

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, March 11, 2020

APPROVED

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

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

Matthew Sush - Comments made by Chairman Kiefer for application Machne Ohel Torah (Esther Manor) were made not as the Chairman at this time.

A motion to approve the February 26, 2020 minutes was made by Jim Barnicle and seconded by Michael Hoyt
5 in favor, 0 opposed

CENTER FOR DISCOVERY

95 Lake Louise Marie Rd, Rock Hill, NY S/B/L: 52.-1-1.3
Glenn Smith, Engineer

Mr. Smith – I'm looking for a 6-month extension. In April or May, we will be closing on the Property where Nana's house sits. The conditional approval showed parking on the one half of the property. Once the property is purchased, we will be back to ask for a modified site plan approval to move the parking. We are looking for a six-month extension so we can close on the property and put everything into one big parcel.

A motion for a six-month extension was made by Jim Barnicle and seconded by Matthew Sush
5 in favor; 0 opposed

CAMP ARUGATH HABOSEM

203 Whittaker Road, Monticello, NY S/B/L: 3.-1-8
Joel Kohn, representative

Mr. Kohn - We had a public hearing about a month ago and there were not public comments. Most of the comments from the Town Engineer has been worked out during the work session.

Richard McGoey read through the comments:

1 – Sidewalks to be constructed to include ADA access

Mr. Kohn - Done.

2 – Septic tanks should include invert and top elevation and show where the new connection are.

Mr. Kohn – Done.

3 – All existing septic tanks that will be abandoned should be shown on the site plan

Mr. Kohn - Done.

4 – Proposed sewer line to serve building 20 should show the tie into the existing sewer line.

Mr. Kohn - Done

5 – Dimension and details around the pool area should be shown on the site plan.

Mr. Kohn - Done

A motion for negative declaration motion under SEQRA was made by Matthew Sush and seconded by Arthur Knapp

5 in favor; 0 opposed

A motion to except the site plans was made by Michael Hoyt and seconded by Matthew Sush

5 in favor; 0 opposed

CHOICE PROPERTIES

146 Rock Hill Drive, Rock Hill, NY S/B/L: 32.-2.56.2

Larry Marshall, Mercurio-Norton-Tarolli-Marshall

Jay Zeiger, Engineer

Mr. Marshall – The last time we were here was for the Public Hearing back in February and there were some questions from the public, and we have responded to most of them. There was concerns about the lighting. All lights are proposed to be removed and replaced with shielded fixtures. Chairman Kiefer – When do you plan on doing the lighting? Mr. Marshall – As soon as we get approval. We provided the Board with photos of the lighting of the site and on Rock Hill Drive. This lighting is not shielded. There doesn't seem to be any spill over to the property but they are not shielded. So, if you look at them, they are glaring. Paula Kay – Can you do the shielding now? Mr. Zeiger – The issue is that those light are going to be taken down and moved so why put up the shielding and then in two weeks take them down and move them! Mr. Marshall – The lights now can't get shielding they are not designed to have shields. If the Board is considering approval of this then that will be our top priority. Chairman Kiefer – Can we approve them for the lighting now? Paula Kay – Nothing is happening tonight, because Richard McGoey hasn't received anything and there is no update on the plans. You got new responses just before the meeting so we can't do anything tonight until you get a chance to review them. Mr. Marshall – There is nothing to update and Richard McGoey comments have been addressed. At the February meeting we addressed most of the Public comments. Paula Kay – What about the SPCA? Mr. Marshall – The owner corrected his comments about the SPCA that night. Mr. Zeiger – Contract has been fully approved by us and their attorney. The attorney has the contracts and we are

waiting for them to be signed. Mr. Marshall – We have a schedule meeting with Richard McGoey on Monday, March 16, 2020.

Jim Barnicle – The priority is to take care of the lighting before anything else? Mr. Marshall – Yes. Mr. Zeiger – Will talked to them and see if I can get a time frame.

Kathleen Lara – Is there going to be a sign put up on the second driveway and is there a note on the plan? This is only going to be used as a one-way exit. Mr. Marshall – There is a note that say's proposed Do Not Enter sign and I'll add a note to say that there is a sign that says Exit Only.

Hellen Budrock – In regards to the parking, we are working with Jim Carnell on some amendments to the Zoning Code that will deal with parking. It's funded through a grant. So, in addition to parking minimums we will be looking at parking maximums.

Jim Barnicle – This will not affect this application.

CAMP KEREM SHLOMO

20 Fred Road, Monticello, NY S/B/L: 16.-1-5.1

Randy Wasser, Wasser Engineering

Mr. Wasser – This camp is on the corner of Fred and Ranch Road. You approved last year a 24-foot addition to building 11 and now we are looking to extend that addition by 12 feet. Jim Barnicle – Why? Mr. Wasser – Because they are adding three campers and they need the floor space. Richard McGoey – Does the site plan show this now? Mr. Wasser – Yes.

A motion for a minor modification to a previous site plan was made by Arthur Knapp and seconded by Matthew Sush

5 in favor; 0 opposed

MACHNE OHEL TORAH (ESTHER MANOR)

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

Joel Kohn, representative

Chairman Kiefer appoints Matthew Sush as temporary Chairman.

Chairman Kiefer recused himself from this application

Mr. Kohn - I was not here at the last meeting and I did get some of the info. I didn't know the caretaker was living there. Temporary Chairman Matthew Sush – Is there anyone there now? Mr. Kohn - No, he left a few days ago. During the day he is using the trailer as an office. Most of the comments from the Town Engineer was address from the last meeting to now. Kathleen Lara – We are looking at May of 2019 comments. Mr. Kohn - Most of them had already been addressed. If you see the latest comments there were only eleven of them and most of them were just statements. Kathleen Lara – There were three pages of comments and we didn't get any responses. Mr. Kohn - Water and Sewer was submitted to the Department of Health (DOH). All the comments to the DOH have been addressed today. Richard

McGoey – Is it for sewer and water? Mr. Kohn - There is no report for the sewer since that's on the site plans. Kathleen Lara – Because you are redoing the whole septic? Mr. Kohn - We are not redoing the whole septic. There is the collection system and lots of tanks have to be changed out. The sand filter will be replaced. There is a valid SWPPP permit. We have most of the septic tanks on the site now. I told Richard McGoey during the work session that the buildings are not a Planning Board matter but more of a Building Department matter. I have submitted that info to Richard McGoey.

Kathleen Lara - The site itself is in such bad condition we are just looking for some comfort. Mr. Kohn - I get it. There are 5 to 10 open permits. There are as-built permits on each building. I agree garbage has not been handled correctly. I'm going to push the issue. In regards to the caretaker, the law allows the caretakers trailer to be what it is now. If I go to the Building Department for a building permit and I get denied then we will be in an Article 78. You can't be denied to have the trailer replace with another trailer. Kathleen Lara – We told him last time it was because it was wide open for four years. I don't know how it can be habitable. It's an eyesore. Mr. Kohn - I don't disagree, but its still legal to allow us to put in a permit to replace it. Your still allowed to have a caretaker's trailer there and have it replaced. Kathleen Lara – We asked you to do this a year ago and then someone lived there. Paula Kay – You had someone living in a trailer that was not habitable. There were agreements and promises made last year and they have not been met. That's the sentiment you're getting when this application came back in February. There are still some issues, not just the trailer. It's not just one thing it's the debris, water and sewer. This is a very visible site. The Board and Building Department are bombarded with comments about this site.

Mr. Kohn - It's one thing when the Board say's you have to done something and you don't have to and it's one thing when the Board say's we would appreciate it if you could do that. The caretaker's trailer will be replaced with a house and it's shown on the site plan. I don't think there was any agreements last year. We didn't come back because we feel that we were not going to get anywhere with the Board without getting anything done on the site. Not all of the Planning Boards members were happy when this application came in. A group bought this property for 1.2 million dollars and is looking to put into it 4 to 5 million dollars and the first comment I hear from the Board was, "oh they came in here and probably have already done thing without approvals or permits". That was the welcoming part of this project and the owners then decided not to come back, but instead to start to fix up this property. They are doing it and it is taking sometime. I agree the debris should be better managed. The caretaker was a mistake and he is not there anymore.

Jim Barnicle – Do you know what buildings will not be inhabitable this summer? Mr. Kohn - There were two building that were demolished and will be replaced. The rest will remain and be worked on. Jim Barnicle – So there will be construction this summer? Mr. Kohn - We are hoping to have it all done by then and if not, they will be boarded off and secured. A note was added to the site plan stating that. Mr. Kohn reads the note to the Planning Board.

Paula Kay – I would like to see is a schedule prior to June that shows what building are going to be ready and which are going to be boarded up. We want to make sure all the buildings that are planned to be boarded up are done before the camp opens. Mr. Kohn - I don't see an issue with that and we can meet a few times before summer.

Mr. Kohn - We met with Sullivan Renaissance and we are going to add tree's in the front with hopes of screening the property from Route 17B. And add some trees by the parking area.

Mr. Kohn - The old septic tanks will be marked on the site plan. We show sign details on the site plan. We just don't know what it will be right now.

Michael Hoyt – What about the playground? Mr. Kohn - Originally it was two playgrounds but since we need to have ADA accessible to and from the site, we decided to not have any playgrounds because it will be too difficult to add the ADA. It's just going to be an open field.

Kathleen Lara – Does the DOH move quickly. Mr. Kohn - DOH takes time to review but a resubmittal usually doesn't take that long so we are hoping it won't take too long. Michael Hoyt – Did you get any response from the first submittal? Mr. Kohn – Yes, and I have submitted them to the Town Engineer. The original was for the sewer. There were 11 comments and they were all addressed.

Kathleen Lara – The DOH comes out and tells you if the water tank is good or not? Mr. Kohn - They came out twice last year. They didn't have too many issues.

Kathleen Lara – Last time we told the client that when the septic was bad in the past it was bad and this is a highly visible location. Mr. Kohn - I know it's highly visible.

Michael Hoyt – Can you get the debris address quickly. Paula Kay - Before the Public Hearing. Mr. Kohn - They did clean up the front. Kathleen Lara – What about the places along Cooper Corners Road? Mr. Kohn - They will be rehabilitated. We have submitted permits for those buildings but the Building Department wants to see them as-built.

Jim Carnell – I know my co-workers have been out there and I have not been. It just needs to be cleaned up. I don't think we have many issues with the workmanship on the site.

Mr. Kohn - I'm going to ask for a Public Hearing in two weeks and I know there are issues with the debris still, maybe we can keep the Public Hearing open if the debris is not addressed. Kathleen Lara – Hard to schedule a Public Hearing when we were promised that the caretaker was moving out the next day and he didn't move out until this week.

Temporary Chairman Matthew Sush – More site cleanup should be done before we do a Public Hearing and maybe some more information like the reports. Kathleen Lara – I feel that the progress is not far enough along, I think it's premature for a Public Hearing. Michael Hoyt – I agree with Kathleen Lara, get it cleaned up before the Hearing. We just keep getting empty promises.

Temporary Chairman Matthew Sush – Since Chairman Kiefer is absent Kathleen Lara should be a voting member.

A motion to have a Public Hearing on the March 25, 2020 was made by Jim Barnicle seconded by Arthur Knapp

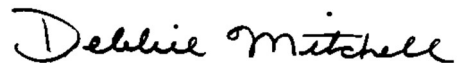
2 in favor; 3 opposed

Paula Kay - The motion failed, no Public Hearing.

A motion to close the meeting at 8:10 pm was made by Matthew Sush 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