

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, February 24, 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
Kathleen Lara, Alternate
Arthur Knapp, Alternate
Paula Elaine Kay, Attorney

Chairman Kiefer called the meeting to order at 6:30 p.m.

A motion to approve the February 10, 2021 minutes was made by Jim Barnicle and seconded by Michael Croissant
5 in favor, 0 opposed

A motion to go into executive session at 6:35 p.m. was made by Matthew Sush and seconded by Michael Hoyt
5 in favor; 0 opposed

A motion to come out of executive session 6:48 p.m. was made by Matthew Sush and seconded by Michael Hoyt
4 in favor; 0 opposed

Chairman Kiefer - How do we want to word this Paula Kay on our decision? Paula Kay - The planning board would like to hire Matthew Sickler on an interim basis to represent the Town Planning Board as the engineer in the absence of Richard McGoey. Arthur Knapp – The firm is staying the same. We feel as a board to stay with the continuity that we have with Richard McGoey being our head engineer and Matthew Sickler will best provide that for us with this interim period, which will allow us to prepare for the permanent position after the interim period.

A motion to make Matthew Sickler the interim engineer was made by Jim Barnicle and seconded by Matthew Sush
5 in favor; 0 opposed

Discussion Items:

ICHUD GROCERY
3711 State Route 42
Monticello, S/B/L: 28.-1-27-2
Rabbi Schwartz
Tim Gottlieb

Bery Spitzer

Mr. Gottlieb – This is to add a 4,000 square foot addition to the grocery store on Route 42.

Mr. Gottlieb goes over the comments:

2: The graphic scale as well as the dimensions provided on Plan sheet 1 or 3 revised 12/31/2020 are not to scale-This was corrected

3: The applicant should provide adequate parking; 68 spaces are required and only 56 spaces are proposed. - We are 12 spaces shy.

4: The Applicant is requesting that the Planning Board consider continuing to allow them to utilize the covered storage units behind the building. – We would like to keep those.

5: Pallet storage continues to be proposed outside. – We added notes for storage of pallets. They shouldn't be stored within 8 feet of the property line and not more than 10 feet high and storage within the fenced in area.

6: The site plan shows that the proposed refrigeration units on the side of the building will be enclosed. - Going to incorporate enclosure detail as part of the architects plans.

7: Our comments of January 4, 2021 requested that the Engineer provide a letter report verifying that the septic system is satisfactorily sized for the expanded grocery store – We designed a new sewer system. The architect will give you detailed plans on this.

9: In line with the Boards concern with pedestrians crossing Route 42 in an unsafe manner without benefit of a crosswalk the Applicants Engineer noted that NYS Department of Transportation (NYSDOT) will not entertain a crosswalk at this location. The Engineer was going to provide some verification of this position from NYSDOT. - We have an e-mail saying that the NYSDOT based on their design manual will not entertain a crosswalk at this location. Chairman Kiefer - What does that mean? Mr. Gottlieb – They can't put a crosswalk there because it's on top of the hill on a vertical curve.

Chairman Kiefer - They need 12 spots can't they take it off the synagogue lot? Mr. Gottlieb – Certainly. Kathleen Lara – I asked Mr. Kohn if they can use the cut through that connects the parking lots? Mr. Gottlieb – There is a paved driveway from the store to the synagogue. Kathleen Lara - Would be nice if they used the connection more? Mr. Gottlieb – The ability is there. Chairman Kiefer - On the plan they should designate the spots along the property line.

Jim Barnicle – There are rehab companies that will pick up the pallet's so you don't have to store them. They will come by weekly. Rabbi Schwartz – OK.

Mr. Gottlieb shares the site plan.

Matthew Sush – With out having a crosswalk how do we ensure the safety of people crossing the street?
Michael Croissant – Can we send a letter to the NYSDOT stating we need something? Paula Kay – We can send a letter or a resolution. Matthew Sush – Maybe some kind of signage and an open area near the entrance road. That will give car's and people plenty of room.

Rabbi Schwartz – There is a cross walk by entrance number 1. Arthur Knapp – That's up by Sleepy Hollow. Helen Budrock – The best bet is to get signage, the NYSDOT is not going to put a crosswalk on Route 42 without sidewalks on both sides. Chairman Kiefer - The crosswalk that they did, is it compliant? Helen Budrock- I don't think so? Arthur Knapp – They put sidewalks in, didn't they? Chairman Kiefer – Not on both sides. Paula Kay – I think the applicant should look into this.

Michael Croissant – I'm ok with this project except for that crosswalk issue.

Helen Budrock - What does the board want the applicant to do besides what they have already done by reaching out to the NYSDOT? Chairman Kiefer – Get the required amount of parking spaces. Jim Barnicle – Signage about pedestrian traffic.

Helen Budrock - I think we need a letter from the NYSDOT explaining why they can't do the crossword there and if they can't do one what else could they do to help with this issue.

Rabbi Schwartz – In the past they lowered the speed limit to 30. Mr. Gottlieb – But it turns 45 right at that section. Michael Hoyt – Is most of the foot traffic from right across the street or from further up? Mr. Gottlieb - Across the street.

Helen Budrock - Did you indicate that you are designing a new septic system or are they in the plans you submitted? Mr. Gottlieb – I submitted them. Helen Budrock – Chairman Kiefer, is that something you want the engineer to review for the next meeting? Chairman Kiefer – Yes.
Helen Budrock – Mr. Gottlieb, you said you could produce some kind of rendering of what the facade would look like? Mr. Gottlieb – Yes.

Jim Carnell – In regards to the septic, is that something that the Department of Health (DOH) has to approve? Tim – Only if they are involved with permitting. Jim Carnell – So it's less than 1,000 per day? Mr. Gottlieb – Yes, it's 990.

Chairman Kiefer - What is up with the roof line? Mr. Gottlieb shares a picture of the building.
Michael Croissant – Is that aluminum siding? Rabbi Schwartz – Yes. Michael Croissant – I would like to see the stone ledge on the front and go with the synagogue colors. Rabbi Schwartz – We can try that.

Helen Budrock- Send the architect a copy of the Town's sign guide book so the sign fits in with the new buildings design.

Matthew Sush – Can we talk landscape? Mr. Gottlieb – There is some landscaping there from the last approval. Helen Budrock- Maybe do planting beds in front of the building. Mr. Gottlieb – There is a

sidewalk proposed in front of the building. Michael Croissant – I would do landscaping by the road since the front of the store is not easily seen from the road.

Rabbi Schwartz – A few years ago the Board asked that we do a new fence and they were very happy with the fence. We try and take care of the fence as soon as there is an issue. Michael Croissant – You do take good care of the property.

Jim Barnicle – Put planters in front of the building and do the stone work. Mr. Gottlieb – Can't put planters in front there is a side walk.

Helen Budrock- Was a 239 and Public Hearing already done? Mr. Gottlieb – Not for this project. Helen Budrock - Are we ready for a public hearing? Paula Kay – That is up to the Board. Matthew Sush – Maybe we can put them on the next Agenda and then decided on the Public Hearing.

Paula Kay – Mr. Gottlieb let us know when you are ready to come back. Mr. Gottlieb – Yes, I'll do that.

JUMPCHA PICNIC GROVE

410 Route 17B

Monticello, NY S/B/L: 12.-1-62.3

No one showed up.

CAMP ROMIMU, INC

178 Roosevelt Road

Monticello, S/B/L: 43.-1-8

Rabbi Shlomo Pfeiffer

Rabbi Shlomo Pfeiffer – Randy Watson did the site plan for us and he has since retired. We did four basketball courts at our camp and they are 216' x 100' outdoors.

Jim Barnicle – How do you separate the courts? Rabbi Shlomo Pfeiffer – This is one pavement with a line that separates them. Jim Barnicle – If the kids are playing the balls can bounce from one court to another. Rabbi Shlomo Pfeiffer – There is a buffer between each court, I believe it's 8 feet.

Matthew Sush – Where do people stand that are play and are not in the game? Rabbi Shlomo Pfeiffer – They stand on the ends and the hoops have pads on them. Chairman Kiefer - The issue is there are games going and the ball gets loose, someone can get hurt by running between the courts. Rabbi Shlomo Pfeiffer - It's basketball not hocky, they are going back and forth not side to side.

Jim Carnell – Jim Barnicle, what separates the indoor courts in the school gyms? Jim Barnicle – Nothing. Rabbi Shlomo Pfeiffer – It's all NBA regulation size. When we go on college trips, they have multiple court next to each other. The only requirement is the padding and separation. Michael Croissant – I don't see an issue.

Matthew Sush – Is there striping detail? Rabbi Shlomo Pfeiffer – I didn't realize I had to come here because the courts were under ½ an acre. These courts are already built.

Matt Sickler – It looks like there is a separation between the courts. Maybe that can be clarified on the plan?

Rabbi Shlomo Pfeiffer shows the Board an actual picture of the courts from overhead.

Jim Barnicle – I can see separation. Rabbi Shlomo Pfeiffer – It is either 6 or 8 feet, I can look it up.

Matthew Sush – I see there are lights on there and do we need lighting details? And is there any issue with the amount of light being produced? Rabbi Shlomo Pfeiffer – We had it designed professionally, it's all to code and I have a cut sheet. Michael Croissant – Can the bases of the pole be wrapped? Rabbi Shlomo Pfeiffer – They are wrapped but the light post in the middle are not because there is no activity in the center of the court. The DOH asked us to put it where the kids are focused on the basket. On the bottom there is a cement base. Matthew Sush – Is there a trip fall hazard? Rabbi Shlomo Pfeiffer – We operated this past summer and had 0 issues. Matt Sickler – We should have a cut sheet for the lighting and the lighting levels. It's hard to tell how far you are from other structures on the property and how the lights can impact those structures.

Michael Hoyt – How far out of the ground is the cement bases stick out? Rabbi Shlomo Pfeiffer – I don't know, it was put in by American Electric. Michael Croissant – I think we should have some kind of protection around the lighting poles on the court. Rabbi Shlomo Pfeiffer – I can do that. The distances are on the site plan.

Rabbi Shlomo Pfeiffer show the site plan to the board.

Jim Carnell – Where the second entrance is, it is unpaved and it's a limited use road. That is right about where the courts are. Rabbi Shlomo Pfeiffer – It's almost like a dead end.

Michael Croissant – Was there a permit issued for this? Jim Carnell – No, we found this while doing a site visit for another project. Rabbi Shlomo Pfeiffer – We were not trying to hide this. Jim Carnell – It would have just been an electrical permit and site work permit. Michael Croissant – Is there a fee? Paula Kay – Yes, they will have a building without permit fee. Rabbi Shlomo Pfeiffer – Again I didn't realize.

Matthew Sickler – Are we ok with the setback from the road? Rabbi Shlomo Pfeiffer – Yes, it's around 130 feet from the road.

Paula Kay – Is there any other guidelines you need to see before putting this onto the Action Agenda? Matthew Sickler – Just need to see the lighting cuts and can we get the setback noted on the sight plan?

Matthew Sush – Does our code require fencing for basketball courts? Jim Carnell – No.

Action Item:

JUDY KING MURRAY & WANAKSINK LAKE CLUB

Wurtsboro Mtn Road

Rock Hill, NY S/B/L: 35.-1-38 & 35.-1-39.1

Judy King Murray, Applicant

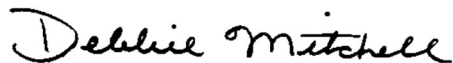
Ms. King – At the previous meeting the engineer firm made the lot line contoured with the high-water mark of the lake. We straightened out the line to make it 25 feet back from the left and right side.

Matthew Sickler – It was pretty straight forward.

A motion for a final subdivision approval was made by Matthew Sush and seconded Michael Hoyt
5 in favor; 0 opposed

A motion to close the meeting at 7:53 pm was made by Jim Barnicle and seconded by Matthew Sush
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell

Secretary

Town of Thompson Planning Board