

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, January 13, 2021



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

Chairman Kiefer appoints Arthur Knapp to replace Matthew Sush

PUBLIC HEARING

Notice is Hereby Given that pursuant to the provision 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 January 13, 2021 at 7:00 pm to consider Keren Hatorah for site plan approval in accordance with §250-8 & §250-11 of the Town Code of the Town of Thompson. The property is located in the RR1/HC2 zone at 689 State Route 17B, Monticello, NY S/B/L: 17.-1-13 Joel Kohn, representative

A Satisfactory proof of mailing was provided to the Board.

Mr. Kohn - This project is an existing camp on 17B. They want to add a 30' X 100' building to be used as a Shul that will have a Mikva and class rooms in it. Currently they are using the dining room for the Shul and having to go in and out of the site for the Mikva. There is private water and sewer. There is no increase in occupancy. They want to modify the bunk house next door as well. Mr. Kohn shows the public the site plan.

Hellen Budrock shows the public the landscaping plan.

Hellen Budrock – I was asked to look at the landscaping and look at the buildings that you can see from 17B. One of the bungalows does not have the same new siding and the suggestion is to update it to match the other buildings. Chairman Kiefer – What about the bungalows right below that one? Hellen Budrock – What I noticed was this one had the most view from 17B and is an eyesore. There is a lot of vegetation there so those are not as visible. There was a fence that just had deer fencing attached this should be update to match the other fencing. The Department of Transportation (DOT) right away doesn't allow us to do any landscaping. The pool and dumpster enclosure need to be fixed. The applicant did suggest that they would power wash and paint. I suggest to add more planting to the right side by the pool and to do privacy fencing by the pool. Jim Barnicle – Was the client ok with these recommendations? Mr. Kohn - The camp administration was ok with these suggestions and hopefully when we come back for approval, I'll have a clear answer.

Jim Barnicle – I recommend we go with the landscaping recommendations.

PUBLIC COMMENTS

No Public Comment

A motion to leave the Public Hearing open until January 27, 2021 end of day was made by Arthur Knapp and seconded by Michael Hoyt
5 in favor; 0 opposed

Notice is Hereby Given that pursuant to the provision 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 January 13, 2021 at 7:00 pm to consider Garden Hill Estates, LLC for site plan approval in accordance with 250-8 of the Town Code of the Town of Thompson. The property is located in the RR1 zone at 50 Strong Road, Monticello, NY S/B/L: 1.-1-12

Joel Kohn, representative
Steve Barshov, attorney

A Satisfactory proof of mailing was provided to the Board.

Mr. Kohn – This is an existing bungalow colony. They want to add an addition to the Shul building. There is an existing porch that they want to enclose. And another 15 feet addition to unit 13. Private water and sewer. We had an issue with the well and is being addressed and taking care of.

Jim Barnicle – What about the water run off? Mr. Kohn – That issue was giving to me by a letter. I had the engineer go out there to take a look and I was hoping to have information back from him before the meeting tonight, but I do not. I should have it within the next day or two. There are good road sides, swales and culverts. There are a few areas on the driveway that direct the water off the driveway. The issue with the discharge of the Mikva goes to the septic system and this only happens at the end of the summer. There should be very minimal impact. Jim Barnicle – All those swales and drains are good? Mr. Kohn - I believe so. Jim Barnicle – In the letter I want it to say that they were inspected and are fully operational. Richard McGoey – The ditches may not be as clean as they can be. Because the covert pipes under the driveway are too small, they can get clogged. If the property own can keep those pips clean that would help.

Michael Croissant – What about the well? Mr. Kohn - There will be pump test and they will be monitor and will meet the Department of Health (DOH) requirements. They will not be used until we have those approvals. Michael Croissant – When will that take place? Mr. Kohn - It could take six to nine months. Richard McGoey – We asked that those application be submitted. Mr. Kohn - They can't be submitted to the DOH until all the monitoring is done and the water system is designed. Richard McGoey – What about the pump protocol and what the towns Hydrologist should look at? Mr. Kohn - Those will be submitted. Paula Kay – That will have to be done in regular session.

PUBLIC COMMENTS

Rich Gordon, - I have several things I would like to say. It was express at the ZBA that my wife and I should get together with the people at Garden Hill and works things out. It used to be a good relationship but it went downhill. There is always garbage in our yard. I get treated as a gential by the kids even though I'm a Jew. Ice cream trucks come every day with loud music. They put up no trespassing signs. I've complained and I'm told there is nothing they can do. So, tell the ice cream truck that they are trespassing. I would like to be friendly but these things are happing. Mr. Barshov, I was the person who called the Town Hall about the drilling of the well. The Town came over right away, they told them to stop work. I talked to Mr. Fulton and he said they had a permit. I didn't see it on the blue prints so I called the Town. On Friday, I called the Town again to say they were still drilling. I was told by the Town that they had only drilled 50 feet. This is what Fulton told them. The next thing I know it was 300 feet. There are stories going around. They originally said it was for the pool, but the pool is on the top of the hill then they said it was for the Mikva. Now the truth comes out, it's for an additional water supply. There are three story houses on the property now and I'm sure they have 3 bedrooms in them. The more buildings they have, the more water is needs to be used and the septic will eventually have problems. Why does the Shul need to be expanded? Mr. Kohn - For more room. They want more recreation as well. Rich Gordan – Mark my words it's going to be a day camp. A few week ago, there was a backhoe operator there. I had a nice conversation with the man because I might need the use of a backhoe. Two day's later I got a text from the manager saying this is a warning, I'm going to be arrested if I go on the property again. Is this how you treat a neighbor, a neighbor who will call the police in the winter when I see people on their property? Or when I bring them packages that get left out in the rain. Once I spoke with the representative this summer about the garbage I was told to stay in Florida since I go there in the winter.

Steven Barshov – Mr. Gordan I want you to call me and go over these issues in detail. I want to make good between you and your neighbor. I will make sure that these issues will be addressed.

A motion to leave the Public Hearing open until January 27, 2021 end of day was made by Jim Barnicle and seconded by Arthur Knapp
5 in favor; 0 opposed

Chairman Kiefer called the meeting to order at 7:34 p.m.

A motion to approve the December 23, 2020 minutes was made by Michael Hoyt and seconded by Michael Croissant
4 in favor; 0 opposed

YESHIVA VIZNITZ – 27 Lot Subdivision
Gefen Lane & Feldman Circle,
Monticello, NY S/B/L: 6.A-1-1.1
Joel Kohn, representative
Bob Miller, Miller Hydrogeologist

Richard McGoey – Everyone has my technical view comments. Did you get a copy of the hydrogeologist report? Mr. Kohn - Yes.

Paula Kay – The Board has not had an opportunity to review the Hydrogeologist report yet.

Mr. Kohn - As you can see most of the comments were addressed. And this will be addressed between the preliminary and the final approval. The biggest thing is the water. Which I'm going to have Mr. Miller speak on.

Mr. Miller – The report is from Alpha Geoscience and it's for the two new wells on the site. Their option was that we did not adequately address the site. Which I disagree with. First you need to understand that the testing we do is to present to the DOH and satisfy all their regulation for water use. In this particular site I met with Glen from the DOH and he said he was concerned with the school's well next door. We contacted the school to monitor their wells as well as other property around the area. The other properties around the area are using public water. Everything we do, we do by certified mail and with the 5 houses in the area I only got 1 response. First, they didn't know where the well was. Chairman Kiefer - Did you monitor the school well? Mr. Miller – Yes, it was 525 feet deep and was pumping at 30 gallons a minute. We monitor before test, during and after the test. We did see the effects on the school well which is expected. The water recovered almost immediately as we stopped pumping. There was very quick recovery to the well. We can tell what the draw down is by the recovery after the pump is shut off. And the recovery was quite fast. During the testing they installed 2 more wells. They plan on using an existing well and that does about 65 gallons per minute. One well was 15 to 20 gallons per minute. and the other was 60 gallons per minute. We tested the existing well and got the yield we needed. When we test a well, we test it at twice the demand that is needed on a daily basis. We recommended that the existing well be the main well and the new well be the backup well. This report was to help answer the DOH requirement. Paula Kay – Not all of our board has reviewed our consultant's letter. Hellen Budrock – I suggest that if you disagree with any of our comments or results you can dispute them in writing. Richard McGoey – Just respond to the Geoscience letter, point by point.

Mr. Kohn - Can I ask for a conditional preliminary approval?

Chairman Kiefer polled the board and the majority wants to review the hydrogeologist report.

KAUFMAN COLONY CORP

171 Kaufman Road
Monticello, NY S/B/L: 12.-1-5-7
Joel Kohn, representative

Mr. Kohn - I have Richard McGoey comments and have no issue. Richard McGoey – You should explain about the sewage flow that Mike Messenger sent to the Board. Mr. Kohn - Jim Carnell forwarded me the e-mail from Mike Messenger about unit 29 and I forwarded it to the unit owner and he sent it onto the

board. We have just one unit that is going to be demolished and rebuild. I don't have any answers for Mike Messenger. I know back four or five years ago; Mike Messenger has suggested to put in a new flow meter and that was done. Chairman Kiefer - He suggested that the pump was over capacity? Mr. Kohn – I think he was saying the wet well is too small and it is pumping more frequently. And there is the issue with the rags. Chairman Kiefer – If its pumping more frequently wouldn't that be a sign of over capacity? Mr. Kohn - It's more because it's a small wet well. Richard McGoey – If the wet well is too small then there is too much flow for the pump station. So, they would either have to expand the wet well or decrease the flow. Mr. Kohn – I can't see for one unit that he's going to be willing to pay for what needs to be done. Chairman Kiefer- If we don't do it this way, it never gets done. I understand it's just one owner but there is an issue with the project and has to be corrected. Mr. Kohn - I'll report it to the owner. Jim Barnicle – Can you also report that to their Board? Mr. Kohn - Yes.

Richard McGoey – Show the utilities on the site plan.

KEREN FIELDS

Sunset Dr. Ext off Sackett Lake Rd
Monticello, NY S/B/L : 48.-1-22.21 & 28.-1-33.1
Glenn Smith, Engineer

Mr. Smith – This is the same 12 lot subdivision that has been here before. Last July you gave a Negative Declaration and preliminary subdivision approval. The resolutions where both filed with the Town. The Department of Environmental Conservation (DEC) visited the site last summer, and if you remember two years ago, we built a driveway off of sunset drive for the test wells. The DEC thought some work was going on so they sent a stop work order. At this point there had been no work done in over a year. I discussed this with the DEC and told them no work will be done until I get a final approval from this Board. They were ok with that. The DEC also sent a letter last August saying they had no water streams on the property. The USEPA said if there was any wetland, we need to go the Army Corps of Engineer. We did an application to the Army Corp of Engineer last August. They identified a 300 foot long ditch that was at the end of the private covasack. So, we had to moved the covasack back by 250 and it didn't affect anything else on the property. This was the only change and we updated the comment from the Army Corps of Engineer. We are waiting on the final approval letter from the DOH. They were just waiting to make sure the Board was ok with this change. At the next meeting we would like to get a recreational fee set. There is a lot on the property just for recreational activities. The survey map will be done with this update tomorrow and I will get that to Richard McGoey.

Paula Kay – I spoke to Mr. Smith about this, that one of the neighbors Nathan Mayberg reached out to me and wanted to know why it was on the agenda tonight. I told him why. He did send me an e-mail and wanted it read at the meeting, but we can't do that so it will be distributed to the board.

A motion for a minor modification to the preliminary approval was made by Arthur Knapp and seconded by Michael Croissant
5 in favor; 0 opposed

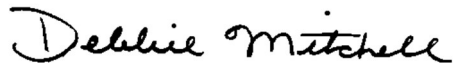
A motion to recommend the to the Town Board to approve the Water Shed Zoning amendments was made by Jim Barnicle and seconded by Arthur Knapp
5 in favor; 0 opposed

Paula Kay – Between now and next Tuesday if you have any comments you can send them to the planning e-mail address and Patrice Chester will make sure it is brought in front of the Town Board.

Jim Carnell – As you know we have a lot of project and a lot of it is with escrow and bonds. I've been approached by Melissa the controller about Charmed Estates. We have a Bond pre-2008. Because it's a bond Melissa wants to figure out a way to transfer the money back to them. They want to convert the money into their escrow accounts. Paula Kay – Why don't you, Joel and I have a discussion? Jim Carnell – I have, I can't find a resolution requiring it. I did find the reason and when it was discussed but never a motion or the actual dollar amounts. Paula Kay – Richard McGoey can you look into this and then we can discuss at the next meeting?

A motion to close the meeting at 8:11 pm was made by Michael Croissant and seconded by Michael Hoyt
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell
Secretary
Town of Thompson Planning Board