

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, October 10, 2018

IN ATTENDANCE: Chairman Lou Kiefer
Matthew Sush
Jim Barnicle
Paula Elaine Kay, Attorney
Debbie Mitchell, Secretary
Richard McGoey, Consulting Engineer
Kathleen Lara, Alternate
Arthur Knapp, Alternate



PUBLIC HEARING

CATSKILL HUDSON BANK

Notice is hereby given that pursuant to the provisions of §250-55 of the Town Code of the Town of Thompson, public hearings will be held by the Planning Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello, NY on October 10, 2018 at 7:00 p.m. to consider the applications of CATSKILL HUDSON BANK for site plan-change of use in accordance with §250-11 of the Town Code of the Town of Thompson.

The property is located in the HC-2 Zone at 4445 State Route 42, Monticello, NY S/B/L: 13.-2-2.2
Tim Gottlieb, Engineer
Mario Martinez, CEO
Kimberly Ryan, AIA, Liscum McCormack VanVoorhis

Satisfactory proof of mailing was provided to the Board.

Kathleen Lara recused herself from this application.

Mr. Gottlieb - The proposal is to remove the existing diner and replace it with just under a 5,000 square foot bank. There will be no change to the existing entrance, we will be pushing back the parking space on both sides to allow for landscaping and we will be adding a total of 45 parking space. The landscaping will also be along the parking lot by the bakery so, there will no longer be an inter-connection between the properties.

Chairman Kiefer - The 10,000 square foot building shown on the plans, will be used for what? Mr. Martinez - I just want to show something on the site plans for future use. Chairman Kiefer - Will it be a mini mall? It's looks pretty big for a restaurant. Mr. Martinez - It's not going to be a restaurant. As of now we have no plans for anything back there. Chairman Kiefer - I'm concerned that it will cause a traffic issue? Mr. Martinez - No, we took that into consideration with all of our plans. We pushed the new building back and over a little bit and we took out parking spaces in the front and moved them to side so the flow would not be an issue. The back will have its own parking spaces as well. Paula Kay - Depending on the use we just need to make sure there is enough parking. Chairman Kiefer - If it's going

to be a mini mall then we will have high traffic. Mr. Martinez – It could be that, but I just don't have any ideas of what it could be as of today. Chairman Kiefer – I don't have an issue with it, but if it becomes a mini mall then it will cause issues with traffics for the bank. Mr. Martinez – No, it's completely open on the side. Mr. Gottlieb – Nothing is going to change. Richard McGoey – I think what Lou Kiefer is trying to say is, just make sure when you pick the uses for this space, you choice wisely and take into consideration how it might affect the bank and the traffic. Mr. Martinez – I always do. I'm going to have to come back to you in the future anyway.

Jim Barnicle – Is the diner bidding over with? Mr. Martinez – Yes and it's coming down. Jim Barnicle – When do you plan on starting construction? Mr. Martinez – Not sure, it all depends on the weather and the removing of the building. We might remove the diner and fill in the spot and then sit on it until spring.

Kimberly Ryan – We are proposing a one-story building with a gable roof and frame structure. The exterior will have a synthetic stone veneer with Harding siding and metal roof. We will also have a sub entrance on the side for administration offices. Mr. Martinez – The idea for the side door entrance is so that we can have the bank all locked up and allow people to still be working in the offices and have a separate entrance and exit. It's a safety issue. Jim Barnicle – The offices are just yours? Mr. Martinez – Yes, just for the bank.

Mr. Martinez – At your request we are trying to blend the stone with the rest of the area.

PUBLIC COMMENT

No public comments

PUBLIC COMMENT CLOSED

A motion to close the Public hearing was made by Jim Barnicle and seconded by Arthur Knapp
4 in favor; 0 opposed

Chairman Kiefer called the meeting to order at 7:09 p.m.

Chairman Kiefer appoints Kathleen Lara and Arthur Knapp to replace missing member Michael Hoyt and Michael Croissant.

A motion to approve the September 26, 2018 minutes was made by Matthew Sush and seconded by Jim Barnicle
4 in favor, 0 opposed

MIDDLETOWN MEDICAL

Thompson Square Mall, Monticello, NY S/B/L: 13.-3-40.6
Richard Baum, attorney

Paula Kay –Mr. Baum is coming in to affirm the special use permit that was conditioned at a one-year approval from the approval date not the certificate of occupancy date. He would like to have it as a permanent extension.

Paula Kay – Is there any special wording you will need from us? Mr. Baum – I don't think so, if you resolve the approval which was granted on December 13, 2017 and filed on December 14, 2017 has been permanently extended should work.

A motion to make the special use permit a permanent extension was made by Kathleen Lara and seconded by Matthew Sush
5 in favor; 0 opposed

CAMP IROQUOIS SPRINGS

Bower Road, Rock Hill, NY S/B/L:
Tim McGinnis, Iroquois Springs

Mr. McGinnis – We are looking to build two new 30 x 65 square foot pools. We will be replacing one and building a new one next to the ball fields. Chairman Kiefer - The one your replacing, will it all be replaced? Mr. McGinnis – Yes, it's an old Gunite pool and we will be replacing it with a new vinyl pool. Jim Barnicle – All pools will be the same, texture, size and type? Mr. McGinnis – Yes.

Richard McGoey – I straighten out comment number two with Mr. Smith.

Paula Kay – The pool needs a Department of Health approval, has this been done yet? Mr. McGinnis – Mr. Smith filed the paper work. Paula Kay – We will need a copy of that before we can issue any approvals.

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

A motion for site plan approval conditioned on the Department of Health approval was made by Arthur Knapp and seconded by Jim Barnicle
5 in favor; 0 opposed

YESHIVA VIZNITZ

Gold Terrace, Monticello, NY S/B/L: 6.A-1-1.1
Joel Kohn, JK Expediting
Pinchus Neiman, Yeshiva Viznitz

Chairman Kiefer - We are looking to go forward with installing sidewalks and was thinking of using blacktop to make them more cost effective. Mr. Kohn – The Yeshiva Viznitz Board is not for the sidewalks. Mr. Neiman – If we do have to do sidewalks, do they have to be raised? Richard McGoey –

They don't have to be curved but there should be a strip of grass between the sidewalk and the road. They can't be an extension of the road. Melinda Meddaugh – During the work session I showed Mr. Kohn the sidewalks in Rock Hill and how the grass didn't work out. It got all ripped up and the town ended up coming back and putting in blacktop where the grass was. Richard McGoey – I don't think we want sold pavement. We already have 30-foot-wide roads and then to add another 10 foot would be crazy. Maybe they should make the grass strip wider! There is a requirement that the sidewalks need to be maintained. I believe the biggest issue in Rock Hill is the salt. Mr. Kohn – You're going to have the same issues here too. Chairman Kiefer – If the sidewalks were higher than the road then the grass strip would be better. Richard McGoey – Have your engineer look at adding sidewalks. Mr. Kohn – Sidewalks can be blacked topped and has to be separate from the road? Jim Barnicle – The Homeowner Association (HOA) or owners will be responsible for the maintaining of the sidewalks. Matthew Sush – With the grass between the sidewalks and the road you can plant trees. Mr. Kohn – The sidewalks will be owned by the town. Richard McGoey – No it's not. Mr. Kohn – But the town requires 50 feet for sidewalks. Richard McGoey – It will be in the town's right-of-way but it will not be maintained by the town.

Mr. Kohn – In regards to the garbage pickup comment: We will have only one carter. Chairman Kiefer - If the carter is responsible for garbage in the street, how will this happen? Mr. Kohn – They will pay extra for that. Paula Kay – It should also be the HOA responsibility as well. Maybe we need some kind of documentation showing us how you're going to handle this. Richard McGoey – Do we want a garbage container on the streets? Mr. Kohn – With proposal and having just one carter and with them cleaning up the streets we don't think it will be necessary to have a container. Matthew Sush – Since it's one company and it's a routine then they will always be picking up the garbage on the same day. The homeowners can then take their garbage container inside on non-garbage pickup days. Richard McGoey – The containers don't go back in, they will stay on the street. That is what they are proposing. Mr. Kohn – The homeowners will not take the garbage containers back and forth. Paula Kay – Then the HOA will fine the people if they don't put them away. Mr. Neiman – Where should the containers be kept? Chairman Kiefer – Behind the house.

Kathleen Lara – The more people you get the harder it will be to control these issues. So, start now with a smaller group. Mr. Neiman – I saw where there were containers built with two by fours by the streets. Does the container need to be behind the house? Chairman Kiefer – The questions are do you want to have a container by the street to put the containers in or just move the containers behind the house?

Jim Barnicle – This decision on the garbage containers needs to be made before the public hearing.

Mr. Kohn - The only other thing I have is the bus shelters. Richard McGoey - You agreed on these already.

A motion to set a Public Hearing on November 14, 2018 conditioned on the receiving of the part 3 of the EAF one week before the Public Hearing was made by Matthew Sush and seconded by Kathleen Lara 5 in favor; 0 opposed

A motion to close the meeting at 7:28 pm was made by Matthew Sush and seconded by Kathleen Lara

5 In favor; 0 opposed

Respectfully submitted,

Debbie Mitchell

Debbie Mitchell
Secretary
Town of Thompson Planning Board