

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, APRIL 27, 2016**



APPROVED

IN ATTENDANCE:

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

Chairperson Chester called the meeting to order at 7:06 p.m.

A motion to accept the April 13, 2016 meeting minutes was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed

MYUNG AE LEE

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

Tim Gottlieb, P.E.

Matthew Sush is recusing himself from hearing this application.

Mr. Gottlieb advised that the applicant would like to reschedule the public hearing previously postponed by the applicant.

A motion to reschedule the public hearing for May 25, 2016 was made by Lou Kiefer and seconded by Melinda Meddaugh.

4 in favor; 0 opposed

MACHNE MIVTZER HATORAH

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

Larry Marshall, P.E., advised that the applicant was running late and asked that the matter be placed at the end of tonight's agenda.

A motion to place this application at the end of tonight's agenda was made by Lou Kiefer and seconded by Melinda Meddaugh.

5 in favor; 0 opposed

CAMP IROQUOIS SPRINGS

66 Bowers Rd, Rock Hill, NY – S/B/L: 33.-1-1.1

Glenn Smith, P.E. and Mark Newfield

Mr. Smith provided the Board with an overall site plan which depicts the new fitness center. The driveway that goes to the residence on the site will have a branch off of it to reach the new fitness center. Mr. Smith provided the Board with a rendering of the building. It will not be seen from the road. The new road will be widened to 20'. The new building will be located near the shoreline, but the DEC regulations require a disturbance permit if you are 50 from the shoreline. He moved the building back 60 to ensure no permit will be required. Grading is shown on the plan as well as erosion control and a silt fence details. The applicant may put lights on the building and they are shown on the plan as well. The access drive is existing from Bowers Road but it will take a lot to improve the same. They plan on expanding the existing drive to the residence twenty feet. Town Engineer McGoey asked that they show the turning radius on the site plan, although it looked large enough to accommodate emergency vehicles. Water and sewer will not be affected as there are no new campers. Attorney Paula Kay asked when the additions will be built and Mr. Newfield advised October. They are just trying to get their approvals taken care of early. The Board thanked Mr. Newfield for coming in early.

The Board had no further questions.

A motion for negative declaration motion under SEQRA was made by Melinda Meddaugh and seconded by Lou Kiefer.

5 in favor; 0 opposed

A motion to approve the amendment to the previously approved site plan was made by Melinda Meddaugh and seconded by Matthew Sush.

5 in favor; 0 opposed

VERIA LIFESTYLE

Anawana Lake Rd, Monticello, NY - S/B/L: 9.-1-1.1 et al

Glenn Smith, P.E.

Mr. Smith advised that the applicants are looking to update their parking area. When the plan was approved, they original showed 299 parking spaces on the property. The applicants want to bank 91 spaces (32 in the staff parking lot on Anawana Lake Road and 59 parking spaces in the valet parking near the hotel) which leaves 208 spaces will be left for guests and employees. This still exceeds the number of required parking spaces required by Town Code, but the applicant wants to amend its site plan accordingly. Bobby Mapes asked if spots were banked previously and Mr. Smith advised no spaces were previously banked. The proposed banked spaces will be covered in grass and can be formed at any time they are needed.

A motion for negative declaration motion under SEQRA was made by Melinda Meddaugh and seconded by Lou Kiefer.

5 in favor; 0 opposed

A motion to approve the modification to the previously approved site plan was made by Michael Croissant and seconded by Matthew Sush
5 in favor; 0 opposed

FOREST PARK – UNIT 27

372 Anawana Lake Rd, Monticello, NY – S/B/L: 9.-1-67

D. Randel Wasson, P.E.

Mr. Wasson provided the Board with an updated site plan. Mr. Wasson noted that the main entrance to the premises is gated and signed. It has been closed recently. There is another entrance into the property which has been utilized. It is mostly workers on the site at the present time. Bobby Mapes asked if it is considered emergency access, isn't supposed to be 20 feet wide? This road is only 14 feet wide. Town Engineer McGoey advised that they have additional emergency access on the site. Chairperson Chester advised that the applicant needs to provide the fire department with access to the breakaway gate and Mr. Wasson advised they will provide the same. Mr. Wasson provided a photo of Unit 27. They want to enclose and extend the deck on the unit all the way to the street end of the house. Town Engineer McGoey noted that the Building Department said there are at least 2 units on the plan that are not as shown on the plan. Unit 47's addition is not as shown, as well as Unit 61. Town Engineer McGoey asked that they update the site plan accordingly. Town Engineer McGoey noted that all other improvements on the plan were okay with the Building Department.

A motion for negative declaration motion under SEQRA was made by Melinda Meddaugh and seconded by Lou Kiefer.

5 in favor; 0 opposed

Town Engineer McGoey asked that the applicant add a note to the site plan that no bedrooms shall be located in the proposed addition.

A motion to approve the modification to the previously approved site plan was made by Melinda Meddaugh and seconded by Lou Kiefer.

5 in favor; 0 opposed

CNH SALES

82 Cold Spring Rd, Monticello, NY – S/B/L: 30.-5-1/2

Michael Rielly, P.E. from Rettew Engineering

Mr. Rielly advised that this is a change of use plan from a propane distribution center to a warehouse for an Amazon.com business. Attorney Paula Kay asked if there will be an actual Amazon store there or a business like that and Mr. Rielly said it would be similar to an Amazon site. They are only planning on using the main larger building at this time and will note the buildings not being used at this time on the site plan. Handicap parking detail and loading docks are all shown on the plan. Chairperson Chester asked what visual improvements the applicant is planning on making and Mr. Rielly advised as little as possible. Town Engineer McGoey advised

that improvements need to be made to the entrance as it is dangerous, the metal ballards and foundations need to be removed. The Town wants the building to look better and make it safer. There are code violations. Steps and pipe rails do not meet standards. Mr. Rielly asked about landscaping. His client would prefer not to put anything between the fence and the road. The seller will be repairing the fence as part of the purchase. The Board suggested removing the same and planting trees and landscaping. There is a lot of concrete on the site. The buildings need to be painted. Town Engineer McGoey asked if a public hearing needs to be held for the change of use. Also a lot consolidation needs to be done. Bobby Mapes noted that it is in the EAF. The Board asked about signage. Mr. Rielly advised that there was no signage planned as there are no customers planned on attending. No trucks will be stored on site and there will be no outside storage. Only delivery trucks will be coming in and out of the site and there is plenty of room to maneuver. Chairperson Chester asked about how many employees and Mr. Rielly confirmed 8-10. Mr. Rielly advised where the proposed parking will be and that the applicant will improve the driveway and pave some, but not all of the parking areas. Attorney Paula Kay advised that a public hearing is not required, but it is a change in the site plan because exterior changes are being planned and she recommends that a public hearing be conducted.

Mr. Rielly asked about the dumpster enclosure and Town Engineer McGoey advised it should be made of block.

Attorney Paula Kay suggested that the applicant start cleaning up the site prior to the public hearing to show the Board his progress.

A motion to schedule a public hearing in connection with this matter for May 25, 2016 was made by Lou Kiefer and Melinda Meddaugh.
5 in favor; 0 opposed

SACKETT LAKE SOLAR FARM

Sackett Lake Rd, Monticello, NY – S/B/L: 28.-1-37

J.J. Pavese and George Reed, Northern Engineering

Mr. Pavese advised that they are looking to move forward to apply to NYSEG to study the grid and move the project along with NYSEG. They plan on applying May 1, 2016 for a 5 megawatt solar farm on the site. Although it was discussed previously, this use was not economically feasible. Now it has become feasible and they are desirous of moving forward. The reason that this site is feasible is because it is connected to the NYSEG service station and the Marcy South power station. He acknowledges that the Town Board has a planned moratorium on solar projects like this. They would like to move forward on this and wait for the Town Board's ultimate determination. They want to work with the Town. They want to provide the Board with as much information as possible, including positive developments and negative issues. Lou Kiefer advised that he is concerned about the look of a solar farm of this nature as he has viewed solar farms in Vermont. Mr. Pavese advised that New York State's regulations are very different than those in Vermont. Mr. Pavese advised that the entirety of the project will be fenced but not screened. Attorney Paula Kay noted that the reason for the proposed moratorium is that we have no rules or regulations concerning solar farms. Any solar project that does not have approval will most likely

be stayed until they have some regulations. Mr. Reed advised that there is a new law for energy resources and they want to move forward. Their recommendation is that unless a Town is being inundated, they should make determinations on solar farms on a case-by-case basis. CUNY is coming up with lots of guidance and proposed rules and regulations. He does not want the Town to discourage solar farms. Attorney Paula Kay advised that the Town Board has had a lot of inquiries about solar farms and that is why they feel a moratorium is necessary. The Board does not have enough information or regulations to make approvals. Mr. Reed feels that this is a good project for the Town to start solar farms. Obviously a blanket rule to shield the panels completely will not work but they are amenable to providing some screening as long as the same does not cover the panels themselves. Melinda Meddaugh also felt that impactive glare should be addressed. Mr. Reed advised that the site is desirable because of the lay of the land and glare should be a minor issue. Michael Croissant asked if there would be any glare and Mr. Reed advised it would be minimal, as they are not mirrored. Mr. Croissant noted that it is near the Sullivan County Airport. Mr. Pavese noted that the intent is to capture the suns rays and not deflect the same. Mr. Reed advised that there are FAA regulations and they will look into the same. Mr. Pavese advised they would be applying with NYSEG to start the feasibility of the project. They will start formulating a more formal site plan at that time. Attorney Paula Kay advised that the Board may not be able to review the same if the moratorium is in place. Bobby Mapes noted that the County has a solar farm near the infirmary and suggested that the Board go and visit the same. Mr. Reed advised that there are other options that they can go with, other than dealing with NYSEG directly and may be able to offer the Town electrical service.

The Board had no further questions.

YESHIVA VIZNITZ TORAH CHAIM

167-168 Gibber Rd, Monticello, NY – S/B/L: 6.-1-11.7

Tim Gottlieb, P.E.

Mr. Gottlieb advised that the applicants need an extension of their site plan approval, as it has expired. He was also advised by the Building Department that the oil tanks need to be moved as they are blocking a stairway, an entrance shown on the plan is not actually on the site and wires need to be raised as they pose a hazard. Town Engineer McGoey advised that the approval expired so they need a new application fee and escrow. Attorney Paula Kay advised that the Board cannot act on this matter this evening.

YESHIVA MESIFTA ARUGATH HABOSEM

Whittaker Rd, Monticello, NY – S/B/L: 3.-1-18

Michael Rielly, P.E.

Mr. Rielly advised that this is a boys camp on Whittaker Road. They have an aerial survey being done as we speak which should be done in the next two weeks. They want to put in two duplexes for staff housing. They have their own water and sewer. They want to move forward as soon as possible and are asking for a public hearing. Attorney Paula Kay wants a breakdown as to what buildings are located where and what they are being utilized for currently, as well as their proposed

improvements. The Board asked that they be provided with more information before they schedule a public hearing. Attorney Paula Kay advised that any approval would be done the second meeting in June at the very earliest and Mr. Rielly agreed. They will come back before the Board with a more detailed plan.

A motion to schedule a public hearing in connection with this application for June 8, 2016 was made by Lou Kiefer and seconded by Matthew Sush
5 in favor; 0 opposed

CONCORD FAIRWAYS LLC

Concord Rd, Monticello, NY – S/B/L: 9.-1-36/37

Kevin McManus, P.E. and Henry Zabatta

Attorney Paula Kay advised that the applicant has been in and filed their new application and paid all of their fees which were large due to the size of the project. Mr. McManus further advised that they are desirous of obtaining this Board's recommendation for the approval of a variance. Basically, the difference in the zone is that environmentally sensitive lands (slope) are now an issue, which was not included previously in the law. Also row houses went from 8 units to 4. The slopes are shown on the plan, which total about a half an acre, which totals 4 acres on the old plan and 2 on the new law. The property was purchased for a significant amount on money and although they did make some improvements, they realized that they did not stay on top of that. Sewer and water systems are approved by the Health Department and the Town and are not an issue. Only an updated stormwater plan may be needed. Town Engineer McGoey asked if this was subject to the 100' wetland buffer and Glenn Smith, P.E. advised he doubted they would come out and review or reclassify the site.

Attorney Paula Kay advised that the applicants are looking for a denial and referral to the ZBA as well as a positive recommendation from this Board.

A motion to deny this application and refer the same to the Zoning Board of Appeals with the Board's positive recommendation for approval, was made by Lou Kiefer and seconded by Michael Croissant
5 in favor; 0 opposed

MACHNE MIVTZER HATORAH

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

Larry Marshall, P.E. and Ben Halberstam

Chairperson Chester noted that the public hearing was held. They are in receipt of Mr. Marshall's letter which responds to the comments made at the public hearing, which will be a part of these minutes.

Chairperson Chester asked if they have not opened for the season and are working on an approved site plan, the question is we would prefer that they operate one season with the site as is before

moving forward with the expansion of the buildings and changing the site plan. Mr. Halberstam advised that when he came into the project in December 2015, there was not enough funds to get the improvements done. He brought in new investors to get the project done. They could put money into the existing buildings. He acknowledges that they need work, but they will eventually be torn down. They want to make it a nice place. The prior minutes noted that the buildings on the site were not in great shape. It is a shame to keep the buildings as is, they need help. They are cramming people into small places and it is not the right approach for this project. They want to make it better. Bobby Mapes advised that the Board noted the buildings are not livable, but that the applicant assured the Board that they were okay as is. Mr. Halberstam advised that the buildings could be fixed to be livable. He feels he should have come before this Board earlier and he is sorry he was not involved earlier. Attorney Paula Kay advised that the issue seems to be that the Board granted a significant change of use to this property, going from a day camp to a sleep-away camp. This is a pretty big stretch for the property and they want to see what the impact of the same will be over the summer. After the fall, the applicant could come back and revisit these amendments. That way, the Board, the Building Department and the Highway Department will have a better idea of how this project will affect the area. Mr. Halberstam advised that they are not bringing in one more person into the site. They just want to make the living arrangements more habitable. Mr. Halberstam advised that the site is okay, there won't be many problems but their proposed additions will make the site better. They have not removed any trees and are staying in the same footprint as the buildings presently on the site. Attorney Paula Kay asked if it would only be used for the summer and Mr. Halberstam confirmed it would only be used for the summer.

Jim Barnicle advised that the Board was assured that all of the buildings as existing were okay and to now say they are not, without knowing what the affect on the area would be, is not a good way to proceed. Chairperson Chester advised that they are not denying the applicant, but they want to wait and see what the impacts will be. Mr. Halberstam felt it was wasteful to make improvements to the buildings only to take them down and the Board advised that they knew of the conditions on the site when they came before this Board previously. Mr. Marshall advised that the number of occupants is remaining unchanged. It is 100 campers and 90 staff and family. Is the Board concerned with the new buildings on the site? The traffic, water or sewer usage doesn't change. Chairperson Chester advised that the Board is more concerned with the future use of the new buildings. The Board asked all of these questions up front and we were asked to approve it as it is presently. Now, once it was approved, we are being asked to change our approval and increasing bedrooms. Mr. Marshall advised that the applicants are not planning on adding people. The Board noted that there was no way to police that.

Michael Croissant noted that the road is being torn up and this was brought to the applicant's attention at the last meeting. Since then, it has only become worse, with no attempt to repair the same even after the Board suggested the same. It shows that no one is willing to make it nice. Mr. Halberstam advised that he did not know of any issues and that they would be taken care of. Mr. Croissant advised that his point is that it was previously brought up and it was not addressed. They are located by the south driveway. Attorney Paula Kay advised that the Board is not going to take any action tonight. It may be in your best interest to work on your approved site plan and show some good faith to this Board. Work on clearing up the site and your landscaping. Mr. Marshall noted that typically landscaping is last and Mr. Kiefer advised that we hear this all the time and then the landscaping does not get done for one reason or another. Mr. Halberstam asked if the

applicant came before the Board with the new proposed buildings would it be approved. The Board noted that they went over the other site plan with a fine tooth comb, even covering noise issues. Bobby Mapes advised that the whole project will have a huge impact on the neighbors on the road. The camp was a day camp run from Monday through Friday. Nights and weekends will be peaceful. It has now changed to a 24 hour a day full time operation. Mr. Halberstam advised that this camp will have no visiting days. Neighbors will not even know the campers are there. The Board all advised that this is why they want to see the camp go through a season first. Jim Barnicle noted that the problem is that they were told that the existing site was acceptable and now they are saying that is it is a problem. Chairperson Chester advised the applicant that the Board has no intention on acting on this tonight. Mr. Halberstam expressed that he really wants to see this new building be done this season.

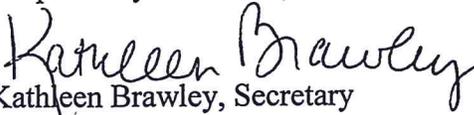
Mr. Marshall asked if all aspects of the revisions to the site plan are unacceptable. Attorney Paula Kay advised that the Board will not take any action on the plan at all tonight. Mr. Marshall felt that the application was twofold; amenities of the camp and the housing. He wants to know if the Board has a problem with both. Lou Kiefer advised that he wants to see the camp operate for the summer as is and then revisit the approvals at a later date. He feels the Board approved the site plan as it was. Mr. Marshall advised that there is no kitchen in Unit 15 and the Board advised that the applicant was made aware of this fact previously. He asked the Board if they would allow a minor modification to the site plan and allow the dining hall and kitchen facilities where Camp Winston had them with a minor addition where a deck exists. All of this would be done with the understanding that to move a kitchen is extremely expensive. Chairperson Chester that if the applicant came in with a minor modified site plan, they would be more amenable to reviewing the same. Also the Board wants to keep the trash compactor in the present location. Attorney Paula Kay asked Mr. Halberstam about his interest in the property and he advised is an agent of the owner but that the camp is still owned by the same owners.

Mr. Marshall advised that they will amend their proposal and meet with the Town Engineer.

A motion to adjourn the meeting at 8:25 p.m. was made by Melinda Meddaugh and seconded by Michael Croissant.

5 in favor, 0 opposed.

Respectfully submitted,


Kathleen Brawley, Secretary
Town of Thompson Planning Board