

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, October 23, 2019

IN ATTENDANCE:

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

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

A motion to approve the October 9, 2019 minutes was made by Michael Croissant and seconded by Michael Hoyt
5 in favor, 0 opposed

TARPON TOWERS

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

A motion to extend the shot clock to December 11, 2019 was made by Matthew Sush and seconded by Michael Croissant
5 in favor, 0 opposed

BIRCHWOOD ESTATES (house #10 & #24)

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

Mr. Smith – I'm here for a site plan modification. The original site plan was for a 30-foot by 60-foot home. Earlier this year we had a modification to the plan for four homes to be 30.4" by 61 feet long. If you remember in January an issue came up with the number of bedrooms in the homes. Which resulted in higher sewage flow. We then came up with an agreement with the Town and Birchwood to pay them for every bedroom in any homes they build from 50 up to 70. They will have to pay \$2,200 per bedroom. Making a typical six-bedroom home having to pay \$13,200 in fees to get a permit. Now what they want to do is build homes #10 and #24 and they will be 31.4" by 61-feet long. Chairman Kiefer – Are they six-bedroom homes? Mr. Smith - Actually they will be 9-bedroom homes. So, basically the Town will be getting \$19,800 per each of these home for sewer fees.

A motion for a minor site plan modification for homes 10 & 24 was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

SERENITY GARDENS DEVELOPMENT, LLC

Serenity Lane, Monticello, NY S/B/L: 49.-1-4.33 / 49.-1-4.34
Mike Watkins, owner

Mr. Watkins - The last time I was here I received approval for the conversion of the club house building to condominiums. We are 95% complete on those homes. We are close to getting the Certificate of Occupancy. The plan in front of you is to put in more condominium across the street. This one is easier since we are combining 2 parcels into a 10-acre parcel and we will have no issues with septic. We are looking to develop either six, two-bedroom units or four, two-bedroom units and maybe combined one for a four-bedroom unit. Giving us a total of twelve bedrooms. We will need a variance on the total width of the building and the setback. We want to keep a straight line and keep it conforming with the rest of the project. Since this is on a private road, I didn't think this will be a big deal. Chairman Kiefer - How long are the buildings? Richard McGoey - 143 feet long? Mr. Watkins – It might be closer to 150 feet when we are done. Paula Kay – Make sure to get the larger variance so you don't have to go back. Mr. Watkins – We are going to do the same structure for the garages like we did across the street. They will be a pole barn design and the rest will be converted into a residential portion.

Paula Kay – I agree with Richard McGoey and Jim Carnell that these are Row houses not multiple dwellings. Because they are condominium ownership and also because of the construction. Mr. Watkins is going to need the two variances so he will need a denial from the board. He would also like to get a public hearing set tonight too for the night after the Zoning Board of Appeals.

A motion for denial and to send to the Zoning Board of Appeals for the building length and off set. The length will be 150 feet, and the section is §250-28c2 was made by Michael Hoyt and seconded by Matthew Sush
5 in favor; 0 opposed

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

SUNSHINE ESTATES, INC.

221 Ranch Road, Monticello, NY S/B/L: 16.-1-14.1
Joel Kohn

Mr. Kohn – We are proposing to demolish and replace units 1, 2 and 19. Units 1 and 2 will be replaced with a duplex unit of 3,719 square feet and unit 19 will be replaced with a unit of 1,000 square feet. These new units are slightly larger than what is there now. The maximum lot covering is going up to 11.3.% from 10.8%. Chairman Kiefer – So your going to need a variance. Richard McGoey do you have anything to add? Richard McGoey – Mr. Kohn has my comments.

Jim Carnell – If there are any discrepancies that don't actually represent the percentage of lot coverage you need to get them in before Friday.

Richard McGoey – I had a question about a variance for the side yard setback. The expansion is going out the front only? Mr. Kohn - Yes. Mr. Kohn show's Richard McGoey the building on the site plan. Richard McGoey – I think we are ok with the expansion since it doesn't encroach any further out the back.

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

CHOICE PROPERTIES

146 Rock Hill Drive, Rock Hill, NY S/B/L: 32.-2-56.2
Ryan Smithem, Mercurio Norton Tarolli Marshall

Chairman Kiefer - We would like to know why you need 105 parking spots? Mr. Smithem – I believe there are 80 employees now and the rest would be for visitors. Jim Carnell – I would like to know what the square footage of the building is compared to what our requirement is. We require 52 spaces for every 200 square feet. So, that would be double of what we require. Mr. Smithem – Double of what the minimum requirements are? Jim Carnell – Correct. Chairman Kiefer – The reason we were questioning you about the parking was to help you out so you don't have to purchase the additional property. Mr. Smithem – I can speak to them about that. I assume that they need the parking.

Jim Carnell – Did you get anything from the SPCA to make sure they know what is happening, like a proxy? Mr. Smithem – I have the lot line site plan. Chairman Kiefer – We need some kind of agreement from the SPCA.

Paula Kay – We can't move forward until we know that the SPCA is on board with this.

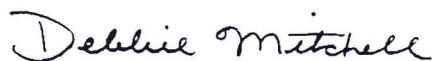
Richard McGoey – The subdivision is for the SPCA property so we need the SPCA's metes and bounds.

Paula Kay – There is no other work being done outside the building right now, correct? Mr. Smithem – As far as I know No. Jim Barnicle – I went by yesterday and there was no work being done.

A motion to not have the November 27, 2019 meeting because of the holiday was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

A motion to close the meeting at 7:22 pm was made by Michael Hoyt and seconded by Michael Croissant
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell
Secretary
Town of Thompson Planning Board