

TOWN OF THOMPSON  
PLANNING BOARD  
Wednesday, December 27, 2017



IN ATTENDANCE: Chairman Lou Kiefer  
Matthew Sush  
Michael Hoyt, Alternate  
Debbie Mitchell, Secretary  
Richard McGoey, Consulting Engineer  
Paula Elaine Kay, Attorney

APPROVED

PUBLIC HEARING:

**COLD SPRING COTTAGES**

Troy Wojciekofsky, Stantec Consulting Service  
Joel Kohn, representing the applicant  
Joel Halpren, representing the applicant

Notice is hereby given that pursuant to the provisions of §250-55 of the Town Code of the Town of Thompson, public hearing will be held by the Planning Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello, New York on December 27, 2017 at 7:00 pm to consider the application of COLD SPRING COTTAGES for site plan approval in accordance with §250-8 of the Town Code of the Town of Thompson.

The property is located in the RR-1 Zone without water or sewer at 408 Cold Spring Road, Monticello, NY S/B/L: 49.-1-6.4/ 49.-1-8.1

Satisfactory proof of mailing was provided to the Board.

Mr. Wojciekofsky – The property that is owned by the applicant is about 83 acres. Our proposal is for 10 new duplex units making it a total of 20 new units and a 6,000-square foot Shul. The project includes a new driveway which we received approval from county DPW on. The new units will be hidden from the road. There is about a 40-foot elevation up from the road. The Shul will possible be seen from the street but not the duplex units. The new units will be serviced with an onsite waste water treatment system that has been approved by the Health Department. Storm water management will meet DEC requirements with bio-retention areas, adjacent to the wetlands in the rear of the property. We don't expect any increase in traffic. The residents of the colony come by bus in the beginning of the season and leave by bus at the end of the season. We are proposing 40 parking spaces by the 10 duplex units that are required by the Town Zoning plus 9 parking spaces by the Shul.

Chairman Kiefer - Are there provision for bus parking? Mr. Kohn - Most people come with a rented van or car and then go back to the city with them at the end of the season. On the weekends there are about 20 cars. There are 46 existing units now and about half of them have cars. There will no increase in traffic.

Richard McGoey – Any problems with my comments? Mr. Kohn – No, we meet and went over the comments. I got a letter from the Fire Department and they have no issues with this project.

#### PUBLIC COMMENT

Celeste Chou, 235 Cantrell Road, Monticello – I would like to know about the septic system and how are you going to take care of it? Mr. Wojciekofsky – There is an existing waste water treatment plant that was permitted by NY State DEC. It has significant capacity to allow for these 10 new duplex units. The units waste will be pumped down to a waste water station and the gray water will be pumped up to the existing water treatment station. Celeste Chou – What does treatment mean? Mr. Wojciekofsky explains how the waste water treatment system works to Celeste Chou. Celeste Chou – When the water is discharged does it hurt the vegetation? Mr. Wojciekofsky – No, the DEC takes this into consideration on how it effects the wild life and they test the output at least once per season. Celeste Chou – We are about 2000 feet from the units will it affect us? Mr. Wojciekofsky - No, this is not a heavy flow of water it's more of a trickle and there is nothing to be concerned about.

#### PUBLIC COMMENT CLOSED

A motion to close public hearing was made by Matthew Sush and seconded by Michael Hoyt 3 in favor; 0 opposed

Chairman Kiefer called the meeting to order at 7:10 p.m.

Chairman Kiefer tables the approval of December 13, 2017 minutes to the next meeting.

#### **THOMPSON LAKES COUNTRY CLUB APARTMENTS**

Rock Ridge Drive, Monticello, NY S/B/L: 13.-3-10.1  
Barbara Garigliano, Attorney

Ms. Garigliano – I got Richard McGoey comments and please make a note that the building length is 220 feet not 204 feet. Comment 4, parking – My client plans on designing most of the units with one bedroom so he would only need 1 ½ parking spaces per dwelling units. We will have some two bedrooms, and in the future, we will be asking for bank parking. So, there is No reason to develop parking if we don't need it. Paula Kay – I suggest since we don't worry about the bank parking tonight since we don't have a big board here tonight. Ms. Garigliano – I also don't have flushed out plans yet. We will have proposed bank parking area's most likely by the Home Depot. Comment 11 - Passive recreation – Most of the units are designed as a 1-bedroom unit not allowing for a lot of kids. The code said we need a play ground even if there are no children. We are thinking of having more passive recreation like walking trails.

Ms. Garigliano - Have you looked at the Home Depot plans to see where the access roadway will be? And who should I have PSNS contact? Richard McGoey- Yes, it's on the subdivision map for the Home Depot. Ms. Garigliano - And who has that map? Jim Carnell - I'll get the map ready then call you Ms. Garigliano.

Ms. Garigliano - The minimum requirement for the SR Districts habitable floor area in an apartment is 1,000 square feet. My client either didn't realize it or didn't convey that information to me. The two-bedroom apartments won't have an issue. But the one-bedroom apartments are between 735 square feet and 760 square feet and a large one-bedroom apartment is 814 square feet. Making it so that 47% or 196 units are two bedrooms. 230 units of the 416 units are less than the code requires. So, we know we have to go back to the Zoning Board of Appeals. We think smaller apartments take up less space and we went to the 3 stories instead of 2 stories for less site disturbance. The scale looks like it's a doable size. The smaller apartments are more desirable. Chairman Kiefer - Are these apartments going to be geared towards retired people? Ms. Garigliano - No, employees for the casino or other jobs in the area. They are designed for temporary housing for people who are working in the area before they buy a house.

Paula Kay - Do you want the denial tonight? Ms. Garigliano - Does the denial expire? Do I have to go right away to the Zoning Board of Appeals? Paula Kay - No. Ms. Garigliano - I really want to get all these plans flushed out so I only have to go to the Zoning Board just one more time. Matthew Sush - Can we continue to look at this plans without knowing what the Zoning Board Appeals is going to say? Paula Kay - Yes, it's at the owner's risk. Ms. Garigliano - And we are willing to take that risk.

A motion to send back to Zoning Board of Appeals with a recommendation of approval was made by Michael Hoyt and seconded by Matthew Sush  
3 in favor; 0 opposed

**VERIA LIFESTYLE INC**

Anawana Lake Road, Monticello, NY S/B/L: 9.-1-1.1  
Abhay Jain, owner

Chairman Kiefer - We want to give you a site plan approval tonight. But first we have to discuss the dam and the building demolition. We would like two separate Bonds to cover them until the construction is finished. Mr. Jain - I think the demolition should be done before the extension expires. The dam is the bigger issue. Richard McGoey - Suggestion, take the approval and if you finish the demolition before the maps are signed then you won't need the Bond. We will only need a Bond for the dam.

Paula Kay - We don't want to have you come back again. We will grant you final and unconditional approval.



Jim Carnell – The Board wants to give you condition final approval because you are so close to getting the Certificate of Occupancy (CO). They want to give you final approval because I can't give you a CO until the Planning Board gives you final approval. If your ready for the CO on the building take the approval and put up the Bonds.

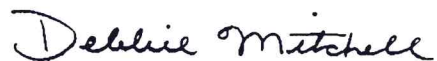
Mr. Jain – If we demolish the buildings in the next two weeks then I don't need a Bond? Paula Kay - Correct, if the work is done then you don't' need a Bond. And you won't have to come back here for final approval.

Final approval with two Bonds provided for the dam and the demolition of the buildings was made by Matthew Sush and Michael Hoyt

3 in favor; 0 opposed

A motion to close the meeting at 7:24 pm was made by Michael Hoyt and seconded by Matthew Sush  
3 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in cursive script that reads "Debbie Mitchell".

Debbie Mitchell

Secretary

Town of Thompson Planning Board