



APPROVED

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, FEBRUARY 10, 2016**

IN ATTENDANCE: Chairperson Patrice Chester Lou Kiefer
Michael Croissant Melinda Meddaugh
Jim Barnicle, Alternate Kathleen Brawley, Secretary
Paula Elaine Kay, Attorney
Richard McGoey, Consulting Engineer
James Carnell, Director, Building/Planning/Zoning

ABSENT: Matthew Sush and Bobby Mapes, Alternate

Chairperson Chester called the meeting to order at 7:00 p.m.

Chairperson Chester appointed Jim Barnicle as a voting member for tonight's meeting in Matthew Sush's absence.

A motion to accept the January 27, 2016 meeting minutes as amended was made by Lou Kiefer and seconded by Michael Croissant.
4 in favor; 0 opposed

TACO BELL RESTAURANT

**4379 State Route 42, Monticello, NY - S/B/L: 13-2-2.1
Glenn Smith, P.E. (Taco Bell), Duncan Cameron (Taco Bell)
and Michael Altman, Esq. (Attorney for Lentini)**

Patrice Chester recused herself from participating in this application. Chairperson Chester appointed Lou Kiefer as Acting Chairperson in her absence.

At 7:05 p.m., a motion for the Board to go into executive session to discuss threatened litigation and to invite both the Town Engineer McGoey and Town Attorney Paula Kay was made by Michael Croissant and seconded by Melinda Meddaugh
4 in favor; 0 opposed

At 7:25 p.m., a motion for the Board to return to the regular meeting from the executive session was made by Michael Croissant and seconded by Melinda Meddaugh
4 in favor; 0 opposed

Correspondence from the attorney for Jeff Bank, Michael Altman, Esq. (on behalf of the land owner Lentini) and Board Member Bobby Mapes was received by the Board.

Glenn Smith, P.E., showed the Board the revised plan with the existing 15' wide access way from the Jeff Bank property to Route 42. It also shows an updated proposal to move the entire parking lot over about 5-6' which centers the right-of-way in the middle of the opening from Route 42. Conflicts with people going in and out of Taco Bell are now avoided because there is

20-21' of space to exit the Jeff Bank parcel or vice versa. The aisle between parking spaces was originally proposed as 24' but was moved to 26' to fix the issues. They have moved the dumpster as well. A sewer line stub will be installed under the parking lot which will be helpful when someone develops the back parcel. It affects the sewer easement which Jeff Bank has. The applicant has met with the DOT and their only comment is that they want the applicant to raise the sidewalk. Attorney Paula Kay asked if the plan presented before the Board this evening was presented to the DOT and Mr. Smith confirmed it was. Town Engineer McGoey advised that he felt good with the safety of this plan. The back property did not have proper ingress and egress previously because the width of the easement was only 15'. This is a good solution. Town Engineer McGoey stated that Town Zoning Code §250-22 provides that there be at least 10' for ingress and 10' for egress, which was not provided before. The new plan now provides this. Mr. Smith advised that the parking spaces were reduced by one space, from 21 to 20 to effectuate this revision.

A motion for negative declaration motion under SEQRA was made by Melinda Meddaugh and seconded by Michael Croissant.

4 in favor; 0 opposed

A motion for site plan approval, subject to DOT approval and the Town Engineer's final review and approval of the plan, was made by Michael Croissant and seconded by Melinda Meddaugh.

4 in favor; 0 opposed

JOHN KIEFER

**Coopers Corners Road, Monticello, NY
S/B/L: 11.-1-31.3, 11.-1-31.5 & 11.-1-31.7
John Galligan, L.S. and Al Chase, L.S.**

Lou Kiefer recused himself from this application.

The applicant has three parcels: one with a home and two vacant lots. The applicant wants to combine all three lots into one parcel. Town Engineer McGoey noted that his comments to the application were addressed satisfactorily.

A motion to approve the lot consolidation was made by Melinda Meddaugh and seconded by Michael Croissant.

4 in favor; 0 opposed

NOB HILL COUNTRY CLUB

4599 Route 42, Monticello, NY - S/B/L: 9.-1-51

This application was taken off of the agenda, as the applicant was not ready to proceed.

YESHIVA VIZNITZ (Community Building)

**Barnes Blvd., Kiamesha Lake, NY – S/B/L: 6.A-1-2
David Zigler, P.E. and Joel Kohn**

Mr. Zigler received the Town Engineer's comments and they have made some of the revisions already. They are adding grading to the steep slope on the site. They have also noted that there is no parking on the island and added handicap parking. They are going to show that it is 2% grading coming around to the handicap parking. They noted on the site plan that the hand rail needs to be installed. Their proposal is to put a handrail wherever there is a steep area. They modified the existing soil areas to match the previously approved landscaping plan. The applicant has no problem with enhancing the landscaping from what is proposed. They will meet with the Town Engineer to ensure it is acceptable.

Lou Kiefer asked why they never did the landscaping and just blacktopped the area. He further added that it is not a big deal to chop up the blacktop to ensure the landscaping as approved is installed. Mr. Kohn advised that they are trying to do the right thing. They have done everything that they have been asked. This is a ten year process and he is trying to do the right thing. Mr. Kohn wants us to be lenient and not make them rip up the blacktop. Mr. Kiefer advised that the Board is being lenient and the applicant did not do what they agreed to do ten years ago. Mr. Zigler confirmed that the Board would be amenable to the landscaping if the applicant does add the island as originally approved and for landscaping along the road. The Board agreed, especially since there were other areas that the Board wanted landscaped which were not. Mr. Kohn advised that landscaping is difficult as it is a rocky site. Attorney Paula Kay advised that the Board will provide the applicant a list of plants that will thrive in rocky areas.

The only remaining issue is the lights. The Board discussed shields, which the Town Engineer would prefer. Mr. Kohn noted that the building and parking lot are smaller than the Town Hall and has less lights. The applicants want the area to be well lit. It is at the end of the community. Town Engineer McGoey advised that it is on a Town Road and there is a potential for people to drive by it in the future who may be bothered by the lights. The Board discussed the number of lights and locations on the site. Attorney Paula Kay advised that it is clear that the Board wants the lights shielded on the building and the poles.

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

A motion to approve the modifications to the previously approved site plan, subject to the installation of the landscaping previously approved, shielding of the lights on the site, payment of the fine imposed by the Town of Thompson Justice Court and the Town Engineer's final review and approval of the final plan, was made by Lou Kiefer and seconded by Melinda Meddaugh.
5 in favor; 0 opposed

CONG. K'HAL TORATH CHAIM

Silver Terrace, Kiamesha Lake, NY - S/B/L: 6.A-1-44

David Zigler, P.E. and Joel Kohn

Mr. Zigler advised that they make revisions to the site plan per the Town Engineer's comments. They added a page 3 to the plan which shows a section of the units reflecting that the site will

have fill to the front of the house and a walk-out back exit. Town Engineer McGoey asked Mr. Zigler to confirm that there are two apartments: one with two stories and one with one story. Mr. Kohn was not sure what the exact configuration will be for each unit.

The Board noted that other buildings in this development have apartments in the basements which have valid Certificates of Occupancy and that is why the Board approved the proposed plan with additional apartments in the basements.

A motion for negative declaration motion under SEQRA was made by Melinda Meddaugh and seconded by Michael Croissant.

5 in favor; 0 opposed

A motion to approve the subdivision was made by Michael Croissant and seconded by Melinda Meddaugh.

5 in favor; 0 opposed

A motion for site plan approval was made by Melinda Meddaugh and seconded by Lou Kiefer.

5 in favor; 0 opposed

A motion to adjourn the meeting at 7:40 p.m. was made by Lou Kiefer and seconded by Melinda Meddaugh.

5 in favor, 0 opposed.

Respectfully submitted,



Kathleen Brawley, Secretary
Town of Thompson Planning Board