

TOWN OF THOMPSON

PLANNING BOARD

WEDNESDAY, JANUARY 23, 2013

WORK SESSION – 7:00 PM

REPUBLIC LAKE JOSEPH – discuss roadwork

ARC – demolition permit

CONGREGATION ICHED ANASH – building renovation & name change

MEETING – 7:30 PM

~PUBLIC HEARING~

THOMPSON HEIGHTS – Cold Spring Road – 184 unit
residential development

~REGULAR MEETING~

YISSOCHOR DOV LOWIN – Feldman Circle – temporary
grocery store

EAGLE CREEK – Starlight Road – 4-lot subdivision

EXCELLENT BUS SERVICE – Heiden Road – bus station

KREITER – Dillon Road – subdivision / lot improvement

PAYNE – Hoover Street – outdoor display yard

VASAPOLI – Cold Spring Road – contractor's office, storage &
repair

SUNSHINE ESTATES – Ranch Road – replace 4 family
dwelling unit

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, JANUARY 23, 2013**

IN ATTENDANCE: Chairperson Patrice Chester
Matthew Sush
Melinda Meddaugh
Alternates Bernard Cohen & Jonathan Sunshine
Paula Kay, Attorney
Dick McGoey, Consulting Engineer
Anna Milucky
Lou Kiefer
Scott Mace, Liaison

~WORK SESSION~

REPUBLIC LAKE JOSEPH – Glenn Smith

Glenn said that the applicant would like to do some road clearing so they can get machinery in to do perc and deep pit tests. A restoration bond amount would be worked out between our engineer, attorney and Glenn Smith. Silt fencing would be installed. The board agreed that if a developer's agreement was drawn up indicating what is allowed to be done they would have no problems letting some roadwork be done. Paula said that the Supervisor / town board has to sign off on the bond amount.

Anna Milucky recused from the following project

ARC – Glenn Smith

The applicant would like to get a demolition permit so that renovations can be started on the building they purchased on Cimarron Road. This is a 4-½ million dollar project. The renovations are for offices and other uses. Final site plan approval was granted but the plans have not been stamped yet. The Department of Health needs to sign off on the water system before the plans are signed.

Logan Ottino said she had no problems with issuing a demo permit; Dick McGoey agreed it was ok.

CONGREGATION ICHED ANASH – Tim Gottlieb

The applicant is proposing to change the use of two buildings. They are asking the board if they need site plan approval to flip the use. The former field house will become the dining hall and kitchen; the current kitchen/dining hall will be changed to the gym and dormitories. The Department of Health will need to approve the plan. Renovation plans and sprinkler plans must be submitted to the building department after sign off from the DOH.

Paula Kay stated that pursuant to Section 250.50 of the town code site plan approval is not required if there are no exterior changes proposed for the buildings. There will only be interior renovations.

~PUBLIC HEARING~

Chair Chester asked that anyone wishing to comment at the public hearing fill out a card; they will then be called on to speak.

Chair Patrice Chester called the meeting to order at 7:30 and opened the public hearing.

60 surrounding property owners were notified by certified mail

THOMPSON HEIGHTS – George Cronk of Chazen Engineering

Chair Chester read the legal notice. Proof of mailing was submitted.

Mr. Cronk stated that the project had previously been approved in 2009; and is now expired. There was a zoning change to SR. The proposal is for 184 dwelling units. 164 will be two-bedroom; 20 units will be one-bedroom. The property will be used mostly on weekends and during the summer. There will be a pool and shul; the code requires 450 parking spaces. 460 spaces were shown on the approved plan. There are approximately 2.1 acres of wetlands, 8 acres of lawn and landscaping and 10.5 acres consisting of buildings, roads and parking. The entire parcel is 33 acres. Storm water treatment plans were previously approved. The applicant has been working closely with the town regarding installation of a water tower. Not only will the improvements be beneficial to this project but also several other projects proposed in the area as well as the surround residences. There is no change between this project and the previously approved site plan. We are here to get that plan approved again. The water issues have held up the project and those are nearly resolved. Wells for the town have been drilled.

Chair Chester called on those who had filled out cards.

Bill Culligan: I am the Superintendent of Water & Sewer. The project developer has been working closely with the town regarding the water issues. There have been two wells drilled on town property as agreed. This is already a major improvement. Our wells provide 20 gallons per minute and 30 gallons per minute respectively. The new wells provide over 200 gallons per minute. The water tower will eliminate pressure problems and in turn eliminate issues we have during the summer. Mr. Weinberger has invested a lot of money to date. The Department of Health has been the hold up. They require a 200' buffer around the well site. The town property is not that large but the Village of Monticello owns the abutting property. They have agreed to give us an easement that will protect both our property and the Village property. The Village well site is in the same vicinity and they have the same concerns with the buffer.

Pamela Zaitchick read a letter from Toby Boritz. This letter can be found in the Thompson Heights file.

Bent Turk: I am here representing Cozy Acres; but I ask that someone else do the talking

Moshe Rosenfeld: I am here to represent Cozy Acres. We have 38 homes on the neighboring property. We also want to work with the town and have a relationship with Mr. Weinberger. These are our concerns.

- 1) The water pressure is an issue. During the summer there is a complete lack and no water comes out of the taps. We are at the end of the line and the proposed water tower may not successfully alleviate the problems. We would like to confirm that this is the solution to the problems that we have with the lack of pressure.
- 2) The way the lots are laid out. We have a different view of what we have and the project layout. The newly proposed lot line comes across two of our houses.
- 3) There are negative consequences with the hill behind our property; there are trees there. A 50' offset overlooking our property, pool and our houses that are already there. This whole project is news to us; we knew nothing about it until the notice.
- 4) The pool and shul for the new project are at a point where our property meets
- 5) The road exiting onto Cold Spring Road; both coming and going on a curve; there will be significant traffic issues with that many parking spaces and cars.

Roger Bettors: It seems like the town is back to its old way of thinking. The town has already cut a deal and can't say no to the project. This is a lot of stuff on a little bit of land.

Nathan Barber, Cozy Acres: I think that what presented is what we want to say to the board. There are wetlands; when it rains there is major flooding from the run-off of the mountain. Now they will be taking trees down. That may make it worse. I guess it isn't right to bring up the personal nature we have with the builder. There are certain things that were promised that were not done the way we would have liked. What happens to the new project when things are not done? We were told that we couldn't enlarge our units because of a violation of not having enough parking spaces. Now there is not enough room to build those parking spaces.

Leima Minkowicz, Cozy Acres: I wanted to make my unit, #22, bigger. There is this business with the parking and they said I couldn't until this was resolved. Then I could get a permit. There was also a comment regarding the number of units and the size of the pool and shul; the size is not large enough to accommodate that amount of people.

Chair Chester advised that the board would take no action tonight. We will be looking into each of the concerns and how best to address them.

There was no further public comment.

A motion to close the public hearing at 8:10 PM was made by Lou Kiefer seconded by Anna Milucky.

5 in favor

0 opposed

Chair Patrice Chester opened the regular meeting.

~REGULAR MEETING~

A motion to approve the minutes from the previous meeting was made by Matt Sush seconded by Lou Kiefer.

5 in favor

0 opposed

A motion to take the agenda out of order was made by Matt Sush seconded by Lou Kiefer.

5 in favor

0 opposed

KREITER – John Galligan & Kathy & John Kreiter

The applicant is proposing a lot improvement. Ms. Kreiter stated that she wanted to build a new house.

Mr. Galligan advised that Kathy & John own two lots on Dillon Road. The property was subdivided several years ago. One lot has the house and one lot is vacant. They would like to convey the existing house to a family member. The proposal is to take 6/10 of an acre away from the home lot and add it to the vacant lot. The newly created lot will allow for all the setbacks required by the town.

Chair Chester said that there are current issues with the uses on the property. There are animals on the property that are not allowed in that zone.

Ms. Kreiter said that she has always had animals.

Paula advised that there are animals and they are not allowed; there are sheds and out buildings on the vacant lot without a main dwelling. They need a variance. The animals were discovered.

Ms. Kreiter said that she was never told that she couldn't have animals. Tom was there and said everything looked good.

Logan Ottino advised that the violations were sent out this week.

Paula said that the board cannot approve this plan with outstanding violations

Mr. Galligan told the board that the new house will be there shortly.

The suggestion was that the applicants wait on the lot improvement until the new house is built. This is allowed in the SR zone as long as all setbacks can be met at the time the property is to be subdivided.

Paula said they still need to deal with the animals. She asked what kind of animals they had.

Ms. Kreiter responded that they had chickens, some goats and a donkey.

Paula suggested that Ms. Kreiter come in and meet with her, Logan and Nancy Marinchak. Do an inventory and as those specific animals are no longer there, know that they cannot be replaced.

Chair Chester reminded the applicant to make sure that they can meet all required setbacks once the lot line is moved.

JOHN PAYNE – John Galligan

There is an outstanding issue with an unpaid fine. Mr. Payne must pay the fine before the board addresses the project.

YISSOCHOR DOV LOWIN – Yolie Kohn

The applicant addressed the previous comments. The storage shed was completed and the outside items are in there. They are requesting an extension to the approval of the grocery store in the basement of a residential dwelling. They have been made aware that they need a handicap bathroom for the store. They are working on Phase 2, which will include 16 more lots and the new grocery store.

Yolie said that the engineer is drawing up the handicap bathroom plans; they will be submitted to the building department shortly. Construction should be completed within 60 days.

Logan said that they were only just made aware that they need the new bathroom.

A motion to grant a 12-month extension to the site plan, beginning on 12-31-2012 was made by Anna Milucky seconded by Lou Kiefer. The extension is contingent on the handicap bathroom being completed with 60 days of 1-23-2013.

5 in favor

0 opposed

EAGLE CREEK – Glenn Smith

This project is a 4-lot subdivision on Starlight Drive. There was a public hearing at the last meeting. Lot 3 does not have an average depth of 300'. The undisturbed buffer is shown on the plan along with the 25' gratuitous offer of roadway dedication. All comments have been addressed. At the public hearing a neighboring property owner asked if there would be the same deed restrictions on these lots as the one his mother owns. It was suggested that he bring in a copy of those restrictions. This was never submitted to the town.

Glenn said that Sheet 2 has a note with regard to the house location for Lot 3.

A negative declaration motion was made by Anna Milucky seconded by Lou Kiefer.

5 in favor

0 opposed

A motion to grant a waiver of the 300' lot depth requirement for Lot 3 of the subdivision was made by Matt Sush seconded by Melinda Meddaugh.

5 in favor

0 opposed

A motion for approval of the four-lot subdivision conditioned on final review and approval by Dick McGoey was made by Anna Milucky seconded by Lou Kiefer.

5 in favor

0 opposed

EXCELLENT BUS SERVICE – Glenn Smith

The applicant has purchased a 3.8-acre parcel on Heiden Road. There is a small stone house on the property. The property is located in the CI zone that allows bus stations. The busses will drive through to a parking area. The plan shows a canopy for the busses to pull under to load and unload passengers. Separate parking has been shown for the workers. Not many people park at the station; busses come in from all over the county, passengers are dropped off and get on another bus to the city. The existing house will be used for office management staff.

Public bathrooms were discussed. Glenn said there are bathrooms on the busses. The applicant wants to use port a johns; 2 men's and 2 women's. The bus service only runs for about 8 weeks from July 1 thru the end of August. The board would like them to look into long-term bathrooms; now that they own the property and no longer renting a site.

Glenn stated that it will be a wood truss steel canopy.

Glenn will cut back the number of parking spaces; the code allows a maximum of 60,000 square feet for a bus station.

A sign location and size must be added to the site plan.

A motion to set a public hearing for February 27th was made by Anna Milucky seconded by Matt Sush.

5 in favor

0 opposed

VASAPOLI – Tim Gottlieb

The applicant has a parcel on Cold Spring Road where he repairs and stores his vehicles.

Tim stated that he has prepared a site plan with the proposed entrance to the storage yard, wetland disturbance and landscaping. One of the issues is outside repair of vehicles.

Dick said that pursuant to section 250.37 of the town code repairs must be done within a building.

Tim said that was under motor vehicle repair station; this project doesn't fit that description.

These are his own vehicles being repaired. You could make that a condition of approval rather than follow that section of the code.

Dick added that storage of parts and dismantled vehicles should not be outside.

Tim will check on site lighting.

The wetland issue was discussed. The property owner encroached and filled a small portion of the wetlands; less than .01 of an acre. Based on a letter from James Bates of Ecological Analysis several different options were offered regarding correction of the wetland disturbance.

Dick said that if we require the applicant to remove the fill I think there will be a bigger problem than we have now.

Option 3 – the town could require, that if the applicant wishes to keep the fill in the area, then the applicant must submit to the Army Corp of Engineers for a Nationwide permit and submit a copy of that notification to the town as proof of action.

The board agreed that Option 3 would be the best choice.

The landscaping plan shows maples, shrubbery and a mulch bed. Tim said that nothing could be put within 25' of the county road.

A motion to set a public hearing for February 27th was made by Anna Milucky seconded by Lou Kiefer.

5 in favor

0 opposed

SUNSHINE ESTATES – Yolie Kohn

The applicant is looking to replace a building that was destroyed by fire.

The building department had issues with several outstanding permits. Logan said that she went over the problems. Inspections can't be done at this time since there is no power to the buildings; that is in reference to the three duplex buildings. There are open permits for three additions; there is no indication of what buildings these might apply to.

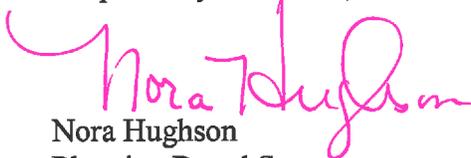
Unit #20 does have a violation since the owner enclosed the screened porch and made it into a bedroom.

One of the review comments questioned a compactor. It was verified that there is a compactor and it is enclosed.

Dick said that the numbers and the building configurations must be verified. The number of bedrooms in each unit must be shown on the site plan.

A motion to adjourn at 9:10 PM was made by Anna Milucky.

Respectfully submitted,



Nora Hughson
Planning Board Secretary

Town of Thompson

Planning Board

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LEGAL NOTICE

The Town of Thompson Planning Board will be holding a public informational meeting on Wednesday, January 9, 2013 from 6:00 PM to 7:00 PM to discuss the “ sound study” of the Monticello Motor Club.

Copies of the study are available at the Town Hall, Town of Thompson

Please publish Friday, December 28th

Thank you