

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, February 25, 2015**

APPROVED

IN ATTENDANCE: Chairperson Patrice Chester Lou Kiefer
 Michael Croissant Melinda Meddaugh
 Bobby Mapes (alternate) James Barnicle (alternate)
 Paula Elaine Kay, Attorney Kathleen Brawley, Secretary
 Logan Morey, Building Dept.
 Richard McGoey, Consulting Engineer

ABSENT: Matthew Sush

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

Chairperson Chester appointed Bobby Mapes as a voting member in Matthew Sush's absence.

Lou Kiefer noted that there was a typographical error on page 3 of the minutes and it should read "is" instead of "as". A motion to accept the February 11, 2015 meeting minutes as corrected was made by Lou Kiefer and seconded by Melinda Meddaugh
5 in favor, 0 opposed

COLD SPRING COTTAGES

Cold Spring Road - S/B/L: 49-1-8.1 and 8.2

Troy Wojciekofsky, P.E., Stantec Consulting, Joel Kohn and Akiva Kobre

Mr. Wojciekofsky advised that this application is for amended site plan for cottages 45 and 46. The site plan was approved last year. The only changes are the addition of two bedrooms in each unit for a total of four bedrooms. The units have bedrooms in basement because they are built into the hillside. Egress concerns are alleviated with that situation. We have provided all the data concerning density and waste water flows. This colony has its own waste water treatment plant which can handle 14,0000 gallons per day. With these additional units, we are up to 9,000 gallons per day. There will be no changes to water/sewer services which were approved last year. The pipes are all staying in same place. All slopes are the same. There will also be no change to the footprint of the building approved last year.

Town Engineer McGoey asked the applicant to please provide th Board with a copy of its SPEDES permit.

Chairperson Chester advised that the Building Department has learned that units 6 and 7 built

decks without approvals. Mr. Kobre advised that he received notification of these violations on or about February 11, 2015, long after he made this application and that he was unaware that this was not compliance. The decks in question are less than 12 inches high. Mr. Kobre misinterpreted them as patios and did not realize they were considered decks. Mr. Kobre stated he would remove or cut back the decks, whatever he needs to do to get in compliance. Logan Morey advised that the decks were higher than 12 inches. Mr. Kobre advised that they were not knowingly built without proper approvals and that he just received notice of the same, but that they will correct the issue immediately. Mrs. Morey advised Mr. Kobre that she spoke with the owners regarding the decks last summer.

Attorney Paula Kay advised that if the applicant is not removing the decks completely, but merely cutting the same back to meet setback, they need to be added to the site plan. Mr. Kobre stated that he will do whatever the Board needs to be in compliance. Attorney Paula Kay advised that the Board cannot tell him how to comply, but if he wants to keep the decks, they must be on the site plan so they can be a part of any approval.

A motion for negative declaration motion under SEQRA was made by Lou Kiefer and seconded by Melinda Meddaugh.

5 in favor; 0 opposed.

Chairperson Chester asked for a motion for site plan approval conditioned upon the following: 1) Town Engineer's receipt of a copy of the applicant's SPEDES permit; and 2) Resolution of the deck issues on units 6 and 7. If the applicants are keeping the decks, they must be shown on the site plan. If not, they must be removed and the Building Department must verify that the decks are in fact removed. A motion for site plan approval subject to the conditions noted above, was made by Lou Kiefer and seconded by Melinda Meddaugh.

5 in favor; 0 opposed.

VERIA LIFESTYLE AT BAILEYS LAKE

Anawana Lake Road and Fraser Road - S/B/L: 9-1-1.1, 1.2 and 7

Glenn Smith P.E., and Larry Boudreau, Chazen Engineers

Mr. Smith advised that Board that the plans submitted tonight are the same plans as previously presented. Mr. Boudreau's group is preparing drawings for the Board's second meeting in March. Intent Letters for Lead Agency were sent on January 20, 2015 and Mr. Smith provided written certification of the same. Mr. Smith further advised that comments from the NYS DEC were received. The thirty day comment period expired on February 20, 2015 and the applicant is looking for the Board to declare itself as Lead Agency tonight.

A motion to declare the Planning Board lead agency was made by Lou Kiefer and seconded by Bobby Mapes.

5 in favor, 0 opposed.

Town Engineer McGoey asked the applicant to please submit a scoping document for SEQRA purposes. Mr. Smith advised that he would. Town Engineer McGoey advised that it should be submitted with the PART II EAF and it is going to be the “hot button” topics such as traffic, noise, eagles, etc.

Mr. Smith advised that the architects want to cut trees and do it soon, possibly before the SEQRA process. Attorney Paula Kay advised that they need to get through the SEQRA process or put in a bond before any trees can be cut. Mr. Smith asked if they post a bond for flush clearing, can that be done? Attorney Paula Kay advised that the SEQRA process should be done first, before any tree clearing is done. Mr. Boudreau advised that he will have a site plan at the Board’s March 25, 2015 meeting.

JCA HOTELS - State Route 42 - S/B/L: 13-3-38.1

Barry Medenbach, Medenbach and Eggers PC and Jake Kriney, applicant

Mr. Medenbach submitted color coded copy of the plans he previously submitted. Town Engineer McGoey asked Mr. Medenbach what he found out about the traffic study? Mr. Medenbach advised that the initial study was done in 2007 when the three parcels were created, which also included an 89 room hotel and retail on Golden Ridge property. The study was updated when Golden Ridge came in which eliminated the retail space estimated in the previous traffic study. It substantially reduced the number of vehicles. Town Engineer McGoey asked if a hotel was included in the original study and Mr. Medenbach advised it was, but it was for 89 rooms. Peak hour traffic was reduced by the removal of the retail space from the traffic study. Hotel traffic hours are off from normal business hours. Mr. Medenbach did not believe that there will be any impact. Town Engineer McGoey asked for the applicant to submit an updated report concerning traffic.

Mr. Medenbach provided the Board with an architect’s drawing of essentially the same building, although not the exact building to be built on this site. Mr. Medenbach advised that they will provide more detailed architectural drawings, however, the floor plan shown is relatively accurate to the one which will be built.

Jim Barnicle asked what will be left on the site after the proposed Phase 1 is built? Mr. Medenbach advised that if Phase 2 is not done, the lot would be left as just a lawn, all grass. Logan Morey asked that any site plan note that it will be “manicured grass” which gets

mowed once a week. Mr. Kriney advised that they will submit a whole landscaping plan which details that. Mr. Medenbach advised that franchisors want a well-groomed site. We will submit a detailed preliminary landscaping plan later.

Town Engineer McGoey asked Mr. Medenbach if they were able to pull the parking lot further away from the wetland area and Mr. Medenbach advised that they did change the location and have a 50 foot separation. Melinda Meddaugh advised that this is where the right landscaping is important. Mr. Medenbach showed areas on the lot which were recently excavated and conservation areas which will remain untouched. Mrs. Meddaugh asked for distances on map from wetlands and Mr. Medenbach showed her the distances on the map.

Town Engineer McGoey asked Logan Morey if she has had a chance to review the fire access issues and Mrs. Morey advised that the issue appeared to be on the site itself. Mr. Medenbach did an fire truck analysis on the site. Mrs. Morey asked if he used the State Code and Mr. Medenbach said they used Federal guidelines and they contacted Silver Lake Fire Department and the Monticello Fire Department. The Secretary read the relevant portion of the prior meeting minutes which reflected that they did speak with Carl Houman from the Monticello Fire Department who asked the applicant to revise the plan so trucks can have better access. Mr. Medenbach said it concerns radius about the entire site. Mr. Kriney said their buildings are covered 100% by a sprinkler system and there are no gaps. There are hard wired fire alarms in each room which are all addressable with specificity on a per room basis. Regardless of whether we built the hotel out of concrete or wood, all of our buildings are built this way.

Town Engineer McGoey asked that the applicant get their storm water plan in as well as their sewer and water details. Mr. Medenbach noted that they are waiting for information from the Town Sewer superintendent and they uncovered the valve for the water line. Most of those details are either taken care of or about to be taken care of.

Chairperson Chester advised that at the last meeting, the Board discussed the sidewalks that are going to be built. Mr. Medenbach advised that they are shown on the plan which was submitted tonight, but they have not been constructed yet. The contractor will finish as soon as the weather breaks. We will connect into sidewalks once built. Town Engineer McGoey asked Mr. Kriney to please speak with RJ Smith about finalizing the subdivision, as there were a lot of comments that needed to be addressed on the plan. The applicant does not have to come back before the Board for the subdivision, as they have conditional approval, but they need to come back to discuss the same with the Town Engineer and Town Attorney.

Logan Morey asked about signage and Mr. Medenbach advised that they will only be doing a DOT sign and a monument sign at the entrance. There are no details yet, but they will be submitted.

The Board discussed scheduling a public hearing on this matter for March 25, 2015 and a motion to schedule the public hearing was made by Melinda Meddaugh and seconded by Lou Kiefer.

5 in favor; 0 opposed

A motion to refer this matter to the Sullivan County Planning Department for review under GML §239 was made by Melinda Meddaugh and seconded by Lou Kiefer.

5 in favor; 0 opposed

Mr. Medenbach asked what the applicant should present at the public hearing. Melinda Meddaugh advised that the more details they could provide, the better. Mrs. Meddaugh did not like the generic view of the hotel and advised that providing more photos would be helpful. Mrs. Meddaugh also suggested that the design of the building and signage be shown and asked that the applicant not be so generic and make the hotel look better than average. Mr. Kriney advised that if you are in a high end hotel, they are not unique. Landscaping can be unique. The building, not so much. Mrs. Meddaugh added that chains can get creative. She also suggested that they use something other than brick on the facade.

VERIZON WIRELESS

Cellular Tower - Rock Hill

Scott Olson, Esq. , Young/Sommer LLC

Mr. Olson advised that when he was last before the Board, the Board and the Town Engineer wanted additional information which we have now provided. SBA owns the tower. It is 100 feet high and we want to raise it 20 feet. If we do not raise the tower 20 feet, we will be stuck at the 68 foot level on the tower and service would continue to be poor. The level we want to raise it to would be optimal. We have provided additional plans which show the overall service area of the tower. We wish we could provide more this is as far as we can go. Attorney Paula Kay noted that the Board is happy that the business district of Rock Hill is covered. Mr. Olson advised that he wished they could go further, but they cannot. Mr. Olson added that the Town Engineer previously asked if this tower will provide service to the casino and it absolutely will not. It's close, but not close enough. We are working on another site in Kiamesha Lake to provide the casino with more service because there will be a lot of people and more demand. If we could do it in one site, we would because it would save us a ton of money, but unfortunately, we cannot.

Town Engineer McGoey asked for specifics about the areas covered and Mr. Olson advised that the Board should note that the more people that use service, the more coverage is reduced. Bobby Mapes commented that we have had this issue in the area with our seasonal visitors using the service and reducing coverage. This addition to the tower can only help.

Mr. Olson agreed and advised that the proposed Kiamesha Lake site is a year away. Town Engineer McGoey advised that the Town owns property in Kiamesha Lake and Mr. Olson advised that they prefer to work with municipalities and would ask for more information.

Mr. Olson advised that they looked to see if we could have a tower site at the casino. It would cover a part of the area we are discussing tonight, but not the business sector of Rock Hill.

Mr. Olson further advised that they have responded to structural analysis issues noted by the Town Engineer. Town Engineer McGoey added that there were some cracks and deficiencies which needed to be corrected. Mr. Olson said they are minor and SBS [the owner of the tower] is going to repair all of them. Bobby Mapes asked if there was a backup generator and the Board discussed the fact that there was in fact a diesel generator on the site in a self contained room.

Attorney Paula Kay noted that one of the items the Board discussed is that the actual height of the tower must be noted in either in the Board's resolution or on the site plan so we are sure that it does not go over the maximum height of 120 feet. Mr. Olson confirmed that would be the case and said there is no lightning rod.

Town Engineer McGoey advised the Board that the other conditions are that they repair the structural issues noted on the report. Also, aesthetically, the new portion of the tower should match what is already there. Mr. Olson said that new galvanized steel is obvious at first, but after a few months it matches the old steel.

A motion for negative declaration motion under SEQRA was made by Lou Kiefer and seconded by Michael Croissant.

5 in favor; 0 opposed.

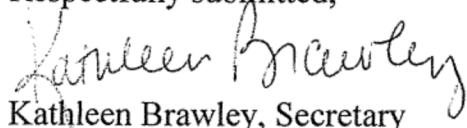
The Board discussed a motion to approve the application, but learned that the applicant will need a variance from the ZBA because of a setback issue. Town Engineer McGoey advised that the applicant needs to add the variance issue to the bulk table on the site plan. After discussion, a motion to deny the application and refer the same to the ZBA was made by Bobby Mapes and seconded by Melinda Meddaugh.

5 in favor; 0 opposed.

A motion to adjourn the meeting at 7:49 p.m. was made by Melinda Meddaugh and seconded by Michael Croissant.

5 in favor, 0 opposed.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Kathleen Brawley".

Kathleen Brawley, Secretary

Town of Thompson Planning Board