

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, APRIL 13, 2016**



APPROVED

IN ATTENDANCE:

Chairperson Patrice Chester	Lou Kiefer
Michael Croissant	Matthew Sush
Melinda Meddaugh	Bobby Mapes, Alternate
Paula Elaine Kay, Attorney	Kathleen Brawley, Secretary
Richard McGoey, Consulting Engineer	
James Carnell, Director, Building/Planning/Zoning	

Absent: Jim Barnicle, Alternate

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

PUBLIC HEARING:

MACHNE MIVTZER HATORAH

The property is located in the RR-2 Zone, 218 Hilltop Road, Monticello, NY; S/B/L: 41.-1-24.1.
Larry Marshall, P.E., Ben Halberstam and Joel Kohn

Applicant is seeking approval of modifications to the previously approved site plan in accordance with §250-9 of the Town Code of the Town of Thompson.

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

Mr. Marshall advised that the site plan modification which included construction of a dorm, classrooms and a mikvah were previously approved. They now want to remove five existing buildings and replace them with five buildings in similar locations. Mr. Marshall provided a larger view of the site and the improvements located thereon. There is no change in the number of occupants on the site. Staff and students will stay the same. The proposed buildings are larger but just to afford more room to the staff in their facilities. That is the only change they are requesting. Mr. Marshall also asked that the dumpster enclosure be moved closer to the kitchen facility. Water and sewer lines will need to be moved, but that is part of the site plan process.

Lou Kiefer asked why they are doubling the number of bedrooms if they are not increasing occupancy? More bedrooms means more people.

Joel Kohn advised that they figured on six occupants per house for staff families. If they were to stay in the buildings as is, it would be six people in one bedroom. Now they will have three bedrooms.

Michael Croissant asked what is going in the basement of the dormitory. Mr. Kohn advised that there are no improvements planned for the basement. Mr. Croissant advised that he spoke with a bidder for the project who advised it would be wall to wall bunk beds.

Public comment:

Michael Gagliardi, neighbor. His two concerns are that they have no way of knowing if they add more occupants to the premises and if the septic systems will be adequate. There is a pond nearby that could be contaminated if the septic is insufficient.

Paul Walsh noted that the property should have a compactor, not a dumpster and Mr. Marshall advised he misspoke, it is a compactor.

Duane Roberts, neighbor. He spoke on the poor condition of the camp and if the owner will assure the neighbors that there will not be more than 190 people on site. He also wanted to know when they are opening and if it will be this summer. Joel Kohn advised that this plan will not change the number of occupants. Mr. Roberts also noted that he has a blind driveway and wanted to know if a mirror could be installed to help with the increased traffic flow from the camp. Mr. Roberts noted that the road has been ripped up due to the increased flow of construction vehicles. Mr. Roberts also noted that there was an EMS member who visits the site regularly who drives dangerously on the road and he asked that the owner speak to him to ensure they respect the

Henry Friedman, neighbor. Mr. Friedman noted that the construction is taking a major toll on the road. It was built many years ago and not designed to accommodate the increased traffic. Who will be responsible for the maintenance and repair of the road?

Mr. Roberts also asked if weekend work would be done every weekend. Ben Halberstam noted that it was an isolated incident.

Mr. Friedman asked if it would be a year round camp and Mr. Kohn advised it would be seasonal, with a maximum of three months. Attorney Paula Kay asked if there would be weekend retreats and Mr. Kohn did not know. Mr. Kohn advised that a lot of schools come up during the winter for weekends. It may happen, but it is not planned. Mr. Kohn advised the facilities will be winterized. Attorney Paula Kay advised that the Planning Board would need to determine if that is permitted. If it is a summer camp and being reviewed as such, the Board may need to look at the application more closely and ensure it is properly zoned for the use.

David Dunlap, neighbor. Mr. Dunlap questioned how much clearing has been done on the site. Chairperson Chester advised that the Building Department has been to the site. Mr. Dunlap advised that they are clearing more than one acre and asked if the contractor is DEC approved. Town Engineer McGoey advised that the site has an approved storm water management plan with the DEC. Mr. Dunlap also expressed concern about lead paint on the older buildings and Jim Carnell advised that the Building Department requires a survey of whether lead paint is present. Mr. Dunlap asked if the buildings would have sprinklers and Mr. Kohn advised that the larger buildings will have sprinklers, but the dorms would not. Mr. Dunlap asked if the dorms would have kitchens and Mr. Kohn advised they would and they would be reviewed under the residential code, not commercial code.

Mr. Dunlap questioned the availability of water to supply to the number of campers, etc. He also

asked about parking. He is concerned because 200 cars could show up on visiting day and park all over the road. Chairperson Chester asked Mr. Marshall to address this issue. Mr. Kohn advised that the Town Engineer suggested that they add more parking on the site, which they did. Chairperson Chester noted that there is a section of overflow parking and Mr. Marshall showed the location of the same on the site plan. Mr. Marshall showed where every day parking would be located as well. The owner does have room to accommodate over 100 vehicles. Mr. Kohn advised that the nature of this camp does not have set visiting days. This is a boys camp for older boys. Girls camps do have more weekend visitation days. Boys camps do not have as many.

Mr. Dunlap asked where the shul would be located and Mr. Marshall noted it was building 15. Mr. Dunlap asked if the property will be taken off the tax rolls down the line. Attorney Paula Kay advised that the Planning Board does not address this issue, it is discussed with the Assessor.

Mr. Gagliardi asked that an exact number of available parking spots be provided and the applicant advised they would provide the same.

Elizabeth and Frank Kobus, neighbors, provided a written statement, which is annexed hereto and made a part hereof. In essence, they are opposed to the modifications to the site plan.

Frank Kobus also noted that they have been against this application since its inception. This new camp will change their quality of life. This is what he sees every morning when he looks across the street. There is nothing hidden. They have taken his country setting and destroyed it. He was ran off the road the other day by a visitor to the camp who was backing out of the site. Once this camp opens, it is going to be a disaster. Why do we need thirty extra bedrooms? Mr. Kohn advised that there would be minor accommodations previously. Mr. Kobus wants the board to take this application very seriously. The Board does not live there. They are pouring concrete at 5:30 a.m., in his opinion to avoid the Town finding out what they are doing.

N. Richard Wool, a neighbor, also provided a written statement, which is annexed hereto and made a part hereof. In essence, he is opposed to the modifications to the site plan.

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

5 in favor; 0 opposed

REGULAR MEETING

A motion to accept the March 23, 2016 meeting minutes was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed

CHERRY VALLEY BUILDERS, INC.

Old Sackett Road, Rock Hill, NY - S/B/L: 52.-1-17.9

Michael Davidoff, Esq.

The Board reviewed Mr. Davidoff's request on behalf of the applicant for an additional ninety-day

extension of the applicant's site plan approval from April 16, 2016 to July 15, 2016. A motion to approve the same was made by Lou Kiefer and seconded by Melinda Meddaugh.
5 in favor; 0 opposed

CONCORD FAIRWAYS

Concord Road, Monticello, NY – S/B/L: 9.-1-36
Kevin McManus and Henry Zabatta, Capelli

Mr. McManus advised that this application is essentially for an extension of site plan approval. The applicants previously received approval for 8 units per acre, but they failed to come back and maintain the approvals. In the interim, the zone changed and the density amounts changed. The density went from 8 units to 4. Their plea will be based upon the purchase price of the property and that it was not viable to build anything until now. They need a denial from this Board to go before the Zoning Board of Appeals. They also asked if the Planning Board could give a positive reference to the Zoning Board. Attorney Paula Kay asked if the applicant has calculations, which they did not have readily available. This Board needs those calculations in order to proceed. Attorney Paula Kay advised that if they want a recommendation from this Board, they need to provide the calculations to this Board, as well as a new application, together with the requisite fees, escrows, etc. the process will be less strenuous, but we still need those items.

A motion to deny this application and refer the same to the Zoning Board of Appeals was made by Michael Croissant and seconded by Melinda Meddaugh
5 in favor; 0 opposed

EPR/ADELAAR GOLF

Joyland Road, Monticello, NY S/B/L: 23.-2-3, et al
Helen Mauch, Esq.

The applicant is asking for a lot improvement for the golf course. EPR owns 68 different tax parcels and they are trying to merge them and take smaller lots and make them one larger tax parcel.

Bobby Mapes asked if this meant that all the buildings (club house, etc.) will be all on one lot. Town Engineer McGoey noted that the maintenance building (on the other side of the stream) is not located on the proposed golf lot. Ms. Mauch advised that the maintenance building will eventually be moved into the new golf parcel. The existing building will be removed.

The Board asked that the applicant make sure with the County that there are no land-locked parcels and that this improvement is exactly what the County has.

A motion to approve the proposed lot improvement subject to the review of the Sullivan County Real Property Department was made by Lou Kiefer and seconded by Michael Croissant
5 in favor; 0 opposed

EPR WATER PARK

Joyland Road, Monticello, NY S/B/L: 23.-2-3, et al
Helen Mauch, Esq.

Ms. Mauch showed the Board the potential issues with the lot improvements for this lot and adjoining parcels owned by EPR. They will go to the County Real Property Department to confirm that they can “erase” two lines and improve the five existing lots for the waterpark parcel. They are making three new designated lots from five.

Attorney Paula Kay advised that a note on the map, a letter or email would be sufficient proof of the applicant speaking with and obtaining the approval of the County.

A motion to approve the proposed lot improvement, subject to the approval of the Sullivan County Real Property Department, was made by Lou Kiefer and seconded by Melinda Meddaugh.
5 in favor; 0 opposed

TEN HANOFEE ASSOCIATES, LLC

44 Lanahan Road, Monticello, NY - S/B/L: 13.-1-31.1
Tim Gottlieb, P.E., Jorge Delgado, D.C.

The applicant received the requested variances from the Zoning Board in March 2016. They revised their plans accordingly. (5 and 5, not 10 and 10). The applicant spoke with the highway department and they will install a twelve-inch culvert. Melinda Meddaugh asked where signs would be located. Dr. Delgado advised there would just be a sign on the building itself. Mrs. Meddaugh noted that the landscaping is small, but it is a narrow lot in a wooded area.

The Board advised that a public hearing is required; they scheduled it for May 11, 2016. Dr. Delgado advised that the public hearing for the ZBA had no public comment at all. Chairperson Chester advised that they have in the past under the same circumstances permitted the applicant to be on the regular agenda.

Attorney Paula Kay advised that because it is a special use permit, a public hearing is required.

A motion to schedule a public hearing in connection with this application for May 11, 2016, was made by Lou Kiefer and seconded by Melinda Meddaugh.
5 in favor; 0 opposed

PRIMAX PROPERTIES LLC/5 STAR LAND DEVELOPMENT

Glen Wild Road, Rock Hill, NY - S/B/L: 32.-1-22
Larry Marshall, P.E.

Mr. Marshall advised that they applicant revised their previous application which required a use variance due to the fact that they wanted two dwellings on one parcel of land. They have revised the plan to remove the house on lot 1 and 2 which makes lot 2 larger and makes them in

conformance with the HC-1 zone. They want consideration on the number of parking spaces. They have discussed this previously with the Board. The applicant has provided a rendering of the proposed building and are looking for feedback. Attorney Paula Kay advised that the plans and the recent letter from Mr. Marshall have a discrepancy. The narrative has different figures from the map. The map is correct, the narrative is not. Mr. Marshall advised that the map shows 49 spots (35 actual, 14 proposed). Chairperson Chester asked where the loading dock is and Mr. Marshall showed the Board where it was located on the site as well as the entrances to the same. It is not an elevated loading dock. It will simply go from asphalt to concrete. Lou Kiefer felt it was tight for larger trucks to get into the dock. Mr. Marshall will provide the movement within the site as they calculated it. Tractor trailers come into the store from the south and back into the loading dock. It is how every Dollar General operates. Bobby Mapes advised that he has noted that most of the local stores take deliveries from their front doors and do not use their loading docks. Mr. Marshall noted that he cannot speak as to the Liberty store, but he designed the Pine Bush store and he advised they do not take deliveries through the front door from Dollar General. If another driver makes deliveries that way (such as soda deliveries) they can speak to those drivers about that. Bobby Mapes advised that he was recently in an OSHA class and that Dollar General has been fined heavily due to this practice of blocking parking lots for deliveries. It is on the OSHA website. Lou Kiefer noted another location on the site for deliveries. Mr. Marshall advised that they look at larger trucks that Dollar General utilizes and they cannot use the location Mr. Kiefer suggested. Attorney Paula Kay asked about the frequency of deliveries and Mr. Marshall advised it is once a week for Dollar General. Smaller trucks (soda, Frito Lay, etc.) may come daily. The Board advised that if the larger truck is backing in, it will be blocking spaces that they are already asking be reduced. Attorney Paula Kay asked for approximately how long is the truck on the site and Mr. Marshall advised one hour. Melinda Meddaugh asked what the projected number of customers per day is and Mr. Marshall was not sure for this specific project, but they estimate 15-16 per hour.

Attorney Paula Kay noted that after review, the narrative and application do in fact map.

Attorney Paula Kay also asked what might happen in the future if this store fails. Mr. Marshall advised that his firm has been involved for 19 stores which are all still in operation and from what he understands their sales are all doing well.

Melinda Meddaugh advised that she has concerns with deliveries as proposed by the applicant. The Town has been looking at safety, etc., in that corridor. This will bring increased traffic use. In addition, there is a manufacturing facility looking to go in that corridor as well. Has the traffic flow been done? Mr. Marshall advised that it has not been done. Mr. Marshall asked if the traffic study has been done or requested of any other applicants and the Board advised not for some time. Mrs. Meddaugh noted that the Fire Department is next door and there is potential for blocking access of the emergency vehicles. Mr. Marshall noted that their entrances are designed to permit a quick entrance/exit with sufficient space. Any reverse movements will not be from the road. This will be similar to any other facilities receiving deliveries, such as the gas stations, and they will not be blocking Glen Wild Road at all. In addition, the fire alarms go off before the trucks leave the building, which affords sufficient time for any truck to move. The deliveries are on average once a day. If they are going to cause a significant issue, we can look at that. Chairperson Chester felt that deliveries are not so much an issue as the increased traffic flow from customers.

Attorney Paul Kay asked about peak hours and Mr. Marshall advised that the peak hours vary by store, but it is typically between 4-6 p.m. They are open seven days a week.

Chairperson Chester asked that the applicant provide the location of the parking spaces to be affected by the delivery trucks and Mr. Marshall advised he would provide the same.

Melinda Meddaugh advised that more landscaping needs to be placed along the building and road. The Board does not want to see sparse pavement. The Board wants screening. This is a crucial location for the area that needs to be addressed carefully. Attorney Paula Kay asked about signage and Mr. Marshall advised that it will be on the road, but that Dollar General has complete control over the same. The Board felt they needed to see the sign. The Board also asked about the yellow ballards in front of the entrance of the door and Jim Carnell advised that they are required by law. Bobby Mapes noted that if they moved the parking spaces, they would not have to be there. Michael Croissant advised that his biggest concern is the backing up of delivery trucks. Lou Kiefer concurred. They felt that perhaps the building could be shifted to accommodate the larger trucks. Mr. Marshall advised that the truck size requires 42 feet to be able to move around the building. Michael Croissant asked if they can use the adjoining parcel to enter the property and Mr. Marshall advised they could not. The Board suggested taking a small portion from the adjoining lot to accommodate the larger truck. Lou Kiefer noted that tractor trailers have no problem getting in and out of other businesses with smaller lots. He does not agree with the applicant's proposed loading/unloading plan. The building is 70 feet. Chairperson Chester asked if any alternatives would be provided in his report and Mr. Marshall advised that he can provide some alternatives in his report. Lou Kiefer suggested relocating the loading dock. The Board does not like the backing up into the parking spaces. They want to know why that is the only option and if there are any other options available. Bobby Mapes advised that his problem is that backing up a trailer is completely blind which is clearly dangerous to pedestrians and other vehicles. Mr. Marshall has designed 16 stores in the area with this scenario and they have spoken with delivery drivers who prefer the delivery design as they have proposed. Bobby Mapes believes they should avoid blocking these parking spots. Mr. Marshall advised that they applicant is willing to work with the Board. Attorney Paula Kay asked when the trip traffic analysis was done. Did they take the summer traffic into effect? Mr. Marshall uses the Institute of Traffic's data to prepare these calculations. Mr. Marshall will provide signage, increase the landscaping on the site and provide alternate truck flows. Melinda Meddaugh is concerned about the traffic flow between 4-6 p.m. especially since that corridor is busy at that time of day.

Michael Croissant asked why vinyl siding is on one side of the building and steel on the other? Mr. Marshall advised that it is a cost factor. Steel siding is more cost-effective. With the parking, customers and view being from the front and left of the building, they chose that style of siding. Bobby Mapes asked if using metal siding required a variance.

Scheduling a public hearing was discussed by the Board and May 11, 2016 was suggested. A motion to schedule a public hearing in connection with this application for May 11, 2016 was made by Lou Kiefer and seconded by Melinda Meddaugh.

5 in favor; 0 opposed

Mr. Marshall asked about the Board's concern with the siding. Melinda Meddaugh advised that

they really want the building to meet the character of the community. The Board wants the siding to be the same on all sides and not steel. Mr. Marshall advised that this store will be very similar to the Wurtsboro store. The colors are vibrant. He encourages the Board to visit the store on Route 209 as this building mirrors the proposed store.

CONG. KHAL ADATH KRASNA

203 Anawana Lake Rd., Monticello, NY – S/B/L: 8.-1-41

Tim Gottlieb, P.E. and Abe Berkovic

Mr. Gottlieb advised that the applicant is proposing a new parking lot on the northerly side of the property of 100 spaces for cars and buses. They are in receipt of the Town Engineer's comments and have no issue with the same. They are working on a SWPP and should be complete soon. Town Engineer McGoey asked if the applicant spoke with the County and they are waiting for this Board's approval.

Mr. Berkovic responded to the Town Engineer's comments as follows:

1. With respect to the use of mobile units on site – the unit is removed and will not be returned.
2. With respect to the improvements to the shul, the shul was getting a facelift. Once they started working on it, it ended up being more work and more than 50% of the sheetrock was removed. Since then, the applicant has prepared plans and applied for a building permit. They have had two rounds of comments with the Building Department on the application.
3. The installation of the refrigeration unit was included in the site plan previously approved. Instead of constructing a refrigeration area, they installed a trailer with a freezer box. The Building Department has asked that they obtain an electrical inspection for the trailer. Michael Croissant asked if they need to enclose the box and Jim Carnell advised they do not.
4. With respect to the construction of the roof over mikvah - there was a landing and the placed a roof over the same to keep patrons dry when it rains. It is a four-foot roof. As far as any other violations, they are working on them diligently, which Jim Carnell confirmed.

Mr. Berkovic also advised that basically, the camp has been in use for many years. More people have vehicles now and parking along Anawana Lake Road is not safe or aesthetically pleasing. The proposed parking will be set back from the road. Trees will be left to keep a buffer. Town Engineer McGoey wants the trees to be shown on the plan and noted that they will not be removed. Abe Berkovic will show where they are cutting and what are staying. Jim Carnell advised that they can have the applicant mark the field and get approval first before they get a permit. Abe Berkovic felt that it will be safer for all involved. Town Engineer McGoey advised that he wants to see turning radiuses for trucks as the parking proposed is not usual. Mr. Berkovic advised that the parking was done to avoid children waiting in parking areas. Matt Sush wanted to ensure that there will be no more flagging on Anawana Lake Road to alleviate parking issues at the camp. Jim Carnell advised that on more than one occasion there has been a bus hung up in the middle of the

road. This new lot will hopefully eliminate this happening in the future. Bobby Mapes asked about the overflow lot across the street and its use in the future. Mr. Berkovic advised that it will no longer be used. Bobby Mapes felt it should be seeded and made to look nicer. Michael Croissant asked if this project falls into the tree cutting violation for the bat. Attorney Paula Kay advised that the casino was required to do this because they have federal permits. She is not certain this project is subject to this restriction, but asked the applicant to find out for sure.

Matt Sush asked if the area marked on the plans for "bus drop off area" was going to be eliminated and if so, that it be eliminated from the plans and Mr. Berkovic advised it will be.

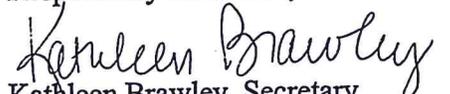
Bobby Mapes asked about the property across the street and Mr. Berkovic advised that they do not own the parcel.

Mr. Berkovic asked if this application will need a public hearing and the Board confirmed it did.

A motion to schedule a public hearing in connection with this application for May 11, 2016, was made by Matthew Sush and seconded by Melinda Meddaugh.
5 in favor; 0 opposed

A motion to adjourn the meeting at 8:40 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