

APPROVED

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, May 27, 2015**

IN ATTENDANCE: Chairperson Patrice Chester Lou Kiefer
 Matthew Sush Bobby Mapes, Alternate
 Jim Barnicle, Alternate Kathleen Brawley, Secretary
 Paula Elaine Kay, Attorney
 Richard McGoey, Consulting Engineer

ABSENT: Melinda Meddaugh and Michael Croissant

Chairperson Chester called the meeting to order at 7:00 p.m. and appointed Bobby Mapes and Jim Barnicle as voting members for tonight's meeting.

MAYER GELBART and MAYA GELBART
368 Fraser Road - S/B/L: 10-8-8.2
Tim Gottlieb, P.E.

Chairperson Chester noted that the Board felt that this application appeared to be fairly straight forward and that the variances requested were approved by the Zoning Board of Appeals.

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

A motion for site plan approval was made by Lou Kiefer and seconded by Matthew Sush.
5 in favor; 0 opposed

VIZNITZ INSTITUTIONS (GIRLS SCHOOL)
24 & 32 Gibber Road - S/B/L: 9-1-16
Joel Kohn

Mr. Kohn provided a revised site plan and noted that there are a couple of minor changes to the previously approved site plan. Mr. Kohn acknowledged receipt of the Town Engineer's comments. With respect to the Town Engineer's comment concerning the lower level handicap ramp, although is not necessary, as they do not need to provide handicap access to the lower level, they would like to keep the ramp to be safe. Attorney Paula Kay noted that the Building Department confirmed that the State does not require a ramp to the basement

and Logan Morey confirmed the same. Mr. Kohn advised that all other comments raised by the Town Engineer have been addressed, including moving of the handicap parking space, adding porches and patios to the site plan and showing the new handicap signage required by the Federal Government on the plan.

Attorney Paula Kay advised that during the Board's work session, Logan Morey mentioned that there was work done on the premises without building permits. The fine for building without a permit is \$1,000.00 per unit and the imposition of fines will be a condition of anything this Board does.

Jim Barnicle asked if the applicant is moving the handicap space and changing the space to regular parking, will the parking spot still illuminated? Mr. Kohn advised that there is illumination outside of the building and the building is not used at night. Town Engineer McGoey suggested that the applicant install a downward facing wall-mounted light on the building and provide him with details of the same.

Logan Morey asked if there will there be a sign for the school by the road or else where on the premises and Mr. Kohn advised there would be no sign.

A motion for negative declaration motion under SEQRA was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed

A motion for site plan approval subject to the applicant making the requested changes to the site plan discussed above together with payment of any fines imposed for building without a permit was made by Bobby Mapes and seconded by Lou Kiefer.

5 in favor; 0 opposed

CATSKILL REGIONAL MEDICAL CENTER

68 Harris Bushville Road - S/B/L: 4-1-5

Jon Heimbach and Wayne Koch of CRMC,

Matt Campano and Tom DePugh of XNG Solutions

Mr. Heimbach advised that they were before the Board for two items: gas tank pads and two canopies. The canopies are a project to improve patient care. The area in front of the hospital is not covered now and the vestibule is from the 1970's with a separate handicap access. We are going to use the same architecture and match the emergency room entrance. They will enlarge the vestibule to make it will be deeper and help patients wait inside for pickup. The new doors will be touchless. It will also keep the vestibule warmer in the winter months. We have discussed the height of the vestibule with the Fire Department and our plan

is acceptable. The outpatient building has same issue as the hospital entrance and is more pronounced. They will install a similar canopy as the hospital. Mr. Heimbach provided the Board with photos of the proposed new entrance.

Mr. Heimbach continued with respect to the gas pad. The hospital uses an extremely large amount of fuel oil and they are switching to liquified natural gas. It is a great project for the hospital and “green”, which matters.

Jim Barnicle asked if this type of fuel was used in any other healthcare facilities and Mr. Campano advised Dartmouth Medical Center and Carey Medical Center, amongst other hospitals. Mr. Barnicle noted that it was obvious they have a proven track record.

Mr. DePugh advised that three concrete foundation pads will be installed for the gas system. There will be another catch basin installed for proper drainage. Chairperson Chester asked how the gas is delivered and Mr. Campano advised by trailer. There are four cylinders inside the storage trailer. Chairperson Chester asked how often the trailers are rotated and Mr. Campano advised about one truck per day. Jim Barnicle asked if deliveries are scheduled at off peak hours and Mr. Heimbach advised that the hospital prefers deliveries during the day when staff are there. Mr. Koch advised deliveries will not disrupt services at the hospital. The tanks go on and offline by computer and we are notified by internet as to the status of the system at all times. Mr. Heimbach advised that he hospital is excited for this project and they expect to reap the benefits within four years. Mr. Koch further noted that it reduces the hospital’s carbon footprint.

A motion for negative declaration motion under SEQRA was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed

A motion for site plan approval was made by Jim Barnicle and seconded by Lou Kiefer.

5 in favor; 0 opposed

VERIA LIFESTYLE AT BAILEYS LAKE

Anawana Lake Road and Fraser Road

S/B/L: 9-1-1.1, 1.2 and 7

Glenn Smith, P.E., Gary Silver, Esq., Larry Boudreau, Chazen Engineering

Gary Silver, Esq. advised that issues were raised at the Public Hearing. Mr. Smith responded to each issue in writing. With respect to the condition of the dam, Mr. Smith checked it ten years ago and went out again recently and prepared a report which was provided to the Board. The dam was built in the 1920's and about five feet high. They did not install gate

valves in the 1920's. The DEC gave it the lowest hazard rating, which means if the dam completely failed, it would not be a major catastrophe. There was no dam leakage and access to the spillway was fine. There are no recommendations to make any improvements to the dam.

With respect to the access road to Fraser Road near Jim Lyttle's home, the road will not be constructed. It was for emergency vehicles anyway.

Finally, there was no gate valve at the lake anywhere Mr. Smith could find.

Mr. Silver noted that if the application is approved tonight, they will appear before the Town Board next Tuesday night with the contractor's agreement. If the Town Engineer needs any other comments we will gladly do what is asked. Town Engineer McGoey advised the proposed agreement it is acceptable as submitted. Mr. Silver further advised that the Letter of Credit will be provided to Town Attorney and Town Engineer tomorrow for their review.

Mr. Boudreau advised that the Town Engineer's comments were technical in nature. With respect to the entrance sign, the applicant circulated a rendering of the sign at the public hearing. Details for the sign together with setbacks are shown on the site plan. The sign is 13'x3'6". Town Engineer McGoey showed a rendering of the sign to the Board. Mr. Silver noted that the content of the sign may change but the size will remain the same.

Mr. Boudreau advised that all other Town Engineer comments were addressed. Town Engineer McGoey noted that the highway superintendent had concerns about the culvert pipe under Fraser Road from Bailey's Lake and that the applicants have an obligation to make their post-development flows equal or less than pre-development flows. After discussion, the Town Engineer suggested that Mr. Smith and he meet with the Highway Superintendent before final approval and address that issue.

Town Engineer McGoey further noted that there are no issues he and Mr. Smith cannot handle between preliminary and final approval.

Logan Morey and Mr. Smith discussed the building height and fire access issue. Mr. Smith advised that the building is under 75 feet. It has a sprinkler system and water storage in the building with siamese connections. The plan for the same will be forwarded to Mrs. Morey.

A motion for preliminary site plan approval was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed

ICHUD FOUNDATION (Four-plex units)

Route 42S - S/B/L: 28-1-22

John Cappello, Esq., Rabbi Chaim Schwartz and Mayer Perl

Mr. Perl advised that the applicants want to revise the plan to make the four-plex units duplexes. Mr. Cappello noted that the applicant had approval for fourteen four-plexes. Under the new revisions of building code, we would need sprinkler systems if we kept the four-plexes. The applicant wants to revise the buildings to make them duplex, town house style units. The total units would go from 28 to 14. The applicants would also like to obtain approvals to do additional duplexes. Lou Kiefer asked if the duplexes are being built as they were originally intended with kitchens in each unit? Logan Morey clarified that what Mr. Kiefer was asking was whether there would be four kitchens in each unit. Mr. Cappello advised there would not be four kitchens. The Board asked whether the second kitchen space in each unit was going to be removed. Rabbi Schwartz advised that there will be kitchen counters but not separate cooking space. Logan Morey noted that essentially, the units will be used as four families and Mr. Cappello stated that she was assuming that the applicants are going to break the law. The code prohibits the applicants from building the four-plexes without a sprinkler system. Lou Kiefer asked once again if there will be four kitchens in each building? Mr. Perl advised that right now, they may have kitchens. Rabbi Schwartz advised that cooking will be done upstairs and served downstairs. The bedrooms will be downstairs. There will be no stoves downstairs. Chairperson Chester noted that the applicants are stating on the record that they are not going to put stoves in downstairs. Rabbi Schwartz admitted to having issues prior and that they are trying to do the right thing. Lou Kiefer started to discuss how many families will be in each unit and building and Attorney Paula Kay advised that each duplex is a single family unit. However that family is put together is not the Board's concern. Rabbi Schwartz advised that he has a large family, we all do. That is why we are in this situation. Logan Morey noted that each duplex is a two single family units attached. Attorney Paula Kay advised that although the Board does not have a definition of kitchen, we want to ensure only one kitchen is installed inside each unit, however that is defined. The composition of the family is not our concern.

Rabbi Schwartz advised that they are making a small change in the planting of trees and Town Engineer McGoey confirmed the same and advised the change is nice. Town Engineer McGoey noted that there are supposed to be more plantings near the cafeteria. Rabbi Schwartz advised they would be installed before they open for the season. Town Engineer McGoey advised that the Board wants the air conditioning units to be covered and Rabbi Schwartz advised that they are waiting for the nice weather and they will be installed then. They have planted grass and installed sidewalks.

Attorney Paula Kay advised that when we met last, we discussed sewer. The Building Department has had many visits from the Village and you were going to provide proof that

those issues were addressed. Rabbi Schwartz advised that due to the Jewish Holiday he could not get the proof from the Village in time for tonight's meeting but that he would provide the same as soon as possible.

Bobby Mapes noted that originally, the four-plexes had four separate entrances. Will the duplexes keep the same amount of entrances? Rabbi Schwartz advised the number of entrances was remaining the same but that once you enter the unit, you have access to the entire building. Nothing is closed off.

Logan Morey noted that there are open building permits which have not been resolved. Rabbi Schwartz advised that he received a list from the Building Department and most issues have been addressed. The applicants architect was there last Monday to correct final issues that need to be addressed.

Logan Morey advised that the shul, mikvah, kitchen/dining room and duplexes are the open building permits she can think of right now. She also noted that the applicants need permits for the piers being installed.

Chairperson Chester asked the applicants if they could get these items done between now and the Board's next meeting? Rabbi Schwartz said he would try. In the past two weeks they have done a lot between the shul, mikvah and dining room. Chairperson Chester stated that if things are moving and by the Board's next meeting the applicants have the letter from the Village and have the building permit issues resolved, she would be willing to entertain an approval if there is some significant improvement.

Logan Morey asked what the Board suggests concerning occupying buildings without Certificates of Occupancy. The Building Department had to post buildings last year to ensure they were not occupied. Attorney Paula Lay reminded the applicants that these buildings cannot be occupied until they have Certificates of Occupancy. Bobby Mapes noted that if a building is habitable to rent, the applicants should come in and take care of the open permit.

CAMP KEREN SHLOMO

Ranch Road/Fred Road - 16.-1-5.1 and 16.-1-5.4

Jay Zeiger, Esq., Randel Wasson, PE and Leonard Brown, Wasson Engineering and Mr. Mandel

Mr. Wasson provided the Board with an updated plan addressing the Town Engineer's comments. Mr. Zeiger advised that the applicants have inherited some Building June 7, 2015 Department issues and they are working hard to resolve the same because they want to

reopen this season. The applicants have a checklist of items from the Town Engineer which can be resolved prior to the beginning of the season. The applicants will get a surveyor out to the premises as soon as possible. Attorney Paula Kay confirmed that there is a list of open Building Permits and she understands the applicants are working on it. Mr. Mandel advised that the Building Department was at the site. Logan Morey confirmed that her office was there and they are working on the list of the open permits. Mr. Zeiger advised that the applicants are working hard on all issues, especially health and safety issues. Attorney Paula Kay noted that the applicants have only recently leased this property, so they have not had a chance. Mr. Mandel, advised that the Town Attorney is correct and the prior owner was not capable of fixing all of the issues. The applicants are a big organization and can address all of the issues and are taking the first step in the right direction.

Attorney Paula Kay noted that there is a dumpster on the site plan, but she was not sure if there is one on the site. The applicants noted there is a trash compactor. Town Engineer McGoey asked if the compactor is fenced in and Mr. Wasson advised it was fenced on three sides. Town Engineer McGoey advised they will need to install a gate on the fence around the compactor.

Logan Morey noted that there has been building without the required permits and fines will be imposed. Attorney Paula Kay advised that this will be part of the applicants' list of items to address and that the fine for building on a commercial lot is \$1,000.00 per unit. Mr. Zeiger asked about how many buildings do not have permits and after review, Mrs. Morey advised that it appears there are six.

Town Engineer McGoey asked if the applicants have a survey and Mr. Wasson advised they do not. Town Engineer McGoey advised the Board will need an as-built survey and he has not been out to the site to verify the location of buildings, etc. Mr. Wasson advised that his office did the field work to see what was on the old plan versus what is there now and it is pretty close.

Mr. Zeiger advised that the applicants have no problem getting the Board an as-built survey, they just don't think they'll have it by June 25, 2015. Mr. Wasson confirmed that it is not easy to get a survey this time of year. Attorney Paula Kay noted that providing an as-built survey can be a condition to approval.

Town Engineer McGoey noted that if the Board is satisfied with all of the safety issues, they would be more comfortable moving forward.

Mr. Zeiger advised that the applicants want to put temporary trailers on the site but it is not a priority. They know there will be a bond for the removal of the trailers. Mr. Mandel advised that they eventually want to build a permanent one and this trailer will be for one season

only. Mr. Mandel advised that they want to build a porch on the trailer and Logan Morey advised it would be difficult.

Attorney Paula Kay noted that the Board is not opposed to a removal bond as long as there is a note on the plan, the trailer is handicap accessible and removed within one year. Logan Morey advised that a mobile home would be easier for the applicants because the company would give plans for access, water, sewer, etc. The Building Department would need a plan and this would be much quicker.

Town Engineer McGoey advised that once the applicants' engineer gets the items addressed, he wants them to schedule a work session with him and provide an eEngineering report for water and sewer. Mr. Zeiger advised that the applicants will keep working on open permits and get plans to the Building Department. Mr. Zeiger added that the applicants just got a couple of approvals in the Town of Fallsburg and he was told that the applicants have had no issues in the five years they have been operating in the Town of Fallsburg.

MACHNE MIVTZER HATORAH/CAMP WINSTON

218 Hilltop Road - S/B/L: 41.-1-24.1

Joel Kohn and Larry Marshall, Mercurio, Norton & Tarolli

Mr. Marshall advised that the application is for a proposed change of use and modification to the site plan for an existing day camp. The applicants want to change use from day camp to summer camp and add two dormitories and a mikvah. The applicants will install a trash compactor and install a central sand filter two stage septic system to service the camp.

Chairperson Chester asked how many people will be attending the camp? Mr. Marshall advised there would be 100 campers. Attorney Paula Kay asked how many families and Mr. Kohn advised 15-20 families and it is a family camp. So 15-20 families times five people.

Attorney Paula Kay asked when the applicants' intend to open and Mr. Kohn advised next year. Bobby Mapes noted that the camp will not be used at all this year, just in construction and Mr. Kohn confirmed that.

Town Engineer McGoey asked how the applicants are turning the bungalows into four bedroom units and Mr. Kohn advised they are already four bedrooms and he will provide plans. Logan Morey asked that the applicants please number every unit.

Town Engineer McGoey asked where the classrooms are going and Mr. Kohn advised they will be in the gym building. The applicants are going to have to install a new sprinkler system. Jim Barnicle asked what impact will this camp have in the community in 2016? Mr.

Kohn advised less traffic for sure. Logan Morey noted that the roads will be used less and the septic systems will be upgraded.

Mr. Marshall noted that there is no monitoring right now. The applicants do not meet the criteria for a SPEDES permit. By collecting and centralizing the septic system, the DEC will monitor the same and make sure it is kept in good and working order. Town Engineer McGoey asked if there is an outfall and Mr. Marshall advised not, just subsurface. Jim Barnicle asked if there a Phase 2 to this project and Mr. Kohn advised there was not. If the applicants came back before the Board in 2020, it will probably be the same. Logan Morey asked if the applicants are changing the kitchen and dining room as they are small. Mr. Kohn advised they are not. Attorney Paula Kay asked what the present occupancy limit is and Mr. Kohn advised the dining room It holds less than 100 people. Logan Morey thought there may have been some things built without building permits. Mr. Kohn advised that he thought the deck on the kitchen/dining room has a roof built on it.

Bobby Mapes asked about the tennis court, ball field, etc. They were previously used for overflow parking and that on busy days, the camp used the whole field. Mr. Kohn advised that there will be no events held at the camp that would necessitate that kind of parking.

Attorney Paula Kay asked when it was Winston Day Camp, what was the number of campers? Mr. Kohn advised Winston had more campers than what proposed here now.

Town Engineer McGoey said parking is an issue and it seems to be insufficient and there is no handicap accessible parking. Mr. Marshall showed the Board where the parking is going to be on the plan. Mr. Marshall advised that handicap parking will be available by the dormitory and mikvah. Town Engineer McGoey advised that the applicants need a handicap accessible staff building and we can make an assessment of which building can be modified to permit that. Attorney Paula Kay reviewed the prior Planning Board file and noted that there is nothing in the old file about the number of campers at Winston Day Camp, but the Department of Health file will give us the number of permitted campers.

Town Engineer McGoey noted that the applicants said there are 15 families using the camp, but there are only 8 units. Mr. Marshall advised that some of the buildings are duplexes and they will have to detail it on the plan.

Bobby Mapes asked if lighting needs to be addressed as the premises is poorly lighted. Town Engineer McGoey noted that there is no requirement for lighting, but for safety issues, it should be addressed, which Mr. Kohn advised he would.

Logan Morey asked about speaker systems and Mr. Kohn advised there will be none. Mrs. Morey noted that it is against Town Code, but wants it noted on the plan that it will be

prohibited. Mrs. Morey also noted that petting zoos have been set up at other camps and she would like it noted that it will not happen on the site. Mr. Kohn advised that this camp will be for older campers, 15-16 years of age. Bobby Mapes asked if the camp was co-ed and Mr. Kohn advised that it this will be a boys camp.

Town Engineer McGoey advised that the water system needs to be addressed and Mr. Marshall advised he will.

Mr. Kohn wanted to know if we can have a public hearing and Chairperson Chester felt the Board needs more information. Logan Morey noted that signage should be addressed. Matt Sush noted that we should have a definitive number of attendees. Logan Morey further noted that the bulk water storage system needs to be noted. Attorney Paula Kay advised that the Board should have more information, especially the numbers, before we go to the public.

JACK SIMONY

Moonlight Cottages Unit 12

58 Rubin Road - S/B/L: 43.-1-23.3

There was no appearance by the applicant.

A motion to end meeting at 8:21 p.m. was made by Lou Kiefer and seconded by Bobby Mapes.

5 in favor; 0 opposed

Respectfully submitted,



Kathleen Brawley, Secretary

Town of Thompson Planning Board