

APPROVED

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, October 19, 2016**

IN ATTENDANCE: Chairman Lou Kiefer
Matthew Sush
Bobby Mapes, Alternate
Paula Elaine Kay, Attorney
Ethan Mindrebo, Consulting Engineer
Michael Croissant
Jim Barnicle
Kathleen Brawley, Secretary

ABSENT: Melinda Meddaugh

Chairman Kiefer called the meeting to order at 7:00 p.m.

A motion to approve the September 28, 2016 minutes was made by Matthew Sush and seconded by Michael Croissant
4 in favor; 0 opposed

CONCORD FAIRWAYS

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

Mr. McManus advised that the Town Engineer’s comments have been reviewed. They will meet with the Town Engineer and the local fire department as suggested by the Town Board. Mr. Smith advised that 8 of the buildings exceed 132 feet. They wanted to salvage this layout and that is why they kept the buildings the same and want to go to the Zoning Board for variances. Attorney Paula Kay noted that the applicant would need to see if the building code and consult with the fire department will permit that variance. Mr. Smith advised that usually the height, not the length of the building is usually an issue. Ethan Mindrebo advised that with a sprinklered building, Code provides that it be left up to the fire agency for distances. Mr. McManus advised that this project may end up being a rental project so they will plan accordingly. Mr. Zabatta felt that they should prepare to go to the Zoning Board of Appeals in any event. Mr. McManus asked if it would be acceptable to go to the Zoning Board and Attorney Paula Kay suggested they wait until this Board has Lead Agency status and the other issues are ironed out.

Mr. McManus advised that with respect to the wetlands, they are dealing with the Army Corps of Engineers for that. Mr. Smith advised that the wetland area is substantially smaller than what was previously presented to the Board.

Mr. Smith advised that the parking was set up pursuant to the previous Board’s recommendations and that is why there are 7 spots in the front yard. Mr. McManus advised that the applicant would just assume alleviate those spots.

Mr. McManus and Mr. Smith discussed the 20’ versus 24’ entryway width, which is permitted by Code. They are presently planned at 24 feet, but they want to eliminate some of the pavement. Town Engineer McGoey noted that he wants to keep them at 24 feet. Mr. McManus advised that

he will wait to see what the Fire Department's recommendations are with respect to that and the location of the fire hydrants.

Lou Kiefer asked about the size of the parking spaces in front. He feels spots should be larger, as cars are larger and should be more like 24 feet. Mr. Smith advised that larger spaces would mean they would have to shift the location of the buildings back a bit. Mr. Smith also noted that larger spaces mean more blacktop.

Mr. Smith asked if his EAF was sufficient for the Board's use and Attorney Paula Kay felt it was. Mr. Smith asked if the Board could do a resolution so he can send out his notices.

Mr. Smith further confirmed that the improvements are not going to be near the wetlands on the premises. Mr. Smith also noted that there is a connecting road which was a requirement of the prior Planning Board. Mr. Mindrebo asked for the grade of the road. Mr. Smith did not have that readily available, but did advise that there are fire apparatus roads from Concord Road throughout the site.

Mr. Smith advised that they will increase the entrance drives to 24 feet.

Mr. Smith also advised that the sidewalks as recommended by the Town Engineer would cost over \$300,000.00 which is expensive. Mr. McManus also noted that he wondered who would maintain the sidewalks. Attorney Paula Kay suggested they speak with the Town Highway Superintendent. Mr. McManus asked about the sidewalks for Catskill Regional [which is being constructed on Concord Road as well] and Mr. Kiefer noted that they are not placing sidewalks on Concord Road but are planning on walkways throughout the parcel. Lou Kiefer further noted that sidewalks were required for the development behind McDonalds and it is a positive thing for residents. Jim Barnicle asked if perhaps a larger shoulder could be installed which would alleviate the need for a sidewalk and leave room for people to walk. Mr. Mindrebo also noted that there is another development being considered on Rock Ridge and perhaps the Board should consider tying them into the construction of sidewalks as well. Mr. McManus advised that the requirement of sidewalks is a big request for such a small development.

Mr. Smith advised that they will provide better detail for the decks on the units.

Mr. Smith asked if the Board wants a new traffic study performed. Mr. McManus also noted that this was extensively reviewed previously. Attorney Paula Kay noted that once the approval lapsed, she was not sure the traffic study was reviewed again. Mr. Smith noted that there were a lot of projects being proposed at that time. Attorney Paula Kay noted that it should be updated. Mr. McManus wanted to know if they could do a "trips generated" study. Mr. Mindrebo advised that there have been more projects since 2004 and they should update it more specifically. Attorney Paula Kay suggested they speak to their traffic consultant.

Mr. Mindrebo asked for a well serve letter from Kiamesha Artesian and Mr. McManus noted they have been speaking with them and they would have to help make improvements to Kiamesha Artesian's systems.

Mr. Smith asked if review under GML §239 was required and Mr. Smith advised that it would not be, as the property is 1,500 feet from NYS Route 42.

Matthew Sush asked about wetland delineation and density variances. Now with the new wetland delineation, how does that change the calculations? Mr. Smith advised that with the increase in the area, they could add more bedrooms, but the applicant will not be increasing the number of bedrooms from the proposed amount.

A motion to permit the applicant to send out its Lead Agency Notices was made by Matthew Sush and seconded by Michael Croissant
4 in favor; 0 opposed

NEAL LUBIC AND ISNIJA GASHI (SOLAIA RESTAURANT)
3317 NYS Route 42, Monticello, NY; S/B/L: 59.-1-45
David Ryan, KAS Engineering

Chairman Kiefer asked about the parking lot. Mr. Ryan advised that page 1 of the plan is what is existing. Page two shows that they kept the parking on the same lot per the Town Engineer's suggestion. Mr. Ryan showed the Board how the parking spaces would be laid out on the site plan. Mr. Ryan also noted that they have updated their lot coverage percentages on the site plan as well.

Attorney Paula Kay noted that the applicant added the note about the sign variance but the note should be located to a different part of the plan and more specifically note what the variance was for (e.g.: section of the code, size, etc.).

Mr. Ryan is in receipt of the Town Engineer's comments from August 2016. The building addition that was open in the Building Department it is noted on the site plan. Attorney Paula Kay suggested that the plans be more clear and the applicant should remove any plans that are not exactly as the site is. Mr. Mindrebo advised that to make it a truly existing site plan, the addition should be noted as an "existing as-built improvement". Mr. Mindrebo also asked about the parking lot and its materials and Mr. Ryan advised that a portion of the lot is paved and a portion is gravel. They are in the process of purchasing the adjoining lot, but since the Town Engineer suggested that parking be all on one parcel, they did. Mr. Mindrebo asked if any of the parking areas were expanded and Mr. Ryan advised that they are as they have always been and have not been expanded.

Mr. Ryan noted that the addition is not the fault of his client, it was built prior to his client purchasing the same. Bobby Mapes asked if the issue was all straightened out with the Building Department and remedied, why can't it just be noted on the site plan as approved? Attorney Paula Kay advised that it was presented to this Board that way and they cannot get a Certificate of Occupancy without site plan approval. Mr. Ryan advised that only a Temporary Certificate of Occupancy was issued. Attorney Paula Kay advised that they did in fact take care of the code violations.

Mr. Ryan advised that handicap parking spaces have been addressed on the site plan. There is a paving note which provides a description of the profile layers of the parking lot. There is also a

contour lot. There is very little grade that comes off of this property onto the adjoining property. Mr. Mindrebo asked if they entire lot would be paved and Mr. Ryan advised it would be. Bobby Mapes asked if the paving would cause flooding on the neighboring lot and Mr. Ryan advised that there are drains installed all over the property and the slope is from the neighboring property. Mr. Mindrebo asked that storm water drains be noted on the plan as well. Mr. Mindrebo asked about handicap signage and Mr. Ryan advised they are new signs and have been approved by the Building Department as was the striping, heights, etc.

Mr. Mindrebo asked about the width of the entrance and Mr. Ryan advised it was 24'. Mr. Mindrebo asked more specifically about the width in a different location between the two lots on the site. Mr. Ryan will review the site and give more specific details concerning the same.

Mr. Ryan advised that landscaping is shown on the plan. They have landscaped a lot already since the plan was submitted. They will also be landscaping the area between the parking areas. Matthew Sush felt something taller would be better. Mr. Ryan advised that they want to keep the restaurant visible. Mr. Mindrebo asked if they are going to change the plan to reflect exactly what the applicant has done. Attorney Paul Kay also noted that the Board wants to have a description of what the plants are.

Bobby Mapes asked about the dumpster. Mr. Ryan advised that they do not have a grease dumpster as they have a grease trap. There is a fence detail on the plan. Chairman Kiefer noted that the plan has two different fence heights. Mr. Ryan advised that the applicant wanted to do a four-foot fence, but the Board noted it is required to be six feet high. The Board discussed the new requirements of the dumpster enclosures.

Attorney Paula Kay said the Board will need a complete set of plans with the revisions. They also need to get back to the Town Engineer concerning the dumpster enclosures and the landscaping. Mr. Mindrebo referred Mr. Ryan to the Town's website concerning the requirements of the dumpster enclosures.

Matthew Sush asked if a cut section detail for the pavement was required and Mr. Mindrebo advised that it is preferred, as it makes it more clear.

PARKLAND FEE RECOMMENDATIONS

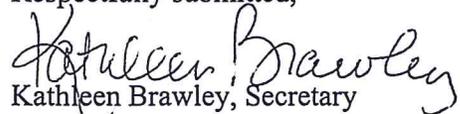
The Board felt that the fees should be set at the beginning of a project and pay upon approval. Any determination would be done before approval. Subdivision and site plan applications are subject to these fees. The fees are subject to the number and size of the units. The type of recreation will be up to the Board.

Attorney Paula Kay advised that if for instance, the Board feels that there is a pool and a playground but that the residents may want to go to other Town recreational areas, they may want to impose a parkland fee.

A motion to approve the substance of the Town's proposed local law was made by Matthew Sush and seconded by Michael Croissant
4 in favor; 0 opposed

A motion to close the meeting at 7:56 p.m. was made by Michael Croissant and seconded by Jim Barnicle
4 in favor; 0 opposed

Respectfully submitted,


Kathleen Brawley, Secretary
Town of Thompson Planning Board