

**APPROVED**

TOWN OF THOMPSON  
PLANNING BOARD  
Wednesday, May 27, 2020

IN ATTENDANCE: Chairman Lou Kiefer  
Matthew Sush Kathleen Lara, Alternate  
Jim Barnicle Arthur Knapp, Alternate  
Michael Hoyt, Paula Elaine Kay, Attorney  
Debbie Mitchell, Secretary  
Richard McGoey, Consulting Engineer  
Hellen Budrock, Sr. Planner Delaware Engineering

Chairman Kiefer called the meeting to order at 7:30 p.m.

Chairman Kiefer appoints Arthur Knapp as a voting member to replace Michael Croissant

A motion to approve the May 13, 2020 minutes was made by Jim Barnicle and seconded by Matthew Sush  
5 in favor, 0 opposed

A motion to take the Agenda out of order and have Fairway at Kiamesha go first was made by Arthur Knapp and seconded by Jim Barnicle  
5 in favor; 0 opposed

**FAIRWAYS AT KIAMESHA**

Thompsonville Road & Joyland Road, Kiamesha Lake, NY S/B/L: 9.-1-36  
Kevin McManus, P.E.

Richard McGoey – They had a variance for density, do they need an extension on it? Paula Kay -There is no reason to do it now. Let's wait for the construction stage.

Mr. McManus – We are in an opportunity zone, which lends ourselves to some alternative to financing and with the market discussion today there is a more positive outlook for this project. I apology for keep coming back, but we are trying to keep it going an.

A motion for a six-month extension was made by Arthur Knapp and seconded by Michael Hoyt  
5 in favor; 0 opposed

**CENTER FOR DISCOVERY**

195 Lake Louise Marie Rd, Rock Hill, NY S/B/L: 52.1-1.3  
Glenn Smith, Engineer  
David Fanslau

Michael Hoyt will recuse himself. Chairman Kiefer appoints Kathleen Lara as a voting member to replace Michael Hoyt

Mr. Smith - We are looking for a modified site plan, we are adding a 70' X 90' addition on to the building and also reconstructing the entrance plaza. The board gave a conditional site plan approval and we are just looking for a modification. I got Richard McGoey comments and they are almost done on the plans now. One comment was, do we need a Public Hearing? We had one in 2018 for this exact use, and I don't think we need another one. Chairman Kiefer - I agree we don't need one. Jim Barnicle – I agree.

Chairman Kiefer - What about the storm water drain that is under the building. Mr. Smith - There is a 4-inch PVC drain pipe that goes through the footprint of the building. It is not impossible to move them, just difficult. One suggestion was to go down to the pipe and incase it in concrete, before a slab goes over the top of it. Chairman Kiefer – Do you have access to it. Mr. Smith - Yes, we can get to the vault and the catch basin, just not to the pipe. Richard McGoey – Not a problem. Can you explain the water system and the underground storage? Is it being used for the sprinklers? Mr. Smith - Right now there are two 12,000-gallon storage tanks that handled the domestic and fire flow water. The plan is to hook into Lake Louise Marie Water Company's water system so we wouldn't need any wells or on-site fire pumps. If for some reason that doesn't go through there are two wells on site one is a domestic well and the second can be used for the fire water tanks. We prefer to get into the Lake Louise Marie Water Company's but that's not a final deal.

Richard McGoey- Do you have an issue with the cross walk? Mr. Smith - Not at all. That cross walk will show the future proposed parking lot. I'll update the plan to show it. Kathleen Lara – Chairman Kiefer, is this the project where we need to have someone oversees some of the more technical work? Richard McGoey – Just put it into the motion to have the town engineer to oversee the plan.

Hellen Budrock – I think this application is pretty straight forward.

Mr. Fanslau – We do have elevation and renderings that were submitted to the Building Department. I can send them to you. Our architect has a meeting tomorrow morning with Eric Horton, and its sheet plan 28.202. I can send the separate e-mail to the board members if you want. Chairman Kiefer – If you could do that, thanks. Send it to Richard McGoey and Hellen Budrock. Jim Carnell – Send it to the town's e-mail address.

Chairman Kiefer - How does the Board feel about a Public Hearing? Everyone agreed we don't need one. Mr. Smith - My point was that we had one in 2018 and that was for the specialty hospital and that has not changed. Paula Kay – I don't see that we need one either, it's just a minor change to the site plan.

Matthew Sush – Will this be conditional on engineer review? Paula Kay – Yes.

Mr. Smith - I'll get my comments to Richard McGoey with in the next few days.

A motion to accept the site plan minor modification, conditioned on the town engineers review was made by Jim Barnicle and seconded by Matthew Sush  
5 in favor; 0 opposed

### **COMBINED ENERGY SERVICES**

Cimarron Road, Monticello, NY S/B/L: 31.-1-75  
Glenn Smith, engineer

Mr. Smith - CES has purchase the Sager Cycle shop and will relocate the business from East Broadway to this building, including the tanks and storage. The addition is not on the side of Rea Ford, it's on the opposite side. The existing building is good on the setback to Route 17. It needs to be 50 foot and it's actually 40 feet. I would like a denial and go to the Zoning Board of Appeals (ZBA) for the June 9, 2020 meeting and then would like to come back here for the Planning Board meeting on June 10, 2020 if I get my variances granted. I did get Richard McGoey comments and I have no issues with them.

Richard McGoey – The dwelling unit on the property, is it going to be used? Mr. Smith - It's been gutted and it will be storage. Richard McGoey – If it's going to be an accessory structure to All Gas then it's not going to be an issue. Mr. Smith - It's going to be an accessory structure to All Gas. I updated the current plan to show the tanks and the well on the property. It also show's the lines that go from the well to the dwelling and the line that goes to All Gas.

Jim Carnell – If you could get some detail on the volume on the tanks, what kind of gasses that will be stored and get the distance separation from Property lines and other structures. Before we get to far into the site plan review. Mr. Smith - That is all on the site plan now and I'll get it to you. I also have on the current plan the parking and signage.

A motion for a denial and send to the Zoning Board of Appeals was made by Michael Hoyt and seconded by Jim Barnicle  
5 in favor; 0 opposed

### **BIRCHWOOD ESTATES LEARNING CENTER**

Sackett Lake Road, Monticello, NY S/B/L: 56.-1-32.32  
Glenn Smith, Engineer

Mr. Smith - The boys camp is usually 80 to 100 boys that come up every summer. Because of COVID19 they are going to limit it to 20 to 25 boys for two weeks at a time, then send them home and bring up another group of 20 to 25. They don't want the boys in the community building this summer if they open and would like to bring in a temporary doublewide building. I have a note that say's it has to be gone by October 15, 2020 on the site plan. Chairman Kiefer – What about bathrooms? Mr. Smith – No bathrooms they will use the bunk houses. I sent you an estimate for a bond for the removing of the double wide. My estimate is \$4,000. Richard McGoey – That sounds fair. Mr. Smith - On Richard McGoey comment on the permeant building, they are adamite that this is just for the summer because

of the COVID-19. A new building is 25 million Dollars and they don't want to spend that kind of money right now. The temporary building works best for them. Chairman Kiefer – So after this year they will go back to normal? Mr. Smith - Correct.

Jim Carnell – If approved just say no water or sewer connection in this building.

Mr. Smith - Does this need a building Permit? Jim Carnell – We would issue a temporary permit. Mr. Smith - And that would be based on the bond as well. Jim Carnell – Yes.

A motion for negative declaration motion under SEQRA was made by Arthur Knapp seconded by Michael Hoyt

5 in favor; 0 opposed

A motion to approve the site plan minor modification with a resolution that the bond will be \$4,000 and paid and that there will be no water or sewer hooked up was made by Jim Barnicle and seconded by Matthew Sush

5 in favor; 0 opposed

#### **ROBERT BUCKLES**

40 Katrina Falls Rd, Rock Hill, NY S/B/L: 32.-2-97

Robert Buckles, owner

Richard McGoeY – Some of the stuff we need on the site plan was discussed during the work session and no one has an issue with them. The site plan shows 17 parking and a handicapped space. The parking has no sizes and we need to know how you got to the number of parking and that needs to be added to the site plan. The dumpster enclosure needs to prove how it will be constructed. Mr. Buckles – I'll do what you want, Heather gave me info about it. Richard McGoeY – You need details on the site plan. Mr. Buckles – I have it on the site plan now. Richard McGoeY – You need examples, like how it's built and with what materials. And also put the dumpster closer to the parking lot for easy truck access.

Chairman Kiefer - And how many seats in the dell there will be.

Richard McGoeY – We need signage? Mr. Buckles – I'm going to use the existing signage. Richard McGoeY – That's ok. We need details on the ADA parking and signage. We need landscaping plans. Mr. Buckles – We are going to put low growing trees in the front. Is there regulation on how many we have to have? Richard McGoeY – No. Hellen Budrock – We need landscaping on the corner. Richard McGoeY – And that too needs to be on the site plan.

Richard McGoeY – Do you want a Public Hearing? Hellen Budrock – I think it's up to the board.

Chairman Kiefer - I don't think so, it's being used the same. Jim Barnicle – We don't have regulation for landscaping but we should hold them to the same standards we did for the Gas station.

Paula Kay – We are doing a slight change on the use, so I think we should do a Public Hearing. Jim Carnell - One thing to consider is if any of the uses need a special use permit then you need a Public Hearing. I don't have my code book to look them up. Paula Kay – It's a sensitive location, a very visible location and it's a very highly traffic location so I think we should do a Public Hearing.

Mr. Buckles - In regards in to the Public Hearing, what triggers it. I have two people contact me as using the whole first floor as a restaurant which is the same and the apartments upstairs have not changed either. The only thing changing is maybe a small office down stairs. Hellen Budrock – Business Offices are subject to a special use permit in the HC1 district. Mr. Buckles – What if I just don't go with the office and just do the diner? Paula Kay – I think again, unless the diner is the only use in that building, we should do a Public Hearing. Mr. Buckles – It's been a restaurant for 30 years and that's not changing and the offices are not set in stone yet. Richard McGoey – If you go through the Public Hearing and then want to add an office you can. It just gives you flexibility.

A motion to have a Public Hearing on June 24, 2020 was made by Matthew Sush seconded by Michael Hoyt

5 in favor; 0 opposed

Mr. Buckles – Will the Public Hearing hold up the apartments upstairs? Richard McGoey – That's up to Building Department. Jim Carnell – No, that why we brought them to you guys. Paula Kay – Everything should be viewed as a whole. Let's do the Public Hearing on all the uses and this way he has security and flexibility. Hellen Budrock – I would do two different scenarios for the parking so you can show that you will have plenty of parking depending on how you go.

Paula Kay – Jim Barnicle had a proposal to hire a RF Engineer for Tarpon. Chairman Kiefer – Who pays for that? Paula Kay – The applicant.

Matthew Sush - Do I have to do something since my Homeowners Association is supporting the applicant's attorney? Paula Kay – I think you just need to advise that you live in the Homeowners Association and that you don't need to recuse yourself.

A motion to hire a RF engineer at the cost of Tarpon Tower was made by Jim Barnicle and seconded by Arthur Knapp

5 in favor; 0 opposed

Matthew Sush – I live in the Lake Louise Marie Homeowners Association and that I am in favor of this motion.

A motion to close the meeting at 8:16 pm was made by Matthew Sush and seconded by Jim Barnicle  
5 In favor; 0 opposed

Respectfully submitted,

*Debbie Mitchell*

Debbie Mitchell

Secretary

Town of Thompson Planning Board