

TOWN OF THOMPSON  
PLANNING BOARD  
Wednesday, September 23, 2020

IN ATTENDANCE:

Chairman Lou Kiefer	Arthur Knapp, Alternate
Matthew Sush	Helen Budrock, S. Planner Delaware Eng.
Michael Hoyt	Paula Elaine Kay, Attorney
Jim Barnicle	Richard McGoey, Consulting Engineer
Michael Croissant	Heather Zangla, Secretary

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

A motion to approve September 9, 2020 minutes was made by Matthew Sush and seconded by Michael Croissant  
5 in favor, 0 opposed.

**CONCORD ASSOCIATES:**

Concord & Kiamesha Lake Road, Monticello, NY S/B/L: 9.-1-34.1  
Henry Zabatta

Henry Zabatta- informed the board that the project was the Concord hotel site was for a 6 month extension of the Concord site. The Planning Board previously approved an extension on March 15, 2020 to expire September 15, 2020.

A motion to approve a 6 month extension to expire March 15, 2021 was made by Michael Croissant seconded by Matthew Sush.  
5 in favor, 0 opposed.

**SERENITY GARDENS**

28 Serenity Lane, Monticello, NY S/B/L 49.-1-4.34  
Mike Watkins

Richard McGoey- A special use permit, site plan approval and lot improvement was granted November 13, 2019.

Mike Watkins- explained that currently nothing is going on at the site. As part of the approval Richard McGoey requested a deep test pit be done and that is scheduled for tomorrow. Once that is done, it will be submitted to the town and McGoey's office. No stamped approval plans have been received yet. Jim Carnell- reminded the board that the executive order included 120 extension and that the site plan has not expired yet. The board can extend it from tonight's date. Mike Watkins- stated that within the next few weeks they will be filing with the building department and going for permits. Richard McGoey informed Mike Watkins that he can move forward with the lot consolidation because it was separate issue and a resolution needs to be filed with Real Property Tax Office.

A motion to approve a 6 month site plan extension from September 23, 2020 was made by Jim Barnicle seconded by Matthew Sush

5 in favor, 0 opposed.

**HEBREW DAY SCHOOL**

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

Maximillian Mahelk, Esq. Associate Attorney with Zarin & Steinmetz

Mr. Mahelk stated that they are requesting a 6 month extension of the temporary tower at the Hebrew Day School. Due to the COVID related impacts on some of the sub-contractors and our contractor operations we were delayed in getting design documents and cost specifications for the tower. We have submitted all documents into the building department and have received our permits. All fees have been paid including the tower removal bond. The temporary tower was to be removed October 17, 2020 however, the temporary tower is providing programing to the school and we are requesting that we keep that tower in place until the new permanent structure is constructed.

A motion to approve a 6 month extension until April 17, 2021 was made by Michael Hoyt and seconded by Michael Croissant.

5 in favor, 0 opposed.

**GAN EDEN ESTATES**

Old Liberty Road, Monticello, NY S/B/L: 2.-1-6.3

Mary Beth Bianconi, Delaware Engineering

Mary Beth: We are currently in the process of developing a final scoping document for the EAF for some time. Applicant provided a draft document at which time changes were made. This document was made available to the public and involved agencies for comments. Comments were accepted until July 22, 2020. A memo was circulated at the August 26, 2020 Planning Board meeting recommended certain changes that responded to public comment. As a result the Planning Board has a marked up copy of the scoping document that incorporates the changes that were recommended. If the board has reviewed the document and has any questions we can answer them or the board can adopt the scoping document.

Lou Kiefer- any questions. The board has no questions or comments.

A motion to adopt the scoping document was made by Jim Barnicle and seconded by Michael Croissant.

5 in favor, 0 opposed.

**VLADIMIR & NELLYA MIKITRYCHEV**

202-206 Edwards Road, Monticello, NY S/B/L: 24.-1-19.1

Tim Gottlieb, Engineer

Tim Gottlieb discussed the project. The applicants want to do a 2 lot subdivision of a 31.66 acre parcel. One lot will be 5.15 acres with some out buildings and caretakers unit. The other lot will be 26.51 acre lot with proposed construct residence, well and septic and a road to the rear. I have received and reviewed the engineering comments.

Richard McGoey has concerns about the work in the flood plain and if any permits have been taken out. A permit was received from the DEC for one pond but no town or flood plain administrator permits were issued. Tim Gottlieb- one permit was issued for a pond. Richard McGoey- there is ongoing work at the property. Tim Gottlieb- I knew they were doing some

planting but was unaware that all the work was being done. A joint site meeting will be scheduled with Richard McGoe and Tim Gottlieb. Richard McGoe- there are other items that need to be addressed from the comments and that a follow up work session is required. Tim Gottlieb- the surveyor was working on the subdivision and soil testing will be done. Once that is completed he will submit it.

No action at this time by the Planning Board.

### **BINYAN UVOIS**

662-666 Route 17B, Monticello, NY S/B/L: 11.-1-35.1 / 11.-1-35.3 / 11.-1-35.4/ 11.-1-33.1

Joel Kohn- JK Expediting

Lou Kiefer recused himself, Matthew Sush appointed to Chairman position and Art Knapp to fill in Matthew Sush position.

Joel Kohn explained that the project will be for a boys school, dormitory and cooking facilities and to reconfigure the lots. Joel Kohn pulled up a map of the existing site plan map for better discussion of the project.

There are 3 separate lots, one vacant lot and the other 2 lots having a single family dwelling on each that are privately owned and are not included in the project.

The property is split between RR2 and HC2 zones. The school is located in the RR2 zone on the northeast side of the property. Typically the boys will be there for about 5 months and will go home once or twice during that time frame, being that there will be no busses in and out on a daily basis. Joel Kohn sees no need for a school zone. The buildings will be served with onsite wells and septic. Access will be through an existing driveway which will be upgraded to meet required standards.

Paula Kay – there will be a right of way for the project. Joel Kohn- it's actually just the opposite. The project will give the right of way to the privately owned homes and again the driveway will be upgraded to meet proper standards.

Jim Barnicle- are the single family dwellings going to seasonal or year round. Joel Kohn – currently they are year round.

Joel Kohn – I am aware that there are a lot of concerns and comments that need to be addressed. A copy of the plan will be sent to the fire department for review. I understand there are safety concerns on accessing the property. A traffic engineer reviewed the plan and we can meet the required site distance. They will start working with the DOT on ingress and egress to the property. A long EAF form was emailed today for review, I am aware that there was no time to review it.

Paula Kay – I notice there is no recreational areas. Joel Kohn – this is a boy's school and there is no recreation. They will be indoors but there is a large grass area outdoors.

Michael Croissant- how many students will be there. Joel Kohn- about 150 students. Paula Kay asked about the staff. Joel Kohn - Appx 25 but they are there are no sleeping quarters for them.

Michal Croissant- there must be some sleeping for the staff. Joel Kohn- there are one or two staff members there throughout the night but they don't sleep.

Jim Carnell- what is the age group of the boys? Joel Kohn- between the ages of 14 – 17.

Paula Kay – The parking area shows 13 spaces but if you have 25 staff members you will need to upgrade parking. Joel Kohn – it's not 25 staff at one time. They will work in shifts. The parking lots that are noted is what is required by code.

Michael Croissant - Asks if there will be visiting days. Joel Kohn- it is not something these schools do. If parents come they come, but not where you would have a ton of cars coming in.

Art Knapp – at any given time with 150 students you could have 7-10 cars a day. Joel Kohn – yes

Paula Kay -so if there is a school trip is there adequate bus access. Michael Croissant- what if they park there. Joel Kohn - the busses won't be on site, it's not a daily in and out. Michael Croissant- so the kids don't go out on a field trip. Joel Kohn- they may go out. Michael Croissant- if they go out that's a lot of busses.

Richard McGoey – is there a facility that we can visit to see how they operate? Joel Kohn- there isn't one in Sullivan County but maybe Orange or Rockland County. Joel Kohn- will look into it. Michael Croissant- very concerned about the switch back. Is that accessible. Joel Kohn- it will have to be widened and work with the DOT. Matthew Sush- how steep will that be? Joel Kohn- it will be graded to meet standards, probably not more than 10%.

Matthew Sush- Why would you put the septic over there where more trees need to be cut down. Joel Kohn- because there isn't enough grade on this side of the property.

Michael Croissant-how much land will be cleared for the proposed septic. Joel Kohn – unsure at this time, in future submissions you will be able to see it. We are waiting for testing to be completed. Jim Carnell – have they done any perk testing in the proposed area yet? Joel Kohn – no, testing was done in the north end of the property.

Helen Budrock – will the EAF need to be updated if you don't have exact figures? Joel Kohn – if anything, it will be less, but if needed we will update it.

Richard McGoey -what are the water valves on the property. Joel Kohn- not sure we are looking into it. They don't appear to feed anything. Richard McGoey-concern about the wells is with the septic right over the aquifers.

Helen Budrock- does the board want to engage me on SEQRA and reviewing the EAF for this project? The Board agrees.

Matthew Sush- why did you choose to make improvements to the existing access road that you will be using. Joel Kohn- the other entrance is very steep and won't be able to meet required site distance.

Michael Croissant- the access to the site is just awful and is a challenging feat for this site. Safety is mounting. We all know what that stretch of road is like.

Matthew Sush asked the board if there was anything else. Paula Kay- we will circulate the long form. Helen Budrock - will review project and make comments.

No action from the board at this time.

### **GARDEN HILL ESTATES**

50 Strong Road, Monticello, NY S/B/L: 1.-1-12

Joel Kohn, JK Expediting

Joel Kohn discussed the project of a proposed shul addition and a covered porch on unit 13.

Lou Kiefer- that it was a pretty substantial extensions. Joel Kohn- showed the map. Explaining existing conditions.

Paula Kay – is the addition to accommodate existing members of the development or outsiders not currently living there. Joel Kohn- only existing members. Not meant for outsiders.

Lou Kiefer- last time Garden Hill was in front of this board there were issues with the water running out their lot across the end of a neighbor's driveway. Richard McGoey- I remember the issue being brought up at the public hearing. Joel Kohn- not involved back then. Lou Kiefer we need to find out if the issue was corrected? Joel Kohn- will look into it. Paula Kay- if there is a public hearing we will certainly find out.

Helen Budrock- stated that Richard McGoey said during his site visit the landscaping wasn't complete nor was the parking lot like the site plan showed. Jim Barnicle- all items need to be corrected before moving on with the current proposal. Paula Kay – that is the policy of the board. I think that the applicant needs to complete prior site plan and confirm that the run off issue was addressed as well as the landscaping. Joel Kohn- will look into it and report back to the board.

**BLAKE RICHARDSON**

4 Price Road, Monticello, NY S/B/L: 50.-1-52.1

Blake Richardson: I am proposing a new 28' x 36' garage to replace an existing one that has fire damage. The new garage will be 1008 square feet and will be 22' high.

Lou Kiefer – any questions? The board had no questions or comments.

A motion to waive the height requirement and size requirement was made by Michael Croissant and seconded by Michael Hoyt.

5 in favor; 0 opposed.

**CLEARVIEW MOUNTAIN COUNTRY CLUB**

460 Old Liberty Road, Monticello, NY S/B/L: 8.-1-49

Joe Kaufman, President of Co-Op

Avi Gantz, Former President of Co-Op

We are currently in the final stages of the septic and the sewer lines.

Paula Kay – when will the plans be ready for submission? Joe – we have a work session scheduled for Monday October 5 and we should have everything ready by then.

Paula Kay wanted to put conditions on the public hearing in case the plans weren't ready, that the public hearing wouldn't take place and would be rescheduled. Jim Carnell stated that there would be a meeting on October 14<sup>th</sup>, a new date could be set then.

A motion to schedule a public hearing October 28<sup>th</sup> made by Jim Barnicle and seconded by Matthew Sush.

5 in favor; 0 opposed.

The meeting

Respectfully submitted,

Heather Zangla  
Secretary