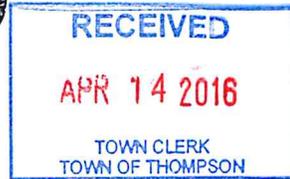


TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, MARCH 23, 2016

APPROVED



IN ATTENDANCE:

Chairperson Patrice Chester
Michael Croissant
Melinda Meddaugh
Jim Barnicle, Alternate
Kathleen Brawley, Secretary
Richard McGoey, Consulting Engineer

Lou Kiefer
Matthew Sush
Bobby Mapes, Alternate
Paula Elaine Kay, Attorney

Absent: James Carnell, Director, Building/Planning/Zoning

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

PUBLIC HEARINGS:

CATSKILL HOLDING LLC

Property is located in the HC-2 Zone at Route 42, Monticello, NY - S/B/L: 13-3-38.1
Barry Medenbach, P.E.

Chairperson Chester read the public notice. Satisfactory proof of mailing was provided to the Secretary.

Mr. Medenbach advised that this is a four-story, 90 room Hampton Inn. It will be located on a newly constructed road. The site is undeveloped presently. There is sewer service available. There will be 120 parking spots. The hotel also has a small meeting room. The front will have a canopy in the front and be very similar to most Hampton Inns. The applicant advised they will provide more in depth detail on the colors, etc. The site has some wetland mitigation on it and there is also a conservation easement. The applicant will build a storm water pond and a vegetative feature to address any runoff. There is also municipal water available to the site. The primary electric has also already been installed.

Jim Barnicle asked about signage. Mr. Medenbach advised it will be a standard sign and showed the proposed location of the same on the map. Mr. Barnicle asked if a sign will be on Route 42 and if it is included in the proposed plan. If so, did they get DOT approvals, etc.? Mr. Medenbach advised that the applicant wants a sign out on Route 42 and they are prepared to go through the process. It could not be a private, stand alone sign, it will most likely be a blue DOT sign that would be permitted.

Chairperson Chester asked if the applicant would have the sign details in the plan and Mr. Medenbach advised that it is contained in the plan submitted.

Melinda Meddaugh advised that they would like to see a fieldstone base to the sign in coherence with other new buildings in the corridor. She would like to see the hotel design and hopes it would not be a standard hotel. She said she would provide her comments on design, etc., to the

applicant. Mr. Medenbach advised that Hilton (who owns Hampton) are very strict on their design standards. The Board advised that other applicants have the same issues and have been able to work with the Board.

There was no public comment.

A motion to close the public hearing was made by Lou Kiefer and seconded by Matthew Sush. 5 in favor; 0 opposed

AERO STAR PETROLEUM, INC. (MOBIL)

Property is located in the HC-2 Zone at 4375 State Route 42, Monticello, NY, S/B/L: 13.-2-3.3.
Michael North, North Engineers

Chairperson Chester read the public notice. Satisfactory proof of mailing was provided to the Secretary.

Mr. North advised that there is an existing facility which is a store with a car wash behind it. They have contacted the State regarding curb cuts. They are fairly new curbs. They do not expect to change them, but it will be reviewed by a Committee of the DOT and they have not received their formal comments yet. The new construction that is proposed was shown on the plan. They are constructing a larger convenience store and adjacent to it, a new canopy with more pumps will be constructed. The current canopy sits 20 feet from the property line but in order to comply with Town setbacks, the applicant is moving it back. They will not be asking for any variances. The dumpster enclosure and car wash are both in poor condition and this new construction will be a great improvement.

Jim Barnicle asked about the car wash bays and Mr. North advised they will be removed.

Mr. North showed the Board photos of a similar convenience store constructed in Ferndale, New York. It is also the same square feet (5,000 s.f.). It will be a peaked roof.

Melinda Meddaugh thanked the applicant for cleaning up that lot. The Board will want input on the landscaping design. Mr. North advised that the applicant will be constructing a new "Welcome to Town of Thompson" sign. Melinda said they will provide proposed landscaping. Melinda also asked about the signs on the site, as one looks very poor. Mr. North advised they will be staying. Melinda wanted to know if it is permitted to have two signs. Mr. North felt that because the two signs are existing, they would be permitted to stay. Attorney Paula Kay advised that the Town will have to ensure that the applicant has permission to have two signs. Bobby Mapes advised that Mobil is an obvious logo and does not need several signs to advertise it. Mr. North advised that it is a large property and a big distance between the two signs. The canopy does not have a large sign on it. Their canopy will have four pumps/islands.

Chairperson Chester advised that the Board will want answers on the signage before the new meeting.

Mr. North advised that they are working with the Town Engineer on many items including drainage issues on the lot. Attorney Paula Kay said just to reiterate, this is the gateway to the Town. There is a lot of people looking at the looks of the area, including the Town Board and they are going to hold applicants in this area to a higher standard to improve the aesthetics. Mr. North referred to other buildings owned by the applicant in the area. Melinda Meddaugh noted that she was in the Ferndale store today and it had 14 different signs on it, not just for Mobil. Melinda Meddaugh also noted that there is a possibility for the signs to have stone around the base of them. They want to keep with the stone styling that is being installed around the corridor. Bobby Mapes noted that the Ferndale store is bland in comparison to the Monticello station recently renovated. The applicant noted that he plans on keeping with the nicer style.

Jim Barnicle asked about whether the applicant has worked with the owner of the parcel behind the station, who is also in the process of constructing a bank. The Board noted that most of the landscaping in that area is the bank's property.

Attorney Paula Kay advised that the Board wants the applicant to look at the surrounding plans and see what the theme is for the corridor. Jim Barnicle noted that the Board wants to stay with the theme of fieldstone to fit in the area. Mr. North advised that while the applicant likes trees, he does not want them to shield his store. The Board noted that they do not want him to do that as well.

Bobby Mapes asked if this is the second set of plans as submitted by the applicant at the last meeting. Mr. North advised that the islands have been widened as requested by the Board. The new curbs have also been shown. The plans shown to the Board tonight are the revised plans as requested by the Board. Mr. North advised that the Town Engineer asked them to change some of the planting and some of the trees. They cannot change the trees in the curb cuts due to visibility issues. He is in communication with the State and sewer department and are awaiting official answers from the State. Mr. North has not spoken with the County Planning Department regarding this project.

The Board had no further comments.

There was no public comment.

A motion to close the public hearing was made by Lou Kiefer and seconded by Melinda Meddaugh.

5 in favor; 0 opposed

AERO STAR PETROLEUM, INC. (CITGO)

Property is located in the HC-1 Zone at Rock Hill Drive, Rock Hill, NY, S/B/L: 32.-1-20
Michael North, North Engineers

Chairperson Chester read the public notice. Satisfactory proof of mailing was provided to the Secretary. The Sullivan County Planning Department's review pursuant to GML §239 was received, which reflects that their determination is incomplete due to several factors.

Mr. North presented the Board with a plan. The canopy as exists is in violation of Town setback requirements. The property has a second entrance off of Rock Hill Drive. The primary access is off of Glen Wild Road. Signage was shown as existing together with lighting, which is not satisfactory. The canopy and building will be replaced with a larger store and a four island canopy. There will be a separate canopy for diesel toward the back of the lot. The entrance will not change, but may be widened to be 24 feet. The applicant has proposed measure to channel traffic in and out of the property. Attorney Paula Kay noted that the County's review under GML §239 does address that. The parking lot and water runoff has been addressed to correct issues. Chairperson Chester noted that the second entrance is utilized often, mostly as an exit from the property. The applicant has reviewed the Town Engineer's comments regarding storm water management. Mr. North advised that the property is serviced by a private well and septic, but they will be connecting to the Town sewer near the lot.

Attorney Paula Kay advised that one mailing is missing, for Jasper. We do note that it is substantially done and in compliance and it does not invalidate the application. The applicant said they will look into what happened.

Melinda Meddaugh advised the Rock Hill has been working on a community envisionment. There has been discussion about the safety of the roads in the area. They are trying to make that intersection safer for everyone, possibly the installation of crosswalks, etc. They may want to see sidewalks from the road to the gas station. Also, the retaining wall needs some work. Mr. North advised that the wall is partially in the Town's right of way and part of it is not on the applicant's property. Town Engineer McGoey believes the retaining wall was constructed when the gas station was constructed. He believes that the Town Highway Superintendent would want the wall to be reconstructed. Mr. North felt that it may be problematic to reconstruct the wall and may hurt the integrity of the road. To do a structurally correct repair would mean a lot of digging which would not be great for the road.

Melinda Meddaugh said the applicant needs more landscaping all around the building. There may also be an issue with the secondary entrance near Exit 109; the Board will wait and hear from the State on what they determine with that. With the diesel pumps being installed separately, it may be utilized more. Mr. North felt that the road essentially needs to be cleaned up. Town Engineer McGoey advised the Town Regulation would be 12 feet each side of the road. Melinda Meddaugh also wants to re-iterate her comments as were made in connection with the Mobil station.

Bobby Mapes asked if there was currently diesel on site and the applicant confirmed it was. Attorney Paula Kay advised that the additional component of the diesel pumps at the back of the building is what we were discussing.

Attorney Paula Kay advised that the applicant should review the County's comments. It notes that there are inter-community issues and it is an incomplete recommendation. This Board will need super majority by the Board in order to approve the application. Attorney Paula Kay noted that the applicant really needs to work with the Town Engineer and the County to address its concerns. They should be addressed in writing. That may also impact on how the County handles its recommendations. Attorney Paula Kay feels the applicant will have to re-submit to

the County. Mr. North advised that the lighting will be downward and shielded lights. Mr. North also advised that he has been in communication with the Highway Department. Attorney Paula Kay referred Mr. North

There were no further comments by the Board.

There was no public comment.

A motion to close the public hearing was made by Lou Kiefer and seconded by Michael Croissant
5 in favor; 0 opposed

REGULAR MEETING:

A motion to accept the March 9, 2016 meeting minutes was made by Lou Kiefer and seconded by Matthew Sush.
4 in favor; 0 opposed (Meddaugh abstained due to absence)

BIGELOW

Treasure Lake Road/Lake Shore Drive West, Rock Hill, NY
S/B/L: 52.K-3-1 and 53.-1-1.1
Al Chase, Galligan Surveyors

Mr. Chase advised that the applicants will be taking a small parcel from a 20 acre parcel of land and add it to a lot with a home in Emerald Green. Town Engineer McGoey advised that they applicants have been maintaining the small area and that is the reason for the combination. He has no issue with the application.

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

A motion for to approve the lot improvement was made by Lou Kiefer and seconded by Matthew Sush.
5 in favor; 0 opposed

MUSA AND SOKOL KUKAJ

98 Gregory Road, Monticello, NY; S/B/L: 56.-1-10.1
William Norton, P.E.

Mr. Norton advised this is a 96 acre parcel with an existing home on the lot. The owner and his brother own the property and want to divide it equally. They created two new building lots, 42 and 44 acres. The third lot is a three acre lot. Chairperson Chester noted that the applicant did not finalize the building permit on the house and therefore, this application will have to be tabled. Attorney Paula Kay advised that the owner will need to be served with a Building

Department violation and asked if Mr. Norton would accept service. Any fines imposed will have to be paid prior to approval. Mr. Norton advised that he would accept service as the owner is not here very frequently. Attorney Paula Kay asked that Mr. Norton contact her concerning this.

Town Engineer McGoey asked if the owner would agree to filing an easement for the adjoiners driveway to clean that issue up (a small portion of their driveway encroaches onto the applicant's property). The Town likes to solve these problems when we can. Mr. Norton advised that he is in receipt of Town Engineer McGoey's comments.

DAVE BURR and ADRIAN BONE

Strong Road, Ferndale, NY; S/B/L: 1-1-16.2, 19 and 23.1

William Norton, P.E.

Mr. Norton advised that this application was previously approved by the Board, but the maps were not previously filed because their taxes were unpaid. He is just asking that we re-approve this application so the maps can be re-signed and filed.

A motion to approve the proposed lot improvement was made by Lou Kiefer and seconded by Matthew Sush

5 in favor; 0 opposed

MACHNE MIVTZER HATORAH

218 Hilltop Road, Monticello, NY; S/B/L: 41-1-24.1

Larry Marshall, P.E.

Mr. Marshall advised that the application is for an amendment to the previously approved site plan. The applicant wants to remove five of the existing buildings on the site which are older. They want to replace them with five new buildings. In addition to the five buildings, the applicant wants to add an addition to the dining room and relocate the garbage compactor and construct a paved road to the same. Most of the trash is generated by the kitchen and it makes sense to move it closer to that location. It is currently near the mikvah and classrooms. Michael Croissant asked how far off the road the compactor will be and Mr. Marshall advised it was 200 feet. Michael Croissant is concerned about the visibility from the road. They are unsightly and usually full or overflowing. He feels it needs to be in the rear of the property. Mr. Marshall feels it is more practical in the new location and would add landscaping to shield the compactor. Mr. Marshall advised that the applicant will be adding landscaping along Hilltop Road and that, coupled with the shielding of the compactor will be sufficient. Chairperson Chester showed Mr. Marshall another area where the compactor could be located to ease Michael's concerns. Mr. Marshall felt they could move it and showed the Board where it could possibly be located. His concern is that it makes it more difficult to access the compactor. Mr. Marshall will talk to the applicant and see if it is feasible to move the compactor.

Chairperson Chester feels that the compactor should stay where it was previously approved. Matt Sush noted that moving it to closer to the pool is not a good idea as well. Bobby Mapes advised that they will move the garbage by vehicle. It is not a great undertaking. Mr. Marshall

advised that most of the garbage is created by the kitchen. Melinda Meddaugh advised that the Town has big issues with trash compactors. Mr. Marshall does not agree that the dorms create more garbage as the kitchen as noted by Bobby Mapes.

Logan Morey asked if the kitchen/dining room will be relocated and Mr. Marshall advised it will stay where it is currently being located.

Chairperson Chester asked for details on the five new buildings. Town Engineer McGoey noted that there are seven units, five buildings being replaced. Mr. Marshall advised that the five new buildings (duplexes). The number of bedrooms is increasing to a total of thirty bedrooms in total, which impacts the sewer and water demand. There were previously twelve bedrooms. The sewer system has a significant spare capacity to cover the new bedrooms. Attorney Paula Kay questioned if duplexes were permitted in the zone. Logan Morey advised it is pretty common in sites like this. The applicant noted that the number of staff and campers will stay the same. Lou Kiefer asked if the new bedrooms would be for family and Mr. Marshall advised that this is what he believes will be the case. Bobby Mapes advised that this was a concern of the Board previously, with more families visiting the site, more parking, etc. The applicant's representative assured the Board that they would not have a great impact. This project is getting bigger and it has not even opened yet.

Attorney Paula Kay provided Mr. Marshall with some notes from the Building Department concerning the site as follows: 1) 60% of all public entrances shall be handicap accessible; 2) the dormitory needs an accessible route to it; 3) the location of the entrances does not match architectural plans; 4) there needs to be the required number of handicap parking spots pursuant to Code; 5) the proposed shul building needs an accessible entrance (gym conversion); 6) gates at the entrances must be breakaway gates; 7) the building legend on the filed site plan has not been updated; and 8) the new bedroom count could impact the size of the septic system.

Michael Croissant asked about the new culvert installed was done up to Code. Town Engineer McGoey advised he will check it, but he believes they are trying to construct a construction entrance. Michael Croissant advised that there should be a sweeper on site and sweep the road every day, as the road is atrocious. It is shale, so the road is dusty or muddy depending on the weather.

Chairperson Chester noted that they are significantly changing the plan and that at a minimum, the application needs another public hearing. The Board concurred. Chairperson Chester recommended that the owner be available to answer. The approval was based on a different use and occupancy and it is increasing.

Mr. Marshall noted that the plans do need to be updated. The original approved plans do have an anticipated flow rate based on the approval, 7000 gallons. The approval for the septic system was 10000 gallons which means there is a 3000 gallon spare capacity. Even with the expansion, there is sufficient gallonage available for the septic system. The system as previously approved does not need to be amended.

Chairperson Chester noted that the Board will want to know why the dining hall has changed, the

increase of units. Matt Sush wanted to know if we previously set aside additional parking. Mr. Marshall feels that the increase in bedrooms does not necessary mean an increase in vehicles on the site. Attorney Paula Kay advised that Mr. Marshall really needs to update the plan. IF you are increasing the number of staff because you want a better ratio? Mr. Marshall noted that the number of campers has always been 100. He does not believe there is a change. The Board asked what the reason for the additional bedrooms. Mr. Marshall believes it has to do with the families associated with the staff. He will check with the applicant. Camps do not work on a 1:1 basis. Lou Kiefer is not sure why the camp needs more bedrooms if there is the same amount of people attending the camp. Mr. Marshall cannot answer that, but feels it is just because they want to be more comfortable. The Board noted that although Joel Kohn is the representative, they want to meet with the owner/applicant so they can answer questions.

Town Engineer McGoey asked that the applicant provide him with a detailed inventory of all the buildings on the site including stories, basement type, etc.

After discussion, the Board agreed to schedule a public hearing, but insisted that the applicant provide the Board with answers to their questions at that time.

A motion to schedule a public hearing for April 13, 2016 was made by Melinda Meddaugh and seconded by Matthew Sush
5 in favor; 0 opposed

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

Respectfully submitted,


Kathleen Brawley, Secretary
Town of Thompson Planning Board