sara Colman, Air Smith

Mr. Lusk – You have all taken time to review the application so I'm not going through it line by line. This is a 184-foot lattice type tower with 12 Antennas, Verizon equipment and a generator. This will be on a 75' x 75' leased area off of exit 110. Jim Barnicle – What kind of generator is it? Ms. Colman – It's a diesel generator.

Richard McGoey- Do we want a balloon test done? Mr. Lusk – We did one back in December and the information is in the site plans in the pamphlet with pictures that I handed out. Chairman Kiefer – Normally you notified the Board first before doing a Balloon test. Mr. Lusk – Some codes requires it to be done first and I didn't see anything on file saying we couldn't do it so, we did it. I wanted to make sure we had the information for you. The attached photo map shows what the coverage is now and what it will be after we did the Balloon test.

Arthur Knapp – They are putting up a tower and all I hear in the town is how bad the cell service is. Are there any guarantees or any performances if it does not meet expectations, what are the parameters? There are no guidelines. There is no assurance that the coverage is going to work.

Chairman Kiefer – In the past we have had other towers go up and got no coverage even after seeing fancy charts and pictures. Mr. Lusk -That is not the plan here. Chairman Kiefer – I understand but we just want to be assured that, that doesn't happen. Mr. Lusk - In your pamphlet on page 25 it shows the existing coverage as of today. On page 26 it shows the same area and what the coverage will be. As you see it's all green and green is good. This will have 4G coverage. On page 17 it shows the coverage in a

zoomed-out area and you can see the other two towers in the area. The two existing towers are over loaded. This tower will help the two overloaded towers and extend the coverage.

Chairman Kiefer – How many calls can each tower handle, and what can overload them? Mr. Lusk – There are three set of Antenna/sectors pointing in 120 degree making it a full 360 degrees. And each one of those sectors can handle 400 data/calls at a simultaneous time. Chairman Kiefer – What diverts it from one tower to the other? Mr. Lusk – Distance.

Jim Barnicle – When this tower comes up it will have 1,200 data units? Mr. Lusk – Yes.

Arthur Knapp – Is this tower serving primarily Rock Hill or taking the over load off of the Monticello Towers? Mr. Lusk – Both.

Arthur Knapp- How do we insure we are going to have better coverage in Rock Hill? Mr. Lusk – Where there is green there is guaranteed coverage.

Arthur Knapp- Is 184 feet as high as you can go? Mr. Lusk – That is what the RF engineer designed to work with the system.

Paula Kay – Assuming this gets approved, has Verizon budgeted for this tower? Ms. Colman – Yes, it's in the 2019 bill plan.

Richard McGoey - I see that Holiday Mountain and the dip by Holiday show's yellow? Mr. Lusk – It's not great service but it is coverage. If you look at the current map and then the new coverage map you will see that it's better coverage then what's there now. Mr. Lusk – Mike Crosby will be here to answer some of these questions. Richard McGoey – But there is an existing tower there now? Jim Carnell – But that's a Sprint Tower.

Kathleen Lara – Is this strictly a Verizon Tower? Mr. Lusk – This project is a Verizon project but they can rent space.

Richard McGoey – Holiday Mountain coverage is not that great; how can we make it better? Mr. Lusk – I can have Mike Crosby answer this for you. Jim Barnicle – Can we get a supplemental Antenna that can boost the area? Mr. Lusk – There are different kinds of boosters, one that you can get for your home and there are small cell Antennas that can cover smaller areas like a plaza. Jim Barnicle – Can that supplemental tower be put down by the Ski Hill? Michael Croissant – That's something Holiday would have to purchase. Mr. Lusk – I'll have Mike Crosby look into this for you to see what is causing this issue.

Michael Hoyt – I suggest you do another Balloon test and tell us when it will be. I travel this road every day and I never saw a Balloon.

A motion to request another Balloon test be done was made by Michael Hoyt with no second. Chairman Kiefer - No motion.

Paula Kay – Can you blow up maps for the Public Hearing for the public to see? Mr. Lusk – Yes.

A motion to set a Public Hearing on March 13, 2019 was made by Michael Hoyt and seconded by Michael Croissant
5 in favor; 0 opposed

THE BREW

280 Rock Hill Drive, Rock Hill, NY S/B/L: 51.-2-11
Glen Smith, Engineer

Mr. Smith – This property is right across from the Sullivan and between Route 17 and Rock Hill Drive. Brew’s parking lot encroaches onto the adjoining lot owned by the IDA by around 10 to 12 feet. Brews property will increase by .05 acres and the IDA’s property will decrease by .05 acres.

Paula Kay – Do we have a proxy for the IDA? Mr. Smith – I’m told we will have it tomorrow.

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

A motion for a lot line change contingent on a proxy from the IDA was made by Michael Hoyt and seconded by Michael Croissant
5 in favor; 0 opposed

SDTC: VISTA II

Old Liberty Road, Monticello, NY S/B/L: 2.-1-31.1
Glen Smith, Engineer

Matthew Sush recused himself from participating in this application.
Chairman Kiefer appoints Arthur Knapp for Matthew Sush.

Mr. Smith – Vista II is on Old Liberty Road and it’s actually two separate parcels owned by SDTC. Originally this house was approved as a single-family residence. We need a building permit from the Building Department making this a Group Home. The people living there will need full time assistance so it’s makes it a Nursing Home and requiring us to come here for the Boards approval.

Richard McGoey – Comment #3; this residence will share a driveway as well as electric service and water for a sprinkler system. Mr. Smith - The electoral feeds both parcels as well as the septic. The access drive comes off of one parcel and goes to the other parcel. The will all become part of the mutual agreement.

Richard McGoey – Make sure to show the Side yard setback.

Mr. Smith – We are applying for a SPDES permit.

A motion for a Public Hearing on March 13, 2019 was made by Michael Croissant and seconded by Michael Hoyt
5 in favor; 0 opposed

Jim Carnell – I would ask the board to act on this application the same night.

SDTC: HOLMES ROAD

85 Holmes Road, Harris, NY S/B/L: 7.-1-26.7
Glen Smith, Engineer

Mr. Smith - This is the same situation as Vista II.

Richard McGoey – The front yard setback from the property line to the front of the dwelling unit should be shown on the site plan.

Mr. Smith – This is a 15-acre parcel so we will have no issue if we ever decided to subdivide.

Mr. Smith – Your comment about the utility line, are you talking about the electric line? Richard McGoey – Yes, the electric line. Mr. Smith show Richard McGoey the electrical poles on the site map.
Richard McGoey – That perfect as long as they are on the property.

A motion to set a Public Hearing on March 13, 2019 was made by Matthew Sush and seconded by Michael Hoyt
5 in favor; 0 opposed

ROCK HILL CORNER PROJECT

207 Rock Hill Drive, Rock Hill, NY S/B/L: 32.-1-35.1
Glen Smith, P.E

Mr. Smith - This is a Resnick project and we have talked with the Board about this project before. This is a 7.2-acre parcel on Rock Hill Drive and Glen Wild Road in Rock Hill. The shopping center was 20,000 square feet and it will now be 29,000 square feet. The two separate buildings are going to be smaller than originally planned. We originally had 2 entrances on Glen Wild Road and now we will have one entrance directly across from I86 Auto Center. The entrance on Rock Hill Drive is being moved down so that it's not across from Katrina Falls Road. We will have gravity sewer onto Rock Hill Drive. We will have two wells on the property. There are wetland on the east side, so everything on the down grade side will have bottle retention basins and underground detention pipes and everything will have a SWPPP. There will be 270 parking spaces verses the required 268 needed.

Jim Barnicle – Where will the snow go when plowed? Mr. Smith - Off the sides, there is no curbs. We are going to need a permit from the DEC because of the wetlands on the adjoining property.

Richard McGoey – Is traffic going to be an issue? Mr. Smith – We had a traffic study done by our person and he saw no issues. The County DPW suggested we remove one of the entrance ways on Glen Wild Road and we did.

Richard McGoey – We had the Town Traffic Consultant do a traffic study for the Dollar General and we should have one done for this project too. Did your traffic study include the traffic from the SDTC building? Mr. Smith - I don't know.

A motion for a Public Hearing on March 13, 2019 was made by Jim Barnicle and seconded by Michael Hoyt
5 in favor; 0 opposed

CAMP KEREM SHLOMO

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

Randy Wasson, Wasser Engineering

Mr. Wasson – We have added to the site plan three duplex structures near Ranch Road and we want to remove three building as well. The new buildings will be close to the road but not as close as the existing building that are being removed. We will need a front yard setback.

Chairman Kiefer - Can you get the brush and broken-down fence cleaned up along Ranch Road? Mr. Wasson – Yes, they removed the garage from the handball court last year that you requested.

Chairman Kiefer – What are these building to be used for? Mr. Wasson – To house six staff members' families.

Michael Croissant- Has the water line issue been fixed? Randy – Yes. Michael Croissant – How did they fix the issue? Mr. Wasson – The put in a six inch steal casing pipe with a 3-inch PCP pipe that goes through it.

Richard McGoey – They have a commitment to test the sewer before they open up this year.

Chairman Kiefer – Didn't they have issues last year with the sewer? Richard McGoey – Yes, they had a problem with the pump station over flowing and that resulted in a smoke test and found an infiltration problem that had to be repaired before the open this year. And some sewer lines that needed to be repaired and the did that.

Richard McGoey – Make sure the SPDES permit is within the discharge of the new unit.

Richard McGoey – The site plan is to verify that the density is compliant in accordance with the ordinance requiring no more than 2 dwellings units per acre. This fall under Camps which may be subject to a moratorium. This has dormitories, how do you calculate dewing units for dormitories?

Paula Kay – Is this a dormitory style or barrack/bunk style building? Mr. Wasson – I don't really know, what's the difference. Paula Kay –A barrack/bunk building would have rows of beds in one large room. A dormitory would be sectioned off with single, double or triple occupancy. If this is more bunks then it would be Camp style. Mr. Wasson – I don't know. Paula Kay – It's probably more like a bunk and that would fall under Camp. Richard McGoey – I'm trying to figure out density. Paula Kay – For a bunk house you would have to comply with the state code of how many square feet between beds. Mr. Wasson – There is some summer cabin definition in the code and if that doesn't comply then we will have to fix it.

Jim Carnell – Is the building new enough that we have plans for it? Mr. Wasson – Not two of them. I just have occupancy not square footage. Jim Carnell - If we had square footage then you could get the density count. Richard McGoey- If he's going to the Zoning Board of Appeals, he should know the square footage.

Michael Croissant – Does the Bunk house or Dormitory allow Kitchen's? Paula Kay – Yes, communal kitchens.

Jim Carnell – With the temporary residents for the Department of Health do you have a bed count or head count? Randy – A head count on the plan.

A motion for denial and to refer to the Zoning Board of Appeals was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

THOMPSON MEWS

Waverly & Cold Spring Road, Monticello, NY S/B/L: 29.-2-15.2
Joel Kohn

Mr. Kohn - This project was approved in 2005 for 134 units and now the zoning has been changed. The variance allowed 11.24 units per acre and it's now 1.9 units per acres. They would like to go to the Zoning Board of Appeals for some variances. Now that the slopes greater than 20% are not excluded we must revise the density calculation. There will be two other variances, one for building height, the maximum height is currently 35 feet and they had received a variance of 44.5 feet for 5 of the 6 building. The other variance is for the habitable floor area, currently it is 3,000 square feet. Some of the units are less than 1,000 square feet.

Chairman Kiefer – Why do you need a variance for the Height? Mr. Kohn - Because they are 4 story building.

Paula Kay – Are these rentals? Mr. Kohn – Yes.

Richard McGoey- Are all the fees paid? Jim Carnell – Application fee was paid and the balance was applied to the escrow.


Mr. Kohn - This project along with other projects are working with the Town on getting the sewer system upgraded. And before they spend any money, they want an assurance that they will get these upgrades.

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

Jim Carnell – We got the new e-mail addresses created for everyone to use. You need to contact Heather and she will coordinate with Mike Messenger to get you all setup.

A motion to close the meeting at 8:20 pm was made by Matthew Sush and seconded by Chairman Kiefer
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell
Secretary
Town of Thompson Planning Board