

Approved

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, March 26, 2019



IN ATTENDANCE:	Chairman Lou Kiefer Matthew Sush Jim Barnicle Paula Elaine Kay, Attorney Debbie Mitchell, Secretary Ethan Mindrebo , Consulting Engineer	Michael Croissant Kathleen Lara, Alternate Arthur Knapp, Alternate
----------------	---	--

PUBLIC HEARING

Notice is Hearby Given that pursuant to the provisions of §250-55 of the Town Code 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, New York on March 26, 2019 at 7:00 p.m. to consider the application of York Zhang for site plan review for a doctor’s office in accordance with §250-8 of the Town Code of the Town of Thompson.

This property is located in the RR1 zone at 778 Old Route 17, Monticello, NY S/B/L: 4.-1-53.2
Saad-Eldin Elbedwihy, P.E.

Mr. Elbedwihy - I’m a structural and civil engineer. The owner of this lot is an investor. This is a one family house with an attached garage on 778 Old Route 17 Road. This property is very close to the Hospital. Mr. Elbedwihy shows the public the highway and the driveway which they plan on widening. The breezeway will be closed to make it all one enclosure. The office will be open Monday – Friday with regular business hours. There will be seven rooms, Doctors office and one Doctor on staff. The septic system is acceptable under the Town Code. Next to the septic system we have enough room in case we need to expand. We are not changing the footprint of the existing building. There will be eleven parking spaces including a handicapped space. The drainage system run’s down toward the highway. We will change the grading of the existing driveway for better drainage.

Satisfactory proof of mailing was provided to the Board.

Public Comment

Chet Smith, Rock Hill, NY – You mentioned that this will be a Monday – Friday regular business but, will it be year-round? Mr. Elbedwihy – I believe it would be a year-round Doctor’s office. Chet Smith – With it being just one Doctor and running five days a week, I would think that would be a lot of work for just one Doctor. Paula Kay – Could you find out from the client and let us know how many Doctors will be working here? Mr. Elbedwihy – The client is renting this out to one doctor. Chet Smith – You did mention just one Doctor and with all that parking and having seven rooms it seems that you could accommodate a lot more. Mr. Elbedwihy – The question could go both ways. If it’s too many hours and too many cars or less hours and less service. Chairman Kiefer – Since he’s renting it out it could possible have more than one doctor correct? Mr. Elbedwihy – Yes, with one kind of practice it might not

generate enough revenue. I would assume there could be two doctors sharing the week with different specialties. This happens a lot in NY City. Doctor's will invite other doctor to come and help with the community.

Paula Kay – Ethan Mindrebo are we ok on parking? Ethan Mindrebo – We just received response to comments last week so Richard McGoey hasn't commented on it yet. Mr. Elbedwihy – I addressed that in two letters that I mailed to you. Ethan Mindrebo – Have you submitted revised plans yet? Mr. Elbedwihy – I have not submitted new plans yet.

Mr. Elbedwihy – If the concern is too many cars and a lot of traffic, we will make consideration for better parking. When I say Monday – Friday and regular hours I'm talking about traffic, density and septic. Chairman Kiefer – Check with the owner so we know if it's one or more doctors. Mr. Elbedwihy – The owner said it will be just one doctor. To address all angels, I'm just hypothetically saying one doctor today and another doctor another day. Making the service come to you. But at the end of the day it's just one doctor.

Paula Kay – Any idea on the number of total staffs? Mr. Elbedwihy – According to the rules for parking, we need seven parking spaces for the doctor plus four for staff. There will be One Secretary, One Nurse, and One Assistant Doctor giving us eleven parking spots including one for handicapped should give us enough parking.

Jim Barnicle - What about medical waste, recyclables and paper? Will there be separate reciprocals for each? Mr. Elbedwihy – At this point we are presenting the site plan; the Architect will answer those question. Ethan Mindrebo- Outside storage is part of the site plan. Mr. Elbedwihy – Those things need to be inside. I personally believe that stuff should stay inside. Jim Barnicle– But you will still have waste that needs to go outside. Joe-Beth Camp – I've worked in a Doctors office and Hospital and I can tell you that any medical waste is picked up and is not ever put outside. You will employ someone to handle the medical waste and they will make sure it gets disposed of properly.

A motion to close the public hearing was made by Michael Croissant and seconded by Matthew Sush
5 in favor; 0 opposed

Public Comment Closed

Chairman Kiefer appoints Kathleen Lara to replace Michael Hoyt for tonight's meeting.

Chairman Kiefer called the meeting to order at 7:20 p.m.

A motion to approve the March 13, 2019 minutes was made by Jim Barnicle and seconded by Michael Croissant
5 in favor, 0 opposed

TARPON TOWERS, LLC

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

Jared Lusk, Nixon Peabody, LLP

Sara Colman, Airosmith Development

Mr. Lusk – You had told us last week after the Public Hearing we needed to address the public’s comments and we have. I have here a copy of all the comments from the meeting.

- There was a question about health impacts and the response about federal health issue and that’s info is the file.
- Impact on Property Values - I included information about impacting the property values from an article in the Probate & Property magazine. This report show that cell towers do not have an adverse impact on property values. I say to the Board, take a look at the close’s houses, this area it a rural area and there are no houses with in the vicinity or the tower. Survey’s indicated that wireless service is as important to homeowners as school districts are to homeowners. If someone walks into the house and checks for service and there is none, that is a big negative for property values.
- The Impact on Wildlife - We have provided a map as Exhibit V which indicate from the DEC where this location is and where the endangered species are and as you can see, we are not in that area. We will have no impact on wildlife than that of regular construction in that area. Paula Kay – During the work session we talked about getting Marybeth Bianconi the Town’s Planner involved.

A motion to have MaryBeth Bianconi get engaged with this project was made by Michael Croissant and seconded by Kathleen Lara
5 in favor; 0 opposed

- What is our search area and how did we find the property? - That information was provided in the initial application and I added it again. Paula Kay – Maybe you could go through this again? Mr. Lusk – The question was; What alternate sites were considered and when was the site selection process conducted? As set forth in the Radio Frequency search ring justification report submitted as Exhibit F of the Application, through his analysis of the network, Mr. Crosby, Verizon Wireless RF Engineer and Town officials, identified the area of the Town of Thompson where a tower would need to be located to provide coverage in the Rock Hill area and capacity relief to the existing Wurtsboro and Monticello sites. That search ring is provided on page thirteen and twenty-three of the RF reports. Again, I attached them as Tab W. That was the area where we needed to put a tower to provide that capacity relief and provide coverage. Following receipt of the search ring from the RF Engineer, Tarpon’s real estate consultant was responsible for reviewing the property. Once potential locations were provided, with in the search ring those such locations were given to Mr. Crosby for him to evaluate. Sara Colman then

determines whether or not such potential location will meet the Town's setbacks and if the landlord is interested in leasing the space for a tower. There were seven distinct properties within that ring. Two locations were on one property, one was on a roof top and the other on an adjacent property both owned by the same person. Making it six properties with seven locations. We provided an in-depth analysis of each site. They are labeled A – G. Each site was identified by latitude and longitude. Tab A was a roof top and was rejected because the antenna on the roof top would have been too low. Site B, the same owner, was a water tower. The water tank was too low as well. Site C is what is being proposed. Site D was approved by the RF Engineer but the landlord was not interested in leasing the property. Tab E was approved as a backup but the landlord was still developing the property and was not available to lease. Site F was rejected by the RF Engineer because the property was too low. Site G was approved but again the landlord was not interested in leasing. This was previously provided with the application.

- Someone asked how long did this process take? - Tarpon commenced the site selection process in December of 2016 and concluded with a signed lease for the landlord in July 2018. It was an 18-month long process. Matthew Sush – Site G has new owners since this report was done. Mr. Lusk – Do we know who the owner is? Paula Kay – The new owner is the Center for Discovery. Mr. Lusk – We can explore that property as well. Michael Croissant – I think you will still have the same issue. I think you would want to go the other way.
- Were there pictures taken from Wanaksink Lake? - We did have pictures and they were foggy. We are looking to do another balloon test.

A motion for a seconded balloon test was made by Kathleen Lara and seconded by Matthew Sush
5 in favor; 0 opposed

Chairman Kiefer - When you do it again please give the Town the information on when and what time you plan on doing the balloon test. This way the Board can look at it as well as the neighbors. Paula Kay – When we know the dates, we can put it on the Town's Website. And you will give us several dates correct? Mr. Lusk – Yes, plus the test's are usually done in the morning when it's less windy. Paula Kay - And how long does this take? Ms. Colman – Three hours. Paula Kay – That would be great. Mr. Lusk – There will be three balloons and the lower balloon is where the tower will be. The top two balloons are tracer balloons so you know where the location would be. The lower balloon will be where the top of the tower be.

Jim Barnicle gave Mr. Lusk a picture of a tower that was disguised as a tree and asked him to look to replicate that here.

Mr. Lusk – For public record, we will not go onto anyone's private property when conducting the balloon test.

Mr. Lusk – There were a number of engineer comments and there was suggestion on the proposed drainage outlet on the driveway. The revised plans have been done. The full-size plans will be Fed-Exed tomorrow.

Paula Kay- The county already prepared the 239 and it was local determination and not a community wide impact.

CENTER FOR DISCOVERY

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

Mr. Smith – This facility is located on Homes Road and we had a public hearing and no one came. Richard McGoey comments were that I satisfy his technical review comments and his second comment was about landscaping. Jim Barnicle - Make sure the landscaping is mature.

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

A motion for site plan and special use permit approval was made by Kathleen Lara and seconded by Michael Croissant
5 in favor; 0 opposed

YESHIVAS OHR HACHAIM (BIRCHWOOD ESTATES)

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

Chairman Kiefer - During the work session we talked about putting in a second driveway on the field side for better parking and then this way they can get out either way. Jim Barnicle – Not sure what the buffer will be but make it safer for the kids. Mr. Smith - I don't think its going to be major ball playing on the field, maybe just kicking the ball around. It's just an open space. Michael Croissant – Don't forget they are doing this because of the situation that happened last year. So, let's make it safe. Mr. Smith - Maybe they can leave a strip of tree between the parking lot and the field? Ethan Mindrebo – And they are doing storm water here? Mr. Smith - They will be doing a SWPPP. We are not getting any approval until this is done.

Mr. Smith goes over the comments from Richard McGoey.

- The applicant is proposing to clear an area within the lot that the Planning Board recently approved parking for to be used for sports. - They are clearing the area.
- I would appear that a SWPPP will be required as this area is greater than one acre. - We are doing a SWPPP.

- Any improvements to the field including drainage improvements and/or sports equipment or field should be specifically identified on the plan. - I show the basketball court and drainage that comes onto the property. There is a six-foot chain link fence that goes around the sewage plant so the kids can't play by it.
- The applicant's engineer should drain the site such that drainage will not discharge onto the Town's Sewage Treatment Plant site or others. - Granted that is what the drainage is doing. It is my understanding that a 239 needs to be done.

A motion for a public hearing on April 24, 2019 was made by Michael Croissant and seconded by Matthew Sush
5 in favor; 0 opposed

Matthew Sush and Mr. Smith talked about moving some of the parking spaces.

MAKOVIC-PRO TRUCK FITTERS

Cimarron Road Monticello, NY S/B/L: 31.-1-62.4
John Makovic, Owner
Glen Smith, Engineer

Chairman Kiefer We were talking about the driveway in the work session and would like to see a 20-foot paved space instead of the gravel shoulder. Mr. Makovic – Yes, I can do that.

Mr. Smith goes over Richard McGoey comments.

- Note should be provided on the plan to indicate what will be done with the fence. - On the second sheet of the plans has the note.
- The radii of the entrance drive paving should be shown on the plans. - I'm showing a 30-foot radius coming off of Cimarron Road.
- The Planning Board should discuss the need for landscaping. - The site is not visible from Cimarron Road and there is a lot of vegetation along the west side of the property. Jim Barnicle – The front looks kind of barren. Mr. Smith – They don't really have any frontage there. Ethan Mindrebo – And we just told them to pave that whole section. Michael Croissant – Are you going to put up a sign? Mr. Makovic – Yes. Michael Croissant – Maybe you could do some landscaping around the sign?
- The site plan should show the doorway for the ADA access. - We have added a 3-foot-wide pass door in the westside wall of the building with an asphalt walk connecting to the paved handicapped parking space.

- The driveway seems to be on a separate tax parcel and we recommend a lot consolidation. - I added note number 4. Ethan Mindrebo – Didn't we have a discussion about adding an easement for this lot? Mr. Smith - No. Ethan Mindrebo – Is this not to benefit this parcel? Mr. Smith - Mr. Makovic now owns that parcel. Mr. Makovic – Even if I didn't own it, we don't need to access it from my lot. Mr. Smith - Lot 31-1-93 will be consolidated with the main lot 31-1-62.4 subject to Planning Board Approval. Paula Kay – Are there any variances for this project? Mr. Smith - No
- A note should be indicated that there should be no outdoor storage, display of equipment and/or parts, or materials. - This is note number five on the plans.
- Although the engineer indicates there will be two full time employees, there should be a note identifying whether there will be part-time employees. - Mr. Makovic – It's likely there will not be two employee's working at the same time. Everything is being outsourced. I just need a brick and mortar facility. Chairman Kiefer - Do we have enough parking for two full time employees? Mr. Makovic – Yes.
- The applicant's engineer is proposing a 16-foot-wide paved access drive with a 2-foot gravel shoulders. It needs to be determined if the gravel shoulder will be satisfactory for emergency vehicles. - We addressed this already.
- The Applicant should demonstrate that the responded to the Public Hearing held on June 14, 2018 had been adequately responded to. - My responses have been given to Ethan Mindrebo. There were only two people at the hearing. John Sunshine thought that project's parcels was in two different zones. He said that one was in the HC zone and the other was in the SR zone. I responded with saying that the entire property is in the HC2 zone. Mr. Makovic – The issue was with a parcel that Mr. Sunshine was trying to sell and now I own it. Mr. Smith – The other person was George Duke and he had no objections to the project and agreed with Richard McGoey's comments and just wanted to make sure they were addressed. I responded to those comments from June 8, 2017 on March 2, 2018. There were two letters that represented the EPT Concord and they too wanted to make sure we addressed Richard McGoey comments with the visibility, landscaping and not to cut down trees.

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 lot consolidation of lot 31-1-93 & 31-1-62.4 was made by Michael Croissant and seconded by Matthew Sush
5 in favor; 0 opposed

A motion for site plan condition on final engineers' approval was made by Jim Barnicle and seconded by Matthew Sush
5 in favor; 0 opposed

CAMP KEREM SHLOMO

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

Randy Wasson, Engineer

Chairman Kiefer - In the work session we talked about putting up a new fence along Ranch Road and to do some landscaping. Also, fix the fence on Fred Road. Mr. Wasson – The fence on Ranch Road can be 4 feet high, correct? Paula Kay – Yes, plus landscaping on the street side that’s higher than 4 feet. Mr. Wasson - I did put a note to repair and we can change that note to replace and add landscaping as well.

Mr. Wasson goes over comments.

- A determination needs to be made if 40 feet of fence is all that is needed to be repaired on Ranch Road. - We will replace the whole fence.
- A note needs to be provided that indicates if the sewer line repairs will be made before the camp open up for the 2019 season. - We did a smoke test and noted on the plans where they need to be repaired. Ethan Mindrebo – With the sewer you might want to notify the Building Department when you are going to start the work. Mr. Wasson – How about after the repairs and when we do the smoke test? Jim Carnell – This is limited repair and replace correct? We would be happy with just a smoke test.
- Board needs to review the landscaped plans. - We added Dogwood Trees for landscaping.
- The proposed landscaping labeled as CS and SB along Fred Road should also be included in the landscape table on sheet 3. - The CS labels have been included.
- Changes in the camp and bungalow regulations are pending before the Town Board. Before determining the density there needs to be direction on how to calculate the density. - Paula Kay – These are barrack style domes. The density will be determined as per the state code, square footage per bed. Jim Carnell – With International code you have to allocate X amount of square foot per person, so based on the square footage of the building you will come up with an occupant load, and somehow, they will extract the occupant load into a density. Mr. Wasson – I can give you the occupancy load per allocation.

Jim Carnell – Can they get the repair to the septic done first? Chairman Kiefer - Yes.

A motion for a Public Hearing April 24 ,2019 was made by Matthew Sush and seconded by Kathleen Lara 5 in favor; 0 opposed

A motion to close the meeting at 8:09 pm was made by Matthew Sush and seconded by Jim Barnicle
5 In favor; 0 opposed

Respectfully submitted,

Debbie Mitchell

Debbie Mitchell
Secretary
Town of Thompson Planning Boar