

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, March 10, 2021

IN ATTENDANCE: Chairman Lou Kiefer
Matthew Sush
Jim Barnicle
Michael Hoyt
Debbie Mitchell, Secretary
Matthew Sickler, Consulting Engineer
Helen Budrock, Sr. Planner Delaware Engineering
Michael Croissant
Arthur Knapp, Alternate
Paula Elaine Kay, Attorney

A motion to go into Executive Session at 6:32 pm was made by Michael Croissant and seconded by Matthew Sush
5 in favor; 0 opposed

A motion to come out of Executive Session at 6:46 pm was made by Matthew Sush and seconded by Michael Hoyt
5 in favor; 0 opposed

Chairman Kiefer called the meeting to order at 6:46 p.m.

A motion to approve the February 24, 2021 minutes was made by Jim Barnicle and seconded by Matthew Sush
5 in favor, 0 opposed

Chairman Kiefer - We decided to go with McGoey Houser & Edsall and keep Matthew Sickler as head engineer until the end of the year.

A motion to keep McGoey Houser & Edsall as the engineers through 2021 and have Matthew Sickler as the Senior engineer then we will do an RFP by the beginning of the fourth quarter for 2022, to see who we select if anyone different then McGoey Houser & Edsall as Engineer for the 2022 year was made by Arthur Knapp and seconded by Michael Croissant
5 in favor; 0 opposed

DISCUSSION ITEMS

JUMPCHA PICNIC GROVE

410 Route 17B
Monticello, NY S/B/L: 12.-1-62.3
Steve Green

Helen Budrock – Requesting sketch plan approval for a seasonal commercial recreation facility consisting of temporary bounce houses & amusements, a picnic area and bathroom facilities. This is there first time appearing in front of the board. Issues were raised including the width of the access drive and bus circulation/parking. Additional concerns were expressed about the condition of the existing garage on the site, and how it would be secured. Chairman Kiefer – That building is just a partial wall. Mr. Green – No, it’s a full building.

Mr. Green – They want to do the jump park but I was talking to the Code enforcement and now they want to do a temporary permit for just the summer. They realized it would take to long to get to the Board and with covid they didn’t know if it would be financially worth it. The Building is a 30’ x 30’ block structure and it’s in good shape. We are not going to use the building because it doesn’t meet zoning setback so it will be blocked off. We want to bring in portable bathrooms and they would be towards the parking lot and this would be for about 100 people. There will be sidewalks going towards the picnic area. We talked about traffic control and getting the Police involved. Jim Barnicle – Who would do the Policing? Mr. Green – The Sheriff Department. Chairman Kiefer – I have an issue with camp Buses coming and going all day long. How often are the buses going in and out and at what times? Mr. Green – We don’t know how many people can be allowed with covid. But right now, we have 3 spaces for buses. I don’t know how you control the quantity of them going in an out. Chairman Kiefer – How long are they going to be there and how often are they going to rotate? Michael Croissant – This is going to be a big thing on Sundays and I don’t see the Sheriff being able to help out with Bethel Woods being open.

Helen Budrock – We need to look at the safety concerns before we let anyone on the site. Mr. Green – What concerns? Matthew Sush – There should be a guard shack or check in gate. I don’t like the buses backing up with people walking around so separate the bus parking from where other people park. There needs to be someone on site when this is operating. Mr. Green – Do you want to do that contractually? I understand what you’re saying and I agree with you. What would be the best way to handle this? Paula Kay – I think your client needs to figure that out.

Jim Barnicle – The speed limit is 55 mph now too. Mr. Green – I do have one way in and one way out. Matt Sickler – Was this discussed with the Department of Transportation (DOT) in regards to the entrances? Mr. Green – I have not started that discussion yet. Helen Budrock – We don’t know if there is adequate site distance, turning radius for buses to get in an out. The applicant should get everything together and figure out a permanent solution instead of trying to rush this along. Paula Kay – I would like to see a business plan. What are the hours and days? Mr. Green – It was on the application. It is May 1 – Sept 30 Monday to Friday, 9 to 5. Except for Saturday and Friday night and No Sundays. Paula Kay – How many employees? Mr. Green – I have to ask.

Mr. Green – I guess the next step is to talk to the DOT to get the entrances approved. Arthur Knapp – I think this would fall under special permit for this kind of thing. Chairman Kiefer – Amusement Park, I think. Mr. Green – When I talked to Eric, he said there was no rules for temporary amusement parks. That I just had to talk to you guys and you would have to approve it or not. Chairman Kiefer – What is temporary? Because it’s not going to be Temporary for one year correct? Mr. Green – No it’s just for this year and if it went well, we would then look to get bathrooms built and go to the Zoning Board of

Appeals (ZBA) for the building. Arthur Knapp – This is going to be a test year then? Helen Budrock – This is a special permit use. Paula Kay – I think the applicant needs to do a little homework and get to DOT and then come on back. Arthur Knapp – There must be someplace where this has already been done? Mr. Green – There is another one in Thompson now. Paula Kay – Correct, with full site plan approval.

Matthew Sush – The building that is on site, can you have a building like that on a site of this use and then how will you secure it so it doesn't get used? Mr. Green - It has a large garage door and it can be locked. Chairman Kiefer – Are you going to use it for storage? Mr. Green – No it's an illegal building because of setbacks and can't be used. Michael Croissant – Maybe put a fence around the building? Matthew Sush - Can that be part of this application and then you go to the ZBA first? Mr. Green – Not if it's temporary, because they wouldn't be using the building. Since it's going to be a while, temporary is out of the question. Matthew Sush – Do you want to go to the ZBA early in the process or wait? Mr. Green – I don't think the DOT is going to get back to me in 30 days. Jim Carnell – Let me clarify the ZBA question. The building is a preexisting non-conforming building and you will not need a variance to use the building in its current use as storage. If they are going to convert it, they would possibly require a variance and that would be by the direction of this Board. But as it sits now, there is no variance needed. I believe the rides or bouncy house on the site will be subject and fall under OSHA or Department of Labor. I don't know what the time frame is for the Department of Labor to consider it a temporary use. But there is something about consecutive days, like when a fair comes to town. Those rides get inspected by the Department of Labor annually or DOT depending on how the ride is constructed. I don't know what the regulation would be but on temporary bases it would be subject to OSHA. Michael Croissant – Is that something you have addressed yet? Mr. Green – I have. This Lady has done this somewhere else before. I can ask her more info.

Jim Carnell – The Department of Health (DOH) will also need to be involved as well. Arthur Knapp – I agree that the DOH will have a big part of this specially with the State being able to control crowds.

Jim Carnell – There is a steep change in elevation there and I don't know how buses will travers without bottoming out.

Michael Hoyt – Different owner now then what was on the application, this should be updated.

Helen Budrock – This is a special use permit so there will be a Public Hearing.

Chairman Kiefer - How many bounce houses? Mr. Green – Six and no metal rides just a picnic area and as far as I know no food service. Paula Kay – Just show everything on the site plan.

MONTICELLO CHICKEN, LLC (POPEYE'S)

4438 State Route 42,

Monticello, NY S/B/L: 13.-3-40.3

Richard Baum, attorney

Robert Grimaldi, Architect from G141 Architecture, LLC

Kiran Muppala, Engineer from GreenbergFarrow

Ed Baksh, representing Monticello Chicken

Rich Procanik, engineer from GreenbergFarrow

Pablo J Medeiros, representing the Thompson Square Mall – Heidenberg Properties

Mr. Baum – We have an application to put in a Popeye's. We submitted a full set of plans but we missed submitting the landscaping plans. We can share those now if you want. Mr. Baum – This is the former location of Catskill Hudson bank; the bank will be raised and Popeye's will be put up. This will be 90 degrees of where the building is now. The site plan has been shared with the board. This is two section block lots that is kind of under the existing building. I'm looking to see if we can just abandon that line and we would like to combine that into the overall parcel. If we don't abandon the line it will make no sense. Chairman Kiefer - This is separate from the Mall? Mr. Baum – Correct, same ownership but it has a separate section block lot. We will be eliminating that. This plan is an amendment to the existing plan but we are not amending anything that the Mall is doing. It will not change any of the existing approvals. We have 3 minor variances. We have a side setback and a combined side yard setback and a variance on the Sign. The Parking lot will have more spaces with this design. Helen Budrock – The town recently passed an amendment to the Zoning law in regards to the parking. From 1 parking space for every 150 square feet of retail to 250 square feet of retail.

Jim Carnell – Their current parking is already exceeding what we need. We require 1 handicapped and they are doing 19 spaces and 2 handicapped.

Matt Sickler – The traffic circulation plan shows your dumpster access with the turning movements for that truck. How does Popeye's receive their delivery's, size of truck and time of day? Mr. Baksh – We actually have two deliveries. We have a WE50 that comes in once a week. That happens either early morning or late at night when no one is there. They do a key drop delivery and is for the main frozen products. And a smaller box truck that comes 3 time a week in the morning that delivery's the fresh chicken. Matt Sickler – Can you add that to the site plan it would be helpful. Making that turn from the mall access might be tight for a larger truck, so if you can address that please. The sanitary sewer, you are proposing some work on the line that services Popeye's as well as Auto Zone. We might need more info on this so that Auto Zone is not interrupted and we need to get Mike Messenger involved. Jim Carnell – I did talk to Mike Messenger today, he sent me the e-mail regarding the existing services for the Bank and Auto Zone. It's serviced by a small pump station. His one concern is about the flow since the bank had less employees and a grease trap is to be installed prior to the pump station. Matthew Sickler – I did see a grease trap was proposed. Mr. Procanik – We are anticipating 1,500 gallons and we can increase if we have to. Jim Barnicle – Can you compare it to another store so you can have something to compare it to? Mr. Procanik – Sure, we do have that information and that is why we started with the 1,500 gallons.

A motion to retain the Town Engineer on this project was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

Mr. Grimaldi shares the designs of the store. Mr. Grimaldi – The new building will have a New Orleans look. It will have brick, eifs and wood panels on the front entrance. It’s modern and a new look and we are starting it here. Chairman Kiefer – Will this fit in with the rest of the building there? Helen Budrock – I believe so and it looks nice. Michael Croissant – Do we need to stay with the stone like the other building in the area? Chairman Kiefer - I think this is nice and will fit in.

Michael Croissant – Is there a free-standing sign somewhere? Arthur Knapp – They proposed a free-standing sign and I think we need to address that. Jim Carnell – Part of phase 1 had a free-standing sign. I believe the second free standing sign is for only Popeye’s or is it for other tenants? Mr. Procanik – That sign will have other stores on it too. Helen Budrock – That is a new sign? Jim Carnell – This sign was proposed and approved.

Michael Croissant – I would like to see stone work under the windows to match the other buildings. Michael Hoyt – I agree with Michael Croissant. Mr. Grimaldi – Can the Town provide us a specific specification for that? Michael Croissant – I think everyone else is doing a veneer natural stone. Mr. Grimaldi – As long as it’s stone and we can have it in the Gray family to match our building. Arthur Knapp – We should see what they select first don’t you think? Michael Croissant – Yes. Mr. Baksh – We can do the stone on the bottom. Mr. Grimaldi – It will be a culture stone, southwest Coronado with a gray tint, to match our gray.

Mr. Baum – We would like to get this application accepted and then follow with a Public Hearing. How do you want us to handle the ZBA? Paula Kay – I would say go to ZBA first before the Public Hearing. And if there is any Public, they will show up at ZBA first then come here.

Pablo Medeiros – The sign that was approved was not going to be done until our next Phase. I think there is space on the existing sign that is there now. Mr. Baum – If there is space then we won’t need that variance then.

Jim Carnell – To get onto the next meeting is one week from today. Then to get onto the ZBA deadline, it is two days after our next meeting.

Mr. Grimaldi – Electronic submission for the stone instead of the actual stone be ok? Michael Croissant – Yes.

AGENDA ITEMS

CONCORD ASSOCIATES, LP

219 Concord road

Monticello, NY S/B/L: 9.-1-34.1

Henry Zabatta, Consultant for Capelli

Mr. Zabatta – We are requesting a 6-month extension. We are in the process now of getting a new engineer for a new plan. We are looking to do a residential and retail project. Paula Kay – What about Fairways? Mr. Zabatta – We are trying to get a partner or sell the project. We might be able to combine the two projects but they are two different zones. Right now, we are trying to figure out what to do with the Concord site.

A motion for a six-month extension until September was made by Michael Croissant and seconded by Jim Barnicle
5 in favor; 0 opposed

GARDEN HILL ESTATES

50 Strong Road,
Monticello, NY S/B/L: 1.-1-12
Joel Kohn
Steven Barshov

Mr. Kohn - Looking for a conditional final approval for the Shul. Mr. Barshov - Rich Gordon and I have spoken a few times and we have addressed his issue and he is comfortable with how we handled it. We have addressed all the comments and concerns.

Paula Kay – In addition to the usual all fees have been paid and all comments have been addressed there are a couple of additional things: Code enforcement, issue that were raised by Mr. Gordon and that includes the well testing and monitoring. Prior to any new wells being put into service the applicant shall give Mr. Gordon and any neighbors within 1,500 feet a 7-day advance notice of the 72-hour pump test. Garbage Cleanup, the applicant should clean up Mr. Gordon's property. Keep noise from Ice Cream and food trucks to a minimum. The contact person; A person shall be designated by Garden Hill Estates to act as a liaison with the Gordons for the amicable resolution of any future problems. That contact person's cell phone number and email shall be provided to the Gordons by the Applicant and to the Building Department prior to occupancy each season that Garden Hill Estates is open.

Chairman Kiefer - That's all of them? Paula Kay – There are a few more but they are the most important one's based on the Public Hearing.

Michael Croissant – Have the fines been paid? Paula Kay – That will have to be paid as well.

Matt Sickler – The last comments in January have all been addressed.

A Negative Declaration under SEQRA was made by Michael Hoyt and seconded by Jim Barnicle
5 in favor; 0 opposed

A motion for a conditional site plan approval in cooperating all the conditions within the resolution that has been reviewed by the Board and made Public was made by Matthew Sush and seconded by Michael Croissant

5 in favor; 0 opposed

CAMP ROMIMU, INC

178 Roosevelt Road
Monticello, S/B/L: 43.-1-8
Rabbi Shlomo Pfeiffer

Rabbi Shlomo Pfeiffer – I have an updated site plan that shows the distance from the basketball courts to the road. Rabbi Shlomo Pfeiffer shares the site plan to the Board. Its 146 feet to the center of the road from the corner. The cement pads are flush with the court. We got a quote for putting padding on all the polls. These will be custom pads because some of the poles have outlets on them.

A motion to approve minor modification to an existing site plan was made by Michael Croissant and seconded by Michael Hoyt
5 in favor; 0 opposed

PRAFUL DESAI (MONGAUP VALLEY MOBIL STATION)

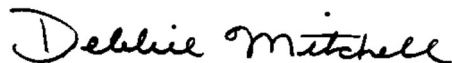
824 State Route 42
Monticello, NY S/B/L: 17.-1-2.2
Tim Gottlieb, Engineer

Jim Carnell – This application has been in a HC-1 zone forever. They just recently asked for small coolers in the back of the building. They had to go to the ZBA because of the zoning. The ZBA had requested that they get a zoning change within 3 months and then in 6 months get the whole project done.

A motion for a recommendation to the Town Board for a Zoning change was made by Jim Barnicle and seconded by Michael Hoyt
5 in favor; 0 opposed

A motion to close the meeting at 8:07 pm was made by Michael Croissant and seconded by Chairman Kiefer
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell
Secretary
Town of Thompson Planning Board