

TOWN OF THOMPSON
PLANNING BOARD
September 22, 2021

IN ATTENDANCE: Chairman Matthew Sush Arthur Knapp
 Kathleen Lara Michael Hoyt
 Shannon Cilento, Alternate Matthew Sickler, Consulting Engineer
 Paula Elaine Kay, Attorney Jim Carnell, Building, Planning, Zoning
 Helen Budrock, Sr. Planner, Delaware Engineering

Chairman Sush appoints Shannon Cilento as a voting member.

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

A motion to approve September 8, 2021 minutes was made by Kathleen Lara and seconded by Shannon Cilento.

5 in favor; 0 opposed

DISCUSSION ITEMS:

AVON PARK

Glen Wild Road & Rock Hill Drive, Rock Hill, NY
Glenn Smith, Project Engineer
George Duke, Applicant Representative
Andy Mavian, Representative

George Duke – The site plan has been updated with some requested modifications. Glenn Smith – showed the site plan with changes. Basically, the plan shows the 3 proposed warehouse totaling about 3 million square feet. The entrance for the trucks will be off of Rock Hill Drive. A separate entrance off Glen Wild Road for cars and employees. Since the last meeting the Town has asked us to compare the original project that was approved, at that time there was a lot of residential. We are not constructing that now, it's not part of the application.

Andy Mavian – We have received several letters for the town's consultants, engineering consultants, planner and the traffic consultant. We are waiting on a report for the sound consultant. We are in the process of making the necessary revisions based on those letters and reports.

George Duke – Confirming what Andy was stating is that for the benefit of the Planning Board and Helen we anticipate getting all the comments addressed and incorporated into an updated memorandum by the week of October 11th. Andy Mavian – yes that is what we are looking to do. Helen Budrock – so you are looking to be on the agenda for October 13 or the 27, 2021? George Duke – I leave that up to you and the board. I would like to keep things moving along and set a public hearing date to get this out to the public. I recommend that at the October 13, 2021 set a public hearing date based on the information that we will be resubmitting.

Kathleen Lara – are we going to do a 239 review? Helen Budrock – we wanted to wait and make sure that everything is completed, I think as long as the applicant can address all the initial comments which I am sure they will at that point, then it will be ready at that point for the public hearing. Keep in mind the time frame, the county may not have the referral complete by the public hearing.

Larry Wolinsky – one thing to add, if you are going to target a public hearing date that it is conditioned on our receipt of an acceptable revised submission.

This project will be back on the October 13, 2021 agenda for an action item for the 239 review and set the public hearing date.

Larry Wolinsky – our main focus at this point is to make sure that the format is capable of being commented on, that the submission is analytically correct, factually correct and presented in a cogent fashion for both the board and the public.

A motion to schedule a public hearing on October 27, 2021 conditioned on the town receiving the requested information was made by Kathleen Lara and seconded by Shannon Cilento.
5 in favor; 0 opposed

Chairman Sush – the only concern I have is that the road that the employees will use is a very straight road. I wouldn't want this road to be used as a drag strip. Possibly make it more park like. Speed bumps possibly.

SHOOTERS WORLD & STRONGTOWN STORAGE

1234-1240 Old Liberty Road, Monticello, NY

Glenn Smith, Project Engineer

Michael Taylor, Property Owner

Glenn Smith – shared a site plan of the projected project. This property is the former Skaters World. It is located in the CI zone. We are proposing a subdivision and site plan review. The property is approx. 7.5 acres and the subdivision will be for approx. 1.25 acres to include a building with a retail business. The rest of the property will be for storage area. Also, on the south side of the property will have (2) 30,000 gallon storage tanks for propane with trucking terminals.

Michael Taylor – I am proposing a climate control indoor storage. Kathleen Lara – for your business or the public? Michael Taylor – for the public. The public will carry their belongings into the building, they will park near the buildings. Michael Taylor – we need to go where the market is as far as storage. I am currently working with someone who specializes in storage units.

Kathleen Lara – whenever the Taylor's do something, they do it right. They have taken the old Sager's building and made it much better. This property would be ideal for this project. Shannon Cilento is this property on the town line? Glenn Smith – no the line is up further.

Michael Hoyt – is this just a gun shop or is there a shooting range? Michael Taylor – yes it will have an indoor range. Helen Budrock – so the only thing that I flagged is that if it is an indoor shooting range, is there a charge for public? It may fall in the category of recreation, which has a different minimum lot area. Does Paula want to weigh in for a possible interpretation from the Zoning Board? I just want to make sure you are covered under the code. The shooting range would be for one purchasing equipment, they can try it out and test the equipment. Paula Kay – I think it will be all one use. I think without one, you don't have the other. I don't see a need to send it to the Zoning Board. Helen Budrock – so Paula is it your interpretation if it is the same use, does the retail or commercial recreational use minimum lot area apply? Is this subdivision lot size meet that? Paula Kay – by the name of it, you are calling it a gun shop which is retail and the accessory to the retail is the shooting range.

Matt Sickler – any outdoor storage such as boats, RV's or anything like that? Michael Taylor – not at this time. We are showing extensive screening with a row of trees along the north property line. Helen Budrock – is that billboard going to remain and do you plan on using it for advertisement? Michael Taylor – I probably will in the long run. No other signage on the back side the hill is too steep. Kathleen Lara – these propane storage tanks by law require extra fencing, etc. around them. Michael Taylor – yes there will be. Glenn Smith – there will be more fencing shown on the plan. Kathleen Lara - Is this considered a mixed use with propane storage and a storage facility?

Chairman Sush – from our standpoint, do we have to do this in two separate applications.

Helen Budrock – what are you looking for? Glenn Smith – we just want some feedback. I will move forward with a more in-depth site plan if the board is receptive to this project. I didn't want to move to far without feedback. Helen Budrock – maybe put some landscaping on the plan. Glenn Smith – yes I will do a full landscape plan.

Chairman Sush – I do have a circulation question. On the lower road the one closer to the tanks is this an entrance only? Glenn Smith – the south side is for trucks, and the signs will direct them around. Arthur Knapp – so residential cars can't get near the tanks. That's correct.

Glenn Smith – I will get a more formal submission to the board. Helen Budrock – it is also a special use permit so a public hearing is required.

THE CENTER FOR DISCOVERY

219 Lake Louise Marie Rd., Rock Hill, NY
Glenn smith, Project Engineer

Glenn Smith – the main building is currently being renovated for a specialty hospital. The Planning Board referred me to the Town Board in June for a zone change request. The HC1 zone which does not permit schools. The Centers mission is to operate a school for the disabled children in the formers Nana's House. We received the zone change from HC1 to SR which allows for the school. We are looking for a change in use. There will be 8 classrooms.

Matt Sickler – is the overall parking requirements good with the change in use. Glenn Smith – yes, this actually requires less than the original use.

Paula Kay – this is a school that operates under NYS Department of Education. Glenn Smith – Absolutely that’s who’s waiting on this change in use. Paula Kay – after tonight, please provide the town with something for the file from the State.

Jim Carnell – I just want to clarify, this is a special use permit in the zone? Glenn Smith – no we just need Planning Board approvals. Paula Kay – I don’t see that requirement, I just want something in the file.

Helen Budrock – this is only a discussion item on the agenda. You will need to come back to the next meeting for approvals.

MODERN GAS

Route 17B, Monticello, NY

Eric Megargel, Project Representative

Eric Megargel – I am here tonight for the preliminary discussion for the construction of a propane plant. We are looking for feedback from the board so we can move forward with this project.

Paula Kay – this project was at the Zoning Board last month for an interpretation of the code for use. The zoning board viewed them favorably and sent them to the Planning Board. The board can give you feedback for a future development. We didn’t want to purchase the property without approvals. We are currently in contract with the owner. The board can give approval on the sketch plan, but after that you will need to fill out the application, a public hearing will be required.

Jim Carnell – basically the applicant presented their overall project and similar to an earlier project it will have a retail and service establishment. It is allowed in this zone.

Helen Budrock – office requires a special use permit, retail does not. If the Zoning Board determines that it is primarily a retail establishment then you don’t need the board’s approval for a special use. The only thing that the board can react to is a sketch plan. I don’t feel that it would be a risk to you. It is kind of a green light.

Eric Megargel – so I need to move forward with a complete application and survey with a site plan to move forward. Helen Budrock – yes.

Kathleen Lara – pay special attention to the highway. Route 17B is a state road and we will be on top of that when you plans are submitted. Eric Megargel - well will offset the entrance and exit from Tetz across the street so we don’t make a four way intersection.

Paula Kay – I don’t feel that a motion is necessary.

SILVERCREST HOMES

92 Fairground Road, Monticello, NY
Amador Laput, Fellenzer Engineering

Amador Laput – We were here in 2012 proposing 62 town homes, going through the current code, we are now proposing 42 homes. We took off the back end. The rest of the application hasn’t changed. Paula Kay – since the last time you were here, we have new members and the board should be refreshed on the project. The buildings on the property have been demolished, so the property is currently vacant. We are proposing two entrances off of Fairgrounds Road and one off of Ripple Road to a cul-de-sac. There are 2 and 3 bedrooms requiring 111 parking spaces. We did the area calculations.

Amador Laput - We are looking to upgrade the municipal water system. Helen Budrock – Have you gotten approvals to hook into the Village of Monticello water system yet? Amador Laput – no not yet. Helen Budrock – you will need their approvals before this board can move forward.

Storm water was done and that’s the location for the pond. The other space will be for parks. The storm water and recreation is overlapping.

Helen Budrock – I haven’t gotten a chance to do a full review for zoning requirements. There is a code that deals specific for attached row house development that states there shall be suitable enclosed and landscaped children’s play lots subject to approval. You need more of a playground area. There will be recreation fees. You have to have recreation onsite for a townhouse.

Helen Budrock – do you have a landscaping plan? We would like to see a rendering of the buildings also. Kathleen Lara – I think before we get into any of that the Village needs to approve the water.

Helen Budrock – I will get you a comment memo on the current plan. The ball is then in your court moving forward with the Village. You can come back to this board after that issue has been taken care of.

ACTION ITEMS:

MICHELLE BEHRMAN

3 Shirley Drive, Monticello, NY
Noel Cappellitti, Project representative

Noel Cappellitti – this is a residential installation of solar panels that is larger than the allowed size for the zoning code. There are 3 mounting surfaces. One on the garage and two on the main house.

A motion to approve the solar panels was made by Michael Hoyt seconded by Arthur Knapp
5 In favor; 0 opposed

KENNETH SANOK

Rose Valley Road, Monticello, NY
Kenneth Sanok, Property owner

Kenneth Sanok – We are currently in the process of starting construction on a new home on Rose Valley Road. I would like to construct an oversized garage for storage of equipment for personal use. It is a steel building which will be color coordinated with the house. I have a contracting company but it is to just store my equipment, keep it enclosed and safe and off the property. The driveway will connect to the house and the garage will use the same driveway.

A motion for site plan approval for an oversized garage was made by Kathleen Lara and seconded by Shannon Cilento.

5 in favor; 0 opposed.

1823 MIDDLE COUNTRY REALTY, LLC

4020 Route 42, Monticello, NY
Steve Pikul, Bertin Engineering

Steve Pikul – This project has been to the Zoning Board for approvals of the requested variances. We are still working on the monument sign. This application is currently in front of the State DOT. There was a tree in the snow removal area that we moved out of that area. We adjusted the adjacent landscaping. The last change was in the back of the store, we ran the tracking again and found no over tracking over any curbing.

Paula Kay - you should update your site plan to show the variances with new approval date.

Steven Pikul – the only change to the building is that we are adding an ADA bathroom and a mechanical room. We have added façade changes and to the canopy.

Chairman Sush – the floor plan is different for the site plan. The floor plan addition is even with the back wall and on the site plan the addition is more centered. The architectural plan has the addition in the lane. This addition needs to be clarified. It will either affect the no parking or sidewalk area.

The county’s 239 review and State DOT has comments that need to be addressed.

Steven Pikul – the pathway to get to the mall-making that ADA compliant would be a real encumbrance. The slopes and the relationship with our property to the mall is quiet a vertical elevation. Helen Budrock – actually this is a local determination, if it is a hardship we can work around that. Paula Kay – however you need to look in depth at the DOT letter. Steven Pikul – we have been in contact with Lee Ryan from DOT and we are working on that.

A motion for a public hearing on October 13, 2021 was made by Kathleen Lara and seconded by Arthur Knapp.

5 in favor; 0 opposed

A motion to close the meeting was made by Kathleen Lara and seconded by Michael Hoyt.
5 in favor; 0 opposed

Respectfully submitted,

Heather Zangla
Secretary
Town of Thompson Planning Board