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**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, JUNE 22, 2016**

IN ATTENDANCE: Chairperson Patrice Chester Lou Kiefer
Matthew Sush Jim Barnicle, Alternate
Kathleen Brawley, Secretary Paula Elaine Kay, Attorney
Richard McGoey, Consulting Engineer

Absent: Michael Croissant, Melinda Meddaugh and Bobby Mapes, Alternate

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

PUBLIC HEARING

MYUNG AE LEE

For site plan approval for a proposed medical office and apartment in accordance with §250-8 of the Town Code of the Town of Thompson. The property is located in the RR-1 Zone at 34 Goldfarb Road, Monticello, NY - S/B/L: 4.-1-87.2

Matthew Sush recused himself from hearing this application.

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

Tim Gottlieb, P.E. advised that they are proposing a medical office for an acupuncturist and physical therapist. He has spoke with the Town Highway Superintendent and is awaiting his determination from him. They have addressed all of the Town Engineer's comments.

The Board had no questions or comments.

There was no public comment.

A motion to close the public hearing was made by Lou Kiefer and seconded by Jim Barnicle.
3 in favor; 0 opposed

RNR HOUSING, INC.

Pittaluga Drive, Monticello, NY - S/B/L: 12.-1-21.1 and 12.-1-23.1
Glenn Smith, P.E., Michael Baum

Mr. Smith presented a color coded site plan to the Board. The applicant proposes to start the first phase of the park by installing 24 mobile homes, install the water and septic systems and the associated recreation areas as required by the site plan. Mr. Baum advised that this is going to be an expensive endeavor; he will not be prepared to put the septic treatment plan for two years. He would like to start with the wells and roads, but that part of the construction would have to wait. He wanted to be honest with the Board. He will start on the roads within six months. Chairperson

Chester asked what happens after that six months. Mr. Baum advised that he would have the treatment facility within two years. Chairperson Chester felt that there was no point in doing that and felt that the extension was more reasonable under the circumstances. Lou Kiefer advised that he did not see the point in putting in roads and then waiting two years for the project to come to fruition. Mr. Baum hoped it would be shorter than two years. Mr. Smith asked Mr. Baum if homes would be sitting there without sewer and water and Mr. Baum advised they would. Matthew Sush advised that the point of the applicant coming back was because they have given him numerous extension and the applicant was supposed to provide the Board with more information including a time line of the process of the project. Mr. Baum advised that he would prefer not to do this, but understands the Board's concerns. Lou Kiefer reiterated that he felt putting in roads was pointless if they would just sit there for over a year. Mr. Kiefer advised that he felt a six month extension was appropriate and the Board could then decide not to act at that time. This also gives the applicant time to tweak the site plan. Chairperson Chester agreed, but added that after this six month extension, the Board may not grant another without some movement of construction of the site.

A motion to extend the approval for six months was made by Lou Kiefer and seconded by Matthew Sush

4 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 the subdivision plans are not complete as the applicant needs to work with the seller toward obtaining more land. Mr. Marshall asked that the Board consider the layout before them with the parking spaces as provides (61 per Town Code). They want the Board to consider unimproved or "banked" parking spaces. The applicant however, has said they will accept the 61 required spaces. Attorney Paula Kay was concerned as the applicant does not actually own the property, as reflected by Mr. Marshall's comments tonight. Lou Kiefer advised that if they are re-negotiating the property line, they should allow for some more screening. Mr. Marshall advised that there is some screening, but the existing homes are in the way. Town Engineer McGoey advised that the applicant needs more landscaping and Mr. Marshall felt that they can shift the building to accommodate that.

The Board wants the applicant to provide more landscaping and keep the required parking spaces. Mr. Marshall advised that if the Board wants that, they will proceed with the plan as presented. Town Engineer McGoey asked if three handicap spaces were sufficient and Mr. Marshall advised that it is one handicap space for every twenty-five spaces so they are in compliance. Jim Barnicle noted that 62 spaces are shown on the plan. Mr. Marshall asked if the Board prefers the extra space to be filled in with grass and the Board felt that might be appropriate. The front of the building seemed like the obvious choice for the additional landscaping. They will landscape along the perimeter of the site. They just have to accommodate for snow removal, etc. Attorney Paula Kay advised that the County will not issue its formal review under GML §239. They have made some informal concerns, including the design of the actual building itself. They feel that it does not come close to the other Dollar Generals located in the County. They also recommend that

parking and storm water not be at the front of the building and question whether or not the lot is large enough to accommodate the same. They also want to see landscaping and proposed signage on the plan now. The Board would like to see this as well so the applicant does not have to come back later. Mr. Marshall advised that the storm water management is not at the front of the site.

Attorney Paula Kay advised that the Board will review this matter once the applicant is the owner of the premises and the subdivision is complete which Mr. Marshall confirmed. Attorney Paula Kay also asked about the traffic study and Mr. Marshall advised that they have hired a traffic consultant who will start at the end of June. It will be a seven-day study. Attorney Paula Kay suggested that he have the consultant contact the Town Engineer.

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

Joel Kohn

Mr. Kohn advised that the applicant wants to add two duplexes for staff and an additional classroom. They also want a temporary classroom for this summer. Construction will not start until after the summer. The temporary classroom will be removed at the end of the summer. The applicant is amenable to putting up a bond to ensure the trailer is removed timely. The contract is for three months. It ends after September 15, 2016, but the trailer will be removed before that. Mr. Kohn provided the contract to the Town Engineer for review. The applicant did not request a handicap accessible ramp but they will construct the same for the project. The company does provide a trailer that is handicap accessible as it is noted as a classroom trailer. Town Engineer McGoey asked that Mr. Kohn address his comments, including expanding the utility plan on the site plan. With respect to the trash compactor, Mr. Kohn provided a photograph of the same. He is not sure how the Board wants it enclosed. It is behind a building and not visible from the road. Mr. Kohn is not asking for a waiver, but the Board's opinion. Town Engineer McGoey asked if three sides would be feasible and Mr. Kohn showed Mr. McGoey the site issues that prohibit that. Attorney Paula Kay was concerned about the new law for compactor enclosures and feels that new construction may need to be made with the masonry requirements. Attorney Paula Kay advised that the applicant is here and the law is not yet in stone. Lou Kiefer felt that the applicant could construct it as a cement block and then stucco the same and scribe it to match the existing building. Chairperson Chester feels that since the law is not in place, the applicant should be allowed to construct the enclosure as permitted now (chain link fence). Attorney Paula Kay advised that it is the applicant's choice, as the Town Board may require that they replace any enclosure with a new enclosure as may be required by the new Town Law. Mr. Kohn advised that he will talk to the camp owner. Jim Barnicle expressed concern over a chain link fence as they tend to look unsightly. Mr. Kohn will discuss the enclosure with the owner and provide the Board with details.

A motion for negative declaration motion under SEQRA was made by Lou Kiefer and seconded by Matthew Sush.

4 in favor; 0 opposed

A motion for site plan approval, subject to the Town Engineer's final review and approval of the same, was made by Lou Kiefer and seconded by Matthew Sush
4 in favor; 0 opposed

MYUNG AE LEE

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

Matthew Sush recused himself from hearing this application. Chairperson Chester appointed Jim Barnicle as a voting member for this application.

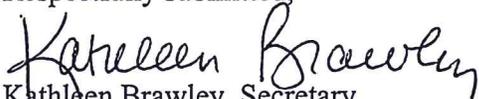
Attorney Paula Kay advised that when the applicant bought the property, the Highway Department sent them a letter advising them that they were obstructing the Town right-of-way. This caused the Highway Department to have trouble turning around, etc. Then in June 2016, the Highway Superintendent sent a letter to the Planning Board advising the Board that the applicants chained the Town access which prohibits access and turn around by Town vehicles. The applicant wrote a letter to the Town Engineer confirming that the Town has a right to use the area in question and that they will keep the area free of obstructions. The applicant's letter was dated March of 2016. The Board discussed this and advised that the same is noted on the site plan and Town Engineer McGoey read the same for the Board's benefit.

A motion for negative declaration motion under SEQRA was made by Lou Kiefer and seconded by Jim Barnicle.
4 in favor; 0 opposed

A motion for site plan approval was made by Lou Kiefer and seconded by Jim Barnicle
4 in favor; 0 opposed

A motion to close the meeting at 7:35 p.m. was made by Lou Kiefer and seconded by Jim Barnicle
4 in favor; 0 opposed

Respectfully submitted,


Kathleen Brawley, Secretary
Town of Thompson Planning Board