

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
November 10, 2021

IN ATTENDANCE: Appointed Chairman Michael Hoyt Kristin Boyd, Alternate
Kathleen Lara Arthur Knapp
Matthew Sickler, Consulting Engineer
Paula Elaine Kay, Attorney
Jim Carnell, Building, Planning, Zoning
Helen Budrock, Sr. Planner, Delaware Engineering

Appointed Chair Michael Hoyt called the meeting to order at 7:00 p.m.

Kristine Boyd was appointed a voting board member.

A motion to approve October 27, 2021 minutes with correction of Wheat and Sons public hearing was made by Kathleen Lara and seconded by Arthur Knapp
4 in favor; 0 opposed

DISCUSSION ITEMS:

BENTON BROTHERS STRONGTOWN STORAGE

Old Route 17, Monticello, NY
Glenn Smith, Project Engineer
Michael Taylor, Property owner

Glenn Smith – We are back in front of the board with a modification to the previously submitted plan. The retail portion is no longer in the works and the existing building will be an indoor storage unit. No subdivision will be required. Landscaping has been added to the plan. We are looking for a public hearing and 239 review.

Kathleen Lara – so basically, the original building will remain and just be renovated.

Matt Sickler – the parking in front of the existing building going to remain? Glenn Smith – it will be modified slightly, but mostly will remain in front of the building.

Paula Kay – since you are on for discussion only tonight - the board can have you come back to the next meeting as an action item for a public hearing and 239 review.

Helen Budrock – to clarify, are you considering this to be a sketch plan or are you considering this preliminary site plan. Glenn Smith – yes, a preliminary site plan. Helen Budrock – the landscaping looks good.

Helen Budrock – looking ahead to the façade of the building, maybe you can have that ready for a public hearing.

JUMPCHA PICNIC GROVE, INC.

410 State Route 42, Monticello

Steven Green, Project representative

Steven Green – the last meeting that we attended, the Board wanted to have DOT work. That has been completed and was submitted.

Steven Green – we will abandoned the entrance on the left and move the right entrance with regrading and culvert will be moved.

Kathleen Lara – I feel that there should be more from the DOT regarding this site. Matt Sickler- yes, there should be a letter with approval. Paula Kay – please submit that letter for the board.

Helen Budrock – the other issue with the board was that the existing building onsite. Steven Green – the building will be secured and be used for storage only.

Helen Budrock – is the board ok with moving forward with the traffic and DOT issues or is an outside consultant required? Kathleen Lara – I am on the fence, it is 17B, there are other business on that stretch and that the DOT has it under control, however this property is on a weird section. Helen Budrock – do you have a traffic count for the property? Steven Green - there is approx. 6 trips a day, only 3 buses at a time, split during the day. Helen Budrock – a memo should be submitted with the amount of traffic in and out of the site along with how that building will be secured.

Steven Green – the applicant stated that his hours of operation would be from May 1 through September 30, Monday to Friday, 9am to 5pm.

Helen Budrock – a variance maybe required for the accessory structure.

Kathleen Lara – asked Jim Carnell, so I think it would be helpful to know what the occupancy would be at any given time. Jim Carnell – since the property would have temporary structures in use, it would be more of an issue with the building department for ADA compliant. The Department of Labor would be inspecting the rides and equipment. Steven Green – there are more busses than individual cars coming in and out.

The site should be made ADA compliant. The sidewalks, access to the rides and bathrooms.

Jumpcha will be back on December 8, 2021 meeting if they are ready, with an updated site plan and more information.

BBIS AUTO AUCTION

State Route 17B, Monticello

Ross Winglovitz, Project representative

Ross Winglovitz – We are looking for a request to have a temporary Certificate and what improvements need to be in place. The property is currently being graded and ready to install the fencing. Foundations are in for the office buildings. The company wants to start bringing in vehicles at this time. Stone will be placed on the ground, just no blacktop at this time until spring. The landscaping would like to be put off until the spring also.

Kathleen Lara – I am a big no to the berm, once you put a car there, it will be an ongoing complaint. The temporary fencing is not a good idea nor is the berm. Ross Winglovitz – Phase 1A there will be less than 500 cars. Arthur Knapp – we placed a time frame on this project to be completed. We don't want to see it being pushed off. Ross Winglovitz – the storm water will be completed. Matt Sickler – as long as the parking area is stabilized and the basin and swale are stabilized there shouldn't be a problem. Jim Carnell – the screening from this project is a major part of the project and it should be completed.

Helen Budrock – is there an issue if you put the trees in before winter and wait for the wall until spring.
Paula Kay – the board may feel differently at the next meeting, since this is only a discussion tonight.

Ross Winglovitz – I will go back to the client and will have them move forward with the landscaping and come back next meeting to discuss this further.

CAMP SHALVA

605 Heiden Road, Monticello

Mike Rielly, Project engineer

Joel Rosenfeld, Property representative

Mike Rielly – we are in front of the board tonight for replacing the existing shul with a slightly larger one. I have submitted a plan showing the size of the new building.

Kathleen Lara – why are you replacing the existing shul? Joel Rosenfeld – the existing building has water damage, mold and is just old. We want to replace it with some new classrooms and shul with a full 2 stories.

Matt Sickler – are the separation distances to the other buildings changing? Mike Rielly – very minor change. I have labeled the units and separations. It is not any closer to the road. Mike Rielly – all the ADA requirements will be in place.

Arthur Knapp – astatically this is an improvement.

A public hearing is not required.

Jim Carnell – just stating to the board that it should be a modification to the existing site plan.

Helen Budrock – it will need 239 review and that will be recommended at the next meeting.

Helen Budrock – Maybe some landscaping should be in place since the building is visible from the road.

ACTION ITEMS:

ANTHONY POLI

520 South Maplewood Road, Monticello

Anthony Poli, Property owner

David Dunlap, Contractor

Anthony Poli – I am here in front of the board because I would like to demolish and replace the existing barn with a larger building. It will be used for my equipment and storage. The foundation is there and will be straightened up and stabilized. It will be a 2 story building. The building will be 70' x 30'.

A motion for site plan approval with the condition that the old wood storage (bocce court) cover is removed prior to a Certificate being issued or by May 1, 2022 was made by Arthur Knapp and seconded by Kathleen Lara.

4 in favor; 0 opposed

AVON PARK

Rock Hill Drive, Rock Hill

Glenn Smith, Project Engineer

Steve Vegliante,

George Duke,

Gregg Liberman

Paula Kay has recused herself from this project. Larry Wolinsky is the attorney

Helen Budrock – wanted to inform the board that this project was added as a last minute agenda item. We have not received any updated formal submission, but the applicant asked to be on to present an amended site plan.

George Duke – apologized for canceling the public hearing, but due to the fact that the project has been downsized and we needed to rethink and revise the plans. Traffic issues, zoning issues and market conditions needed to be considered. This is more of a technical proposal tonight. Basically went from a 2 million sq. ft. warehouse in 3 buildings, and we have reduced it to and simply have reduced it down to

Gregg Liberman – introduced the revisions and clarified the proposal. The layout, location of the buildings is the same. The impact avoidance to the wetland complex is the same. The storm water management has been fit in around the delineated wetlands consistent with prior discussions. The key is that going with the smaller square footage, it will cut down on the traffic considerably. This plan is a

little more in line with current desire of the property. The sound wall will be eliminated with this smaller version.

Kathleen Lara – I am not sure that this board is ready to move forward without more information to schedule a public hearing at this point.

George Duke – we have provided everything for the larger project, all we are saying is that we get a chance to show to the public the smaller version.

Larry Wolinski – this project has been reduced significantly, the board needs time to review the new submission. We need the public to understand this project fully. The board could target a public hearing date with the rights to pull it if the board isn't ready to move forward. Helen Budrock – I agree that time is needed to review. I think the earliest time to even think about having a public hearing would be December 15, 2021.

This project will be on the December 8, 2021 meeting to schedule a public hearing date.

WINDSOR HILL ESTATES, fka RNR

Old Liberty & Pittaluga Road, Monticello, NY
Glenn Smith, Project engineer

There was no board action at this time.

LAKEVIEW ESTATES, LLC

358 Fraser Road, Monticello, NY
Alan Frishman, Project representative

Alan Frishman – at the last meeting a couple things had been asked for, I have updated the site plan. Between the parking lot and the street, we will be planting hemlock trees. About 4-5 trees will be planted near the driveway.

The dwelling is going to be seasonal, not a year round dwelling.

A motion for site plan approval with the condition the trees are planted was made by Arthur Knapp and seconded by Kathleen Lara.

4 in favor; 0 opposed

ICHUD – 6 DUPLEX

240 Forestburg Road, Monticello, NY
Tim Gottlieb, Project engineer
Rabbi Schwartz

Tim Gottlieb – this project had a previously approved site plan for the 6 duplexes, however the colony would like for the buildings to be in line with the others. The units are in the same location, just rotated.

A motion to approve the minor modification to a previously approved site plan was made by Kathleen Lara and seconded by Kristin Boyd.

4 in favor; 0 opposed

1823 MIDDLE COUNTY REALTY

4020 Route 42, Monticello, NY

No one showed for this meeting.

A motion to close the public hearing was made by Arthur Knapp and seconded by Kathleen Lara

4 in favor; 0 opposed

LEISURE ACRES

Waverly Ave & Cold Spring Road, Monticello, NY

Mike Rielly, Project engineer

Meyer Silber

Mike Rielly – this project hasn't been in front of the board for some time now, the water system has been designed and the plans are far along. A landscaping design has been completed. We are looking to proceed towards approvals.

Kathleen Lara – I know that it is tough to do landscaping during construction, but this plan looks a bit bare. Mike Rielly – the circles on the site plan are wooded areas, I will do a better job labeling them on the site plan.

Kathleen Lara – has water and sewer been addressed? Mike Rielly – the property has municipal sewer and the wells have been tested and results have been submitted. The water plan is 95% done and then I will submit it to the Department of Health.

Matt Sickler – the 239 comments, the county talked about not permitting an entrance at the intersection. This issue had been discussed at previous meetings. The fire department had made comments regarding the entrance.

Meyer Silber – the entrance will not be at the corner, it will only be used for emergencies. The entrance to the development will be further down on Waverly Ave. Michael Hoyt – so there is only one main entrance into the development? Arthur Knapp – is it safe to say there will be activity of over 60 cars at a time. Michael Hoyt – will there be buses? Meyer Silber – no there are no buses. Matt Sickler – where is the parking for units 58-66? Mike Rielly – it is opposite the pool.

Michael Hoyt – I am not liking the idea of it being in the middle of the intersection.

The fire department said they wanted two entrances. Possibly get rid of the one or leave it for emergency and put another entrance off of Cold Spring Road.

Matt Sickler – I had comments from August. Mike Rielly – I will address them.

Paula Kay – recreation fees may need to be discussed.

The board would like Helen Budrock to put together comments for the landscaping.

Verification that the lines for municipal sewer have been abandoned is required. There appears to be some infiltration into the plant.

OAK HILL PROPERTIES

Wurtsboro Mountain Rd., Rock Hill

Ryan Smithem, Property engineer

Ryan Smithem – this is for a minor lot line to give the owner the proper setbacks to construct a dwelling. All of the existing easements will be maintained.

Jim Carnell – this came back a few times to the board. The owner had an issue with setbacks.

A motion to approve the minor lot line change was made by Arthur Knapp and seconded by Kathleen Lara

4 in favor; 0 opposed

A motion to close the meeting was made by Arthur Knapp and seconded by Kathleen Lara.

4 in favor; 0 opposed

Respectfully submitted,



Heather Zangla

Secretary

Town of Thompson Planning Board