

APPROVED

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, FEBRUARY 24, 2016**

IN ATTENDANCE:	Chairperson Patrice Chester	Lou Kiefer
	Michael Croissant	Matthew Sush
	Jim Barnicle, Alternate	Bobby Mapes, Alternate
	Kathleen Brawley, Secretary	
	Richard McGoey, Consulting Engineer	
	James Carnell, Director, Building/Planning/Zoning	

ABSENT: Paula Elaine Kay, Attorney and Melinda Meddaugh

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

Chairperson Chester appointed both Bobby Mapes and Jim Barnicle as voting members for tonight’s meeting in Melinda Meddaugh’s absence. They will alternate applications, with Bobby Mapes voting first.

PUBLIC HEARING

CATSKILL REGIONAL MEDICAL CENTER
NYS Route 42, Monticello, NY - S/B/L: 13.-3-2.1 and 13.-3-2.2
Site Plan approval for proposed medical facility

Chairperson Chester read the Notice of Public Hearing. Satisfactory proof of mailing was provided to the Secretary.

John O’Rourke, P.E., presented the Board with an aerial view of the site. It is a proposed medical center on the corner of Concord Road and Route 42. Mr. O’Rourke discussed parking radius, emergency vehicle access and other vehicle access. Storm water management plans were provided to the Town. There are more parking spaces than required by Town Code. The County suggested that they not construct some of the proposed spaces and the applicant has no objection to doing so.

PUBLIC COMMENT: Mark Shulman asked if emergency vehicles would be coming in and out of the facility and Mr. O’Rourke advised only in emergency purposes only. Mr. Shulman believes it would make more sense that the the applicant use the parking lot at Home Depot rather than use the lights on Concord Road, which may in the future have a lot more traffic than it can bear. Mr. O’Rourke explained about the right-of-way/easement that the applicant is providing to the Town for additional access from the Home Depot plaza. They will not be accessing the Home Depot Plaza from their site. It will be a right-of-way pursuant to the suggestion of the Town Engineer rather than an easement.

Ron Evitts with Array Architects provided an aerial rendering of the building and explained

where various departments would be located and addressed additional site development. They have mapped out a wellness trail around the building to be used in the future. Elevation renderings were also shown to the Board. The building is one story and rises to about a story and a half to give it some presence. Mr. Evitts showed a rendering of the entry which will be most visible from Route 42. The Building will be constructed with a lot of glass for natural light and visibility at night. The palette will be natural, rock-like piers will separate the bays, stone in between and wood, to give it a lodge like quality. There is classroom space in the facility which leads into a garden space at the back of the property. Chairperson Chester asked if the parking is in the back and the entrance in the front how will that work. Mr. O'Rourke showed the Board where the parking is actually directly accessed to the entrance and that essentially, the building has three entrances. Mr. O'Rourke advised that the applicant has changed the dumpster enclosure and will be constructing a stone sign in accordance with the Town's suggestion. Town Engineer McGoey advised that these stone signs will match the new gas stations that are being reconstructed on Route 42.

The applicant's traffic consultants advised that they have read our experts suggestions and have reviewed the site distances as suggested by them. The stopping distances as proposed are for speeds much greater than what is presently permitted in the area (30 mph zone).

PUBLIC COMMENT: Andrew Storno, Laborers Union – Mr. Storno wanted to know if the applicant would be using local labor. Chairperson Chester suggested that he provide his contact information to the applicant's representatives.

The Board is in receipt of the determination of the Sullivan County Planning Department pursuant to GML §239. While the Planning Department did have some suggestions, the Planning Department referred this matter to this Board for local determination.

There was no further public comment. The Board had no questions.

A motion to close the public hearing was made by Lou Kiefer and seconded by Michael Croissant.

5 in favor; 0 opposed

Lou Kiefer noted that he recused himself from the John Kiefer application at the February 10, 2016 meeting but that the minutes do not reflect the recusal. A motion to accept the February 10, 2016 meeting minutes as amended was made by Lou Kiefer and seconded by Michael Croissant.

4 in favor; 0 opposed

ROCK HILL FIRE DISTRICT

61 Glen Wild Road, Rock Hill, NY - S/B/L: 32.-1-25

Gerald D'Agostino and Chet Smith

Matthew Sush recused himself from this application as he is a volunteer of the Fire District.

The Board received the site plan. Chairperson Chester noted that the map needs to be filed. The setback needs to be confirmed that it is at least 10 feet from the lot line. The applicants advised that they will get an updated site plan with the setback amounts. The Board is comfortable with the plan as long as the same is amended.

A motion for negative declaration motion under SEQRA was made by Lou Kiefer and seconded by Michael Croissant.

5 in favor; 0 opposed

A motion for site plan approval, subject to the Town Engineer's final review and approval of the amendments noted above, was made by Lou Kiefer and seconded by Michael Croissant.

5 in favor; 0 opposed

CATSKILL REGIONAL MEDICAL CENTER

NYS Route 42, Monticello, NY - S/B/L: 13.-3-2.1 and 13.-3-2.2

John O'Rourke, P.E., Lanc & Tully

Town Engineer McGoey noted that any repairs that are required to be made to the existing sewer line which parallels Concord Road down to Rock Ridge Road should be addressed. In all likelihood the applicant will have to replace that connection. If the applicant has another way to replace it without excavation, it can be worked out.

Town Engineer McGoey also asked the applicant if the gratuitous offer of dedication is acceptable and Mr. O'Rourke advised it was and that the applicant would make it a right-of-way and easement and prepare the necessary documents.

Chairperson Chester noted all other matters were satisfactorily addressed. The Board had no further comments.

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 to approve the consolidation of the two lots subject to this application was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed

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

5 in favor; 0 opposed

MYUNG AE LEE

34 Goldfarb Road, Monticello, NY - S/B/L: 4.-1-87.2

Tim Gottlieb, P.E.

Mr. Gottlieb advised that the applicant has removed the apartment from the plan. The only other thing that has changed that the septic system will not be replaced. Chairperson Chester advised that because the first public hearing had a lot of public comments, the Board felt that another public hearing should be conducted. Chairperson Chester suggested that Mr. Gottlieb be prepared to address the comments from the last public hearing at the new public hearing.

The one claim that the driveway was a Town Road was discussed. Town Engineer McGoey advised that the applicant should get a letter from the Highway Department confirming it is not a Town Road.

Jim Barnicle asked if we would approve a site with a driveway in the condition of the driveway existing on the site. The Board felt that it did not need to be replaced. Town Engineer McGoey advised it was not in that poor condition and that the loose concrete could probably be removed and then striped. Bobby Mapes asked about the septic system. Why not just put a new system in rather than just place the possibility of replacing it on the site plan? Mr. Gottlieb advised that it is working now and there is no evidence it is failing. It was put on the site plan because the apartment and doctor's office were going to both be using the old system. With just the office going in, the usage will be substantially less.

A motion to schedule a public hearing for this matter on March 9, 2016 was made by Lou Kiefer and seconded by Jim Barnicle.

5 in favor; 0 opposed

CAMP KEREM SHLOMO

Ranch Road, Monticello, NY - S/B/L: 16.-1-5.4

Randy Wasson, P.E.

Mr. Wasson presented a revised site plan which was originally approved by the Board last year. At that time, the Board approved two trailers and additions which were not previously approved. The approval for the trailers was just for last summer. They were installed on an asphalt surface and were subsequently removed. The applicants are in the process of acquiring the camp and are looking to utilize the temporary trailers for one more summer. They are also looking to do four screened in buildings with benches and tables for campers to utilize. They have two open decks on the dining hall which they want to enclose. They want to build a Mikvah on unit 27 which is a 36'x55' building. All proposed buildings will have handicap access. The dining hall and shul have handicap access. The ramp that was used for access to the trailers can be utilized again. Chairperson Chester asked where the permanent classrooms will be installed and Mr. Wasson advised that they will be installed in the general area where the temporary trailers are located on the site plan. The Board discussed that since the applicant just acquired the property, one additional year is reasonable, but beyond that, they will not approve the temporary trailers. They

will issue its approval as it was last year and a \$5,000.00 bond to ensure the trailers are removed by October 1, 2016 will be required.

Mr. Wasson advised that they have read the Town Engineer comments and have addressed the same. All landscaping was installed as proposed last year. Lou Kiefer asked if the Mikvah would be on piers and Mr. Wasson advised it would be.

A motion to approve the modification to the previously approved site plan, subject to the Town Engineer's final review and approval and payment of the \$5,000.00 bond to ensure removal of the temporary trailers, was made by Lou Kiefer and seconded by Bobby Mapes.

5 in favor; 0 opposed

CATSKILL HOLDING LLC

Route 42, Monticello, NY - S/B/L: 13-3-38.1

Richard Baum, Esq. and John Lovell of RJ Smith Realty

This application was previously reviewed by this Board, but not built. The hotel has been downsized to a 90 room motel with the addition of a small meeting room. They have kept 120 parking spaces. The site plan is essentially the same as was previously provided to the Board. All plans will be revised with the new applicant and any minor changes. Town Engineer McGoey suggested a work session before the public hearing. Chairperson Chester asked if architectural renderings will be presented at the public hearing and Mr. Lovell confirmed it would be. Mr. Patel (the applicant) advised that they have three or four models to pick from. Chairperson Chester advised that the Board would like to keep the hotel in the same style as the new Taco Bell, the gas stations and Catskill Regional Medical Center. Mr. Patel advised that they do have a common theme which may be difficult to exactly match and Mr. Lovell advised that they can do some minor changes. Town Engineer McGoey asked if the application spoke with the owner to the mall. Mr. Baum showed the Board where the best place would be for the access, the owners want it elsewhere. They are trying to work with the mall owners. Town Engineer McGoey advised that he believes this access was a condition to their site plan approval and was required at the last subdivision for Home Depot.

A motion to schedule a public hearing for this matter on March 23, 2016 was made by Matthew Sush and seconded by Lou Kiefer.

5 in favor; 0 opposed

AERO STAR PETROLEUM, INC. (MOBIL)

4375 State Route 42, Monticello, NY – S/B/L: 13.-2-3.3

Tariq Gujar and Steve Kalka

Mr. Kalka provided the Board with photographs of a store that was recently remodeled in Ferndale and Liberty. He also provided updated site plans. Bobby Mapes asked about the height of the building as proposed, as he feels 28 feet seems high. Mr. Kalka advised that the plans were revised to reflect Town Engineer's comments and alleviate any setback issues. Mr. Kalka

advised that the only real comment was to put the canopy in an area where people can see it. A lot of customers rarely go into a store any more. The canopy has been there for fifteen years. Town Engineer McGoey advised it is too close to the entrance drive. He believes it is better set back and lined up with the building. The Board concurred. Mr. Kalka provided the Board with revised plans that have the canopy lined up with the building. Chairperson Chester asked how much space is being left for entrance onto Anawana Lake Road. It is seventy feet right now. Mr. Kalka advised that there were plans for sidewalks but they needed to wait for the DOT and they have never added them. People often use the large site as a cut through to WalMart. The new plan is a little busier and may alleviate some of that. Bobby Mapes advised that he was concerned about 28 foot high building. Jim Carnell advised that the zone permits 35 feet. Mr. Kalka advised that it is the style of the building. It may not be the best design but it is what the applicant wants. The cathedral ceilings are similar to other stores the applicant has constructed. Bobby Mapes asked if the applicant owns the Mobil station near Schmidt's Wholesale and the applicant confirmed he did. Bobby Mapes asked if that building was 28 feet and the applicant confirmed it was. The applicant confirmed that there would be no fast food in the store. The existing sign will be utilized. Other than the AeroStar sign, there will be no other signage. Town Engineer McGoey asked about the canopy and Mr. Kalka advised that it is required by the franchise and will be on the canopy. Chairperson Chester advised that there are generally many signs in the windows in local convenience stores. The applicant advised that he does not care for that. Chairperson Chester noted that perhaps one lottery sign would be better than several, as is the norm in the usual. The applicant advised that one sign is sufficient. He is really against numerous signs. It is confusing to customers. Mr. Kalka advised that the applicant is amenable to making a note on the site plan limiting the signage on the windows. The Board discussed how it would be noted. Percentage of coverage may be best. Town Engineer McGoey advised that the County wanted the planter at the front of the building reconstructed and it was not noted on the plan. Town Engineer McGoey advised that he would like Melinda Meddaugh to review the landscaping to ensue it is acceptable. Mr. Kalka advised that it may not be wise to plant large trees under the power lines. The Board advised that there are trees that will not grow that high.

A motion to schedule a public hearing for this matter on March 23, 2016 was made by Michael Croissant and seconded by Lou Kiefer.

5 in favor; 0 opposed

Town Engineer McGoey advised the applicant that he needed to set up another work session.

AERO STAR PETROLEUM, INC. (CITGO)

Rock Hill Drive, Rock Hill, NY - 32.-1-20

Tariq Gujar and Steve Kalka

Town Engineer McGoey advised the plans need more detail. Existing drainage is not shown. Drainage is a problem on this site and is not addressed. All of the water ponds at the back on the building, which then sheets out and creates an icing problem. Mr. Kalka thought an asphalt speed bump may help with the sheeting. Town Engineer McGoey inquired about the historical reputation of the building in question as it may have previously been an old railroad station. Mr. Kalka advised that the building is falling apart. It was previously in another location in Sullivan

County and was removed poorly. There are several other stations throughout the County that are in much better condition. This building was mangled when it was moved. Lou Kiefer noted that it also appears it was shortened. Michael Croissant noted it does not sit on its original site. Bobby Mapes asked why the applicant was making such a big store (56% larger). Mr. Gujar advised that he may be putting in another food franchise in the future. Mr. Kalka advised that a larger store will give customers more variety. This store does not develop traffic. This is not like a Home Depot and Lowe's which has a huge radius to draw on for customers. Mr. Gujar advised that Subway will probably be installed in the store in the future. The Subway is not on the plan because it is not a certainty. If the store works out, they may not install it at all. It involves a lot of other issues, such as management and Health Department issues. Chairperson Chester inquired about the traffic and whether or not the applicant has investigated any other possible entrances/exits? Mr. Kalka advised that they felt there was sufficient space to handle lined up cars. The applicant also advised that they are installing curbage which will help with traffic. Mr. Kalka advised that the entrances are proposed in such a way to keep the flow of traffic through the pumps. Chairperson Chester asked if they are going to re-black top the lot and the applicant advised they were. Town Engineer McGoey advised that details such as blacktop and curbage are lacking from their plans and that is a problem. The canopy setback is also calculated incorrectly and may require a variance. Mr. Kalka may move the location of the building rather than go before the ZBA. Town Engineer McGoey suggested that they do this with the ZBA. The applicant will push the building back rather than go before the ZBA. Town Engineer McGoey also noted that the retaining wall needs to be replaced and/or repaired.

The applicant will revise the plans and meet with the Town Engineer.

A motion to schedule a public hearing for this matter on March 23, 2016 was made by Matthew Sush and seconded by Lou Kiefer.
5 in favor; 0 opposed

Town Engineer McGoey advised that the applicant's engineer should check with the State Historical Society to ensure this property is not a protected site.

LAKE VIEW ESTATES

329 Anawana Lake Rd., Monticello, NY S/B/L: 8.-1-31.1

Randall Wasson, P.E.

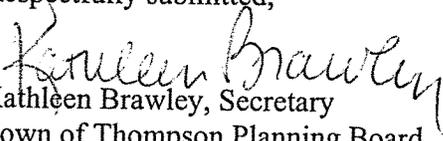
Mr. Wasson provided the Board with revised site plans. This is a proposed cluster development across the street from Forest Park Development. There are wetlands on the property. There are 63 units in the large cluster and 6 more coming off of Fraser Road. Unit 70 is the existing house on the site. One question the applicant has is the density calculation. They may have an issue as that may knock out ten of the proposed houses. Chairperson Chester asked about the logic behind the six separate units. Mr. Wasson advised that they are in a sizeable and attractive area. They face Sun Ranch colony. The applicant plans to have some walkways across the wetlands and will need DEC approval for the same. They may be walking paths or raised pressure-treated wood paths. Town Engineer McGoey advised that Forest Park is a nice development because of the screening. He believes that the applicant can preserve some existing wooded areas. Mr.

Wasson feels the applicant can do something with that suggestion. Town Engineer McGoey advised that on Forest Park the Board asked for a tree survey. He thinks it would be nice to keep the existing trees on the site and the owners were very happy with that limitation after the fact.

A motion to approve the applicant sending out the Notice of Intent of the Board acting as Lead Agency on this application was made by Matthew Sush and seconded by Lou Kiefer.
5 in favor; 0 opposed

A motion to adjourn the meeting at 8:33 p.m. was made by Matthew Sush and seconded by Michael Croissant .
5 in favor, 0 opposed.

Respectfully submitted,


Kathleen Brawley, Secretary
Town of Thompson Planning Board