

TOWN OF THOMPSON  
PLANNING BOARD  
Wednesday, February 26, 2020

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

Chairman Kiefer appoints Kathleen Lara as a voting member to replace Michael Croissant

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

A motion to approve the February 12, 2020 minutes was made by Michael Hoyt and seconded by Jim Barnicle  
5 in favor, 0 opposed

**TARPON TOWERS**

Wurtsboro Mountain Road, Rock Hill, NY S/B/L: 35.-1-34

Paula Kay – There are three possible dates for the Balloon test and they are, March 2, 4, and 6. And the time the Board would like to see the test done is from 8:00 a.m. to 12:00 p.m. and if it's at all possible to actually start it at 7:00 a.m.

Kathleen Lara – They need to take as many pictures from all advantage points, also from the highway and Emerald Green. Michael Hoyt will inform Emerald Green and Paula Kay will inform Lake Louise Marie of the date and time of the balloon test.

Hellen Budrock – When they do their photo simulations it should not only be done for the day time but also at night and sunset.

**CONCORD ASSOCIATES**

Concord & Kiamesha Lake Rd, Monticello, NY S/B/L: 9.-1-34-1  
Henry Zabatta, Manager

Mr. Zabatta – I was here in August and discussed that we didn't know what we were going to do with the site. This project is costing us in excess of a million and a half dollars. We got COC from the DEC back in 2014. We have a 10-year window to do something otherwise we lose all our benefits. It's not that we don't want to do something but the Casino is having issues with losing money, even though it doing

better now. And there are just too many hotel rooms. We talked about a Conference center but the County has no interest in getting involved with us.

Jim Barnicle – How about an indoor/outdoor sports complex? Mr. Zabatta – Not sure if there is enough money in it to offset the debt.

Chairman Kiefer - So you need another six-month extension? Mr. Zabatta – Yes.

Kathleen Lara – Maybe it's time to move on. Maybe have more info to show us next time.

A motion to approve the 6-month extension was made by Kathleen Lara and seconded by Matthew Sush 5 in favor; 0 opposed

### **HEBREW DAY SCHOOL**

4718 State Route 42, Monticello, NY S/B/L: 9.-1-21

Michael Zarin, Law Firm of Zarin & Steinmetz

Josh Verleun, Law Firm of Zarin & Steinmetz

Rabbi Fruchter, Hebrew Day School

Chris LaPorta, Chazen Companies

Mr. Zarin – This tower is proposed to be on an 8 ½ acre site. This is an educational tower. This will only receive material; it won't transmit anything. It's a 60-foot single tower. Richard McGoeys commented that the Planning Board can request the telecommunication tower to be designed for shared uses. This tower is not really optimal for Cell service. We did a balloon test. It will just be 10 feet above the tree line. It will be in the back of the school by the parking lot. Mr. Zarin shows the Board the Balloon test pictures.

Chairman Kiefer - This is designed to collapse into itself? Mr. Zarin- Your code talks about that. This tower is made to bend and then collapse into itself. The code say's if it falls into its self it needs a 50-foot setback, if not then it needs an additional setback. We did a Geotech test for the soil and that will tell us what kind of tower we need. When we get the results back, we will give you the exact make and model of the tower. There is a 10 to 12-foot radius for the fall. We have a 60-foot setback and we might move it back a little bit more.

Chairman Kiefer - Is this in the parking lot? Mr. Zarin – It off the parking lot and there will be a no parking area adjacent to it. We could push it back another 10 feet and will show that on the next site plan. We are going to build it with a weight load so if someone else wants to share it for educational they can use it but they will need a cable to run to it.

Matt Sickler – We are looking for a removal bonds to guarantee the removal of the tower if the owner intends to abandon it. Mr. Zarin – There will be a temporary trailer that has the temporary tower will be on it. Mr. Zarin show the Board pictures of the temporary trailer. Kathleen Lara – Will it be the same height as the permanent tower? Mr. Zarin – Yes. Jim Barnicle – And will it be in the same area? Mr.

Zarin – Yes. We are prepared to do a removal bond. We ask that we move this temporary tower in while we get ready to construct the tower.

Chairman Kiefer – What kind of Bond do we need? Matt Sickler – With the bonding we ask the applicants engineer to provide an estimate for the removal and we will go over it with them and then compare it to other projects we have had in the past.

Jim Barnicle – Do we need a time line for the truck tower to the permanent tower? Kathleen Lara – When do you plan on doing it? If we can do the temporary trailer sooner then we could see for ourselves if it will work.

Paula Kay – We would like a time limit for the temporary trailer. Mr. Zarin – Six-months with the desire to extend if needed. Paula Kay – I say six-month's is good.

Matt Sickler – The site plan should be revised to include all appropriate details including fencing, grading and drainage. Mr. Zarin – We have most of the details all ready, we are pretty far back so no landscaping needed. We are just waiting on the Geotech testing to finish them up. Hellen Budrock – You will have fencing around the base? Mr. Zarin – Yes and we will put in evergreens if needed. Paula Kay – Can you let the Board and I know when the temporary tower is going up? Jim Carnell – You will need a permit I'm sure.

A motion to set a public hearing on March 25, 2020 was made by Jim Barnicle and seconded by Matthew Sush  
5 in favor; 0 opposed

#### **KEREN FIELDS**

Sunset Drive Extension, Monticello, NY S/B/L: 48.-1-22.1 / 28.-1-33.1  
Glenn Smith, P.E.

Mr. Smith - I'm here to bring the Board up to date. It's still a 12-lot subdivision. The septic system did get a little bigger, and we have done testing wells. We had a Public Hearing last year and that has been closed.

A motion to get our own Hydrologist was made by Kathleen Lara and seconded by Jim Barnicle  
5 in favor; 0 opposed

Chairman Kiefer - We are also concerned about the Morganstein well. I understand you're willing to put up some kind of bond? Mr. Smith - We did a 93-hour pump test of all the wells at once. It was a 4% draw down but that is normal. The Health Department is ok with the testing. But let's see what your Hydrologist have to say. If we need to make changes then we will.

Mr. Smith goes over Richard McGoey comments.

1: NYS Health Department approval for septic systems and realty subdivision continues to be

- outstanding – We are close to getting a sign off from the Health Department.
- 2 – The subdivision plan including the metes and bounds certified by the licensed Land Surveyor has not been submitted – This has been taken care of.
  - 3 – The SWPPP Plan has not been approved – Getting finished now.
  - 4 - The Board needs to take SEQRA action in regards to the EAF part 1, 2 and 3 – We have to refresh our lead status.
  - 5 –The Homeowners Association (HOA) documents must be submitted for review – Mr. Zeiger is drafting the HOA because lot #11 will have a pool and basketball court for everyone to use.
  - 7 – We were unable to find the details for the Shul, swimming pool, handball/basketball courts etc. – That was my fault. It will be coming with the SWPPP.

Paula Kay – I thought this was a type 1 action but it is actually an unlisted action and we have a revised EAF.

A motion to designate it as an unlisted action and to re-declare us as Lead Agency was made by Michael Hoyt and seconded by Jim Barnicle

5 in favor; 0 opposed

**MACHNE OHEL TORAH (ESTHER MANOR)**

566 State Route 17B, Monticello, NY S/B/L: 11.-1-24.1

Mike Rielly, Rielly Engineering DPC

Getzel Beiger

Joseph Heather

Mr. Reilly – It's news to me that someones been living on the property. Mr. Beiger does say there is someone living there as a caretaker. The caretakers house has his own sewer and water. Mr. Beiger – We have lights and cameras also to watch the place. Kathleen Lara – The last time there was no proof of water and sewer. Mr. Beiger – The septic and water was already there at the trailer. The rest of the property has sewer issues. Chairman Kiefer - It has its own system? Mr. Beiger – Yes. Paula Kay - If someone is living there you are going to need to provide some kind of documentation to the Building Department showing those water and sewer lines. Also, no one should be living there until these documents have been seen by the Building Department.

Mr. Reilly – The sewer has been designed and submitted to the Department of Health. We plan on using the existing water tower. It's in very decent shape. Everything around the tank has been destroyed and will need to be rebuilt. Kathleen Lara – Does this need to be totally rebuilt? Mr. Reilly – Yes. Kathleen Lara – There has always been complaints before you bought it about the septic smell. Mr. Beiger – Yes, we have found many collapsed sewage tanks. We thought we could use some of the old system but found out that we can't and we need to rebuild it all.

Chairman Kiefer - The building along Cooper Corner Road, what is going on there? Mr. Reilly – They will be staff housing. Chairman Kiefer – Years ago they use to run the gray water down the road. Mr. Beiger - That will be all new sewer septic system too.

Mr. Reilly – Richard McGoey asked for a building engineer report, I have a draft copy of it but have not had a chance to look at that yet. Once I do, I'll submit it to Richard McGoey.

Hellen Budrock – With the new design of the sewer system, is there an alternate location for the caretaker's house that is less visible to see? Paula Kay – Last year the Board asked that the Caretakers trailer be moved and replaced. Now we have someone living in it. Kathleen Lara – The Board really stressed that this is to be moved. You are putting all this work and money into everything and their sit's a single wide trailer and it doesn't look nice. Mr. Beiger – We are looking to have something outside of the camp so that they are not near the campers. We have been looking for a place like a cabin. As we are building, we want to keep the place secure. Hellen Budrock – Is it because it's a trailer or its location? Kathleen Lara – Before, it was wide open and now they are putting all this money into the place to make it look nice and then there sits a trailer.

Paula Kay – I'm looking at the comments from the May 22, 2019 meeting. It said it was very important to have the engineer reports for the sewer and water. Arthur Knapp you said if you saw an engineer report you would feel better. Mr. Kohn at the time said he would supply the Building Department with everything and still we have nothing. Mr. Reilly - I can submit the sewer tomorrow, the water should hopefully be done this week. The building report is in draft form and has to be reviewed.

Michael Hoyt – Wasn't that on all the buildings? Mr. Reilly – Yes. There were three reports (1) water, (2) sewer and (3) building. The building report was done by another engineer. Paula Kay – Jim was asking for a time line as well. Mr. Reilly – The next time we submit we will have the caretakers trailer added. Paula Kay – And no one should be living there until Jim Carnell give's approval. Jim Carnell – We were just made aware that someone was living there yesterday.

Kathleen Lara – There is lots of debris. Mr. Beiger – We did take care of it but they are starting working again and we are starting to clean it up again. We are trying to not put any items in the front. Kathleen Lara – Just remember where the property is and everyone drives by and then they call Jim Carnell office. Mr. Beiger – We are trying to keep it all in the back.

Paula Kay – Also no Public Hearing until all comments are addressed. Mr. Reilly - Even if I get them all in by next week. Kathleen Lara – There were three pages of comments. It looks better if you can show that they have all been checked off. Jim Carnell – What if we get the documentation before the next meeting or work session? Paula Kay – I would suggest to come back to the next meeting and show the Board how they addressed them all. Jim Carnell – There will be enough time between the next meeting and the second one in March.

### **BBIS AUTO AUCTION**

308 State Route 17B, Monticello, NY S/B/L: 12.-1-55  
Jay Samuelson, Engineering Property

Paula Kay – BBIS is here to ask us for Lead Agency status. Hellen Budrock – The SEQRA statute say's you have 20 days from the time you become Lead Agency to make a determination of significant for either positive or negative declaration and it looks like you might need more time. You can extend that time with agreement from both parties. Mr. Samuelson – We are willing to wave that time frame.

A motion to declare Lead Agency was made by Jim Barnicle and seconded by Matthew Sush  
5 in favor; 0 opposed

**YESHIVA VIZNITZ**

Gefen Lane & Feldman Circle, Kiamesha Lake S/B/L: 6.A-1-1.1

Mike Reilly – Reilly Engineering

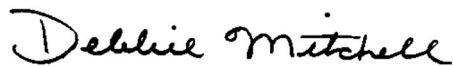
Mr. Reilly – We are here for a test well. There is already one there and we want to put another one next to it. The Board of Health has given us approval to drill. There is a decent chance there will be a water tower needed. Mr. Reilly shows the Board on the site plan were the water tower might go and all the houses.

Mr. Reilly - We will also have a Hydrologist, Mr. Miller.

A motion to approve the drilling of a well for testing was made by Kathleen Lara and seconded by mike Hoyt  
5 in favor; 0 opposed

A motion to close the meeting at 8:26 pm was made by Kathleen Lara and seconded by Michael Hoyt  
5 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in black ink that reads "Debbie Mitchell". The signature is written in a cursive, flowing style.

Debbie Mitchell

Secretary

Town of Thompson Planning Board