

TOWN OF THOMPSON
PLANNING BOARD
October 13, 2021

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

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

A motion to approve September 22, 2021 minutes was made by Kathleen Lara and seconded by Michael Croissant

5 in favor; 0 opposed

A motion was made to go into executive session for potential litigation with the Planning Board and Deputy Town Attorney was made by Arthur Knapp and seconded by Kathleen Lara.

5 in favor; 0 opposed

A motion to come out of executive session was made by Michel Croissant and seconded by Michael Hoyt
5 in favor; 0 opposed

DISCUSSION ITEMS:

WINDSOR HILL ESTATES

Old Liberty & Pittaluga Road, Monticello
Glenn Smith, Project Engineer

Glenn Smith – Two items are for discussion tonight on this project is for a minor subdivision to have a separate parcel of land for the caretakers unit which will be a stick built dwelling, a sewer line will be into the septic system on site. There will be a well onsite.

Phase two will contain the additional 56 units. The potential buyers are inquiring about putting basements under their mobile homes for storage use only. Phase one has poured slab foundations, no foundations for those units. Kathleen Lara – what is the feasibility of having a basement under a mobile. Glenn Smith - A foundation would have to be constructed to code. Kathleen Lara – no disrespect to anyone, however in the past we have seen developments come in and when a basement was there, the owners have finished them off and used them as living space. I don't agree that these new units should have a foundation. Michael Croissant – if we allow it for one, we would have to allow for everyone. Michael Hoyt – why can't they have a shed for their storage? The board agrees that no basements should be allowed in the new phase.

The subdivision would be fine for the caretakers unit.

1283 OLD ROUTE 17, LLC

1283 Old Route 17, Monticello

Ross Winglovitz, Project Engineer

Ross Winglovitz – the proposal plan is for solar arrays, the only thing that has changed is the zone change. We have relocated the solar arrays and adjusted the lot sizes. The access drive has been relocated. The second lot has buildings on it and they will be secured until we determine what the owner wants to do with them, one building will be demolished.

Kathleen Lara – as I recall the buildings are not in that great of shape, are they worth keeping? Ross Winglovitz – my client informed me that the 2 are not bad.

Helen Budrock – we need to have a long form EAF. Ross Winglovitz – we will take care of that for you.

Helen Budrock – It's the board's pleasure, but I have a colleague that has reviewed quite a few of these projects and he can take a look at it. The Board agrees to have him look at it. We could schedule a public hearing at the next meeting along with lead agency and 239 review.

SACKETT LAKE, LP

NYS Route 42 & Sackett Lake Road, Monticello

Joel Kohn, Project representative

Steve Barshov,

Dan Griffith, Project Engineer

Joel Kohn – The Planning Board intended to declare themselves as lead agency, we are past the 30 days so we are back for them to do so we can move forward. There has been a few minor changes to the plan from the comments of the board. We arranged the entrance to the ROW housing, we have not addressed all the 239 comments, and we are still working on them. A hydrogeologist has been hired to look at the potential well locations. They have identified five locations, the project doesn't need five. That has been submitted to the DOH for approval. There was a meeting with the fire department and they had no issues with the layout and the roads. They requested that the road be wider, we have made that change. There is a traffic study being worked on.

Helen Budrock – part of the 239 review was for wellhead protection areas, that there are proposed homes. The DOH is reviewing that. There will be homes within the 200 feet.

Chairman Sush – that may only affect options 2 & 4 which you may not need to have as many. Is there an issue with the wells overlapping? Matt Sickler – once the wells are drilled they will be monitored to see if they affect each other.

Kathleen Lara – In May, Paula Kay brought up the in the RR1 zone the Shul needs to be on a separate use from the colony. I don't see that on this site plan, what is going on with that? Joel Kohn – we had a works session between meeting and that was worked out and it is fine the way it is. They have to meet the criteria of the bungalow.

Helen Budrock – at some point you will show us the design of the buildings. Kathleen Lara – are these individually owned. Joel Kohn – yes, each one is owned individually including the guest house.

Michael Hoyt – the sidewalk from the cul-de-sac to the grocery maybe an issue. Walking out on to Route 42 up to the store. Joel Kohn – we have discussed this, it was part of the 239 review, a sidewalk maybe put there. There will be internal walkways to the retail, grocery and recreation.

Chairman Sush – the section of the property that has the big house on it, attaching to the cul-de-sac, is that the road you are referring to for emergency access? Joel Kohn – yes.

Helen Budrock – you are on for discussion only for tonight. I am thinking at the next meeting we can declare lead agency and schedule a public hearing. Kathleen Lara – I would think we would want a rendering of the buildings. Joel Kohn – I would want to wait until we have more reports in, traffic and hydrogeologist

GOURMET GLATT

4685 State Route 42, Monticello, NY

Joel Kohn, Project Representative

Joel Kohn – this property is currently the Kiamesha Bowling alley. There is currently a contract of sale and there is a scheduled closing date. The new owner is looking to convert the bowling alley into a grocery store with an addition in the back for storage.

Kathleen Lara – I feel the parking lot will need to be upgraded and repaired. There will be an issue with the traffic flow, maybe close off the drive onto Fraser Road. I am sure the DOT will have comments.

Helen Budrock – this is a new use, you should review the code on landscaping and parking lots as well. The site is currently void of any landscaping. This is still part of the Route 42 corridor and would like it to follow suit. Joel Kohn – the façade of the building will also be updated.

Joel Kohn – I am looking for a 239 review and schedule a public hearing for next month. Paula Kay – you are on a discussion item, and this is the first time the board is seeing this project.

Helen Budrock – on October 27, 2021 the board can 239 referral and schedule a public hearing for some time and notice of intent for lead agency. DOT will need to comment.

Chairman Sush – we need to see a landscaping plan with any signage. Matt Sickler - we can discuss storm water also.

ALDI'S

59 Lanahan Road, Monticello, NY
Mark Mancuso, Project Representative
Kevin Solli, Project Engineer
Luke Mauro and Anthony C

Chairman Sush has recused himself and named Michael Croissant as acting chair.

Kevin Solli – We have addressed comments from the board, the county and DOT. We now have a formal application that has been submitted to the town. At the last meeting we talked about a number of components to our site design that had some issues. We have reduced out parking area. There was discussion previously regarding the entrance through Taco Bell parking lot. We are proposing an access only through that parcel. The drive was reduced to 15'. They will be able to exist the site on other roads.

Acting Chairman Croissant – even know you have eliminated the exit through the Taco Bell, I feel that I can speak for the whole board that we do not want the drive to be used at all. Kathleen Lara – that drive is a disaster. There is no room for cars to enter in from Route 42 when the drive thru is busy. Mark Mancuso – our traffic analysis substantiates the level of service and that the drive is more than adequate.

Kevin Solli – Aldi's is a destination, they want to stay here in this town. The access to Route 42 is critical. I ask the board to keep an open mind. We have a legal right to access that area through that parcel. We need to at least consider it.

Helen Budrock – the action at the next meeting will be to retain a traffic consultant. Kevin Solli – we would like to schedule a public hearing for November. Paula Kay – we want the traffic consultant to review the report before the public hearing.

WHEAT & SONS SUBDIVISION

Sunset Drive & Hemlock Lane, Monticello, NY
Hayden Carnell, Keystone Engineers
Len Wheat, Property Owner

Michael Croissant recused himself.

Chairman Sush appointed Shannon Cilento as a voting member.

Hayden Carnell – we are looking to do a minor subdivision on Sunset Drive and Hemlock Lane. It is currently a 5 acre parcel. Each lot will be slightly over an acre. The wetlands have not been delineated yet.

Helen Budrock - when I checked the tax parcel it appeared as if the parcel was much larger. Hayden Carnell – yes that has already been filed with the county. The road is a natural divider between the

parcels. Helen Budrock – is this a major or minor subdivision? Hayden Carnell – the initial subdivision for the roads, the 3 parcels were submitted. Helen Budrock – so there is an initial subdivision that hasn't been recorded yet. Paula Kay – the subdivision needs to come in front of this board. Helen Budrock – so it will be a 5 lot subdivision not a 4 lot.

Shannon Cilento - I see that the corner house, is this the only existing house? Hayden Carnell – there are other houses which we will plot along with the wells and septic.

Helen Budrock – we will wait for the perk testing and wet land delineation before scheduling a public hearing.

MORNING SIDE ACRES

71 Rock Ridge Drive, Monticello, NY
Joel Kohn, Project representative

Joel Kohn – this is for unit #3 for a demolition and replacement. I am also showing unit #1 which has been before this board more than a year ago for an addition. The approvals were never given for that since the dumpster wasn't installed. The compactor has now been installed.

Chairman Sush – did unit #1 get a building permit? They got a violation which sent them to Planning Board.

Kathleen Lara – can we get specifications on the compactor when you come back to the next meeting for your approvals. Joel Kohn – showed a picture of the gated enclosed compactor.

CAMP ARUGATH HABOSEM

203 Whittaker Road, Monticello, NY
Joel Kohn, Project representative

Joel Kohn – This is a previously approved site plan included unit 48, an addition to unit 21, unit 7 & 8 to be demolished and replaced with unit 7, an addition to unit 1, an addition to unit 2, The duplex had been completed and now there is a few other buildings that need to be constructed. WE have added to this site plan a second story addition to unit #12 for staff housing and another shul building #49.

Joel Kohn – we have enough sewer capacity.

Paula Kay - This is a minor modification and does not require additional 239 review.

Arthur Knapp – what is the height of the second story addition. Joel Kohn – probably an addition 9'.

Paula Kay – How many units have second story? Joel Kohn - I don't think that there are many units that have a second story.

Helen Budrock – we should notify the Town of Fallsburg.

WOODSTONE VILLAS – 239 REVIEW REQUEST

Monticello, NY

Joel Kohn, Project representative

Paula Kay – the board can comment on this project if they choose to. The board has no comments at this time.

ACTION ITEMS:

THE CENTER FOR DISCOVERY

219 Lake Louise Marie Road, Rock Hill

Glenn Smith, Project Engineer

Glenn Smith – we are here tonight looking for the approval of the change in use.

An email was sent to the Planning Board from Michael Messenger, Water & Sewer Superintendent regarding the infiltration into the sewer lateral. He would like to see this taken care of before the board approves this project.

A motion to approve the change in use based upon Mike Messengers review of the sewer lateral was made by Arthur Knapp seconded by Kathleen Lara.

5 In favor; 0 opposed

AVON PARK

Glen Wild Road & Rock Hill Drive, Rock Hill, NY

George Duke, Project representative

Glenn Smith, Project Engineer

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

George Duke – this is a continuation of the past meetings. We have addressed comments and resubmitted the technical memo. Kathleen Lara – we have received the email about the zone. Please explain this to the board. George Duke – there is an access road, it is currently mapped as HC2 and the question is whether or not the zoning designation is accurate just for that parcel. The only thing that I note is that it will have storm water and a driveway to the site.

Helen Budrock – we have had a chance to review this as a team. I believe the technical memo is responsive and we can move on to scheduling a public hearing and a 239 review tonight. In the next couple of months the board will have to make a determination on the SEQRA review. Larry Wolinsky – just want to remind the board, we are not reaching a close out of SEQRA it is a determination of significance. The other thing is that what happens if in the event it turns out the zoning map was changed, but no action by the Town Board to change that zone. It would just be another action the boards need to take to complete that change in zone. If the Town Board agrees to change it that ends it, if not there may have to be a redesign.

A motion for 239 review was made by Kathleen Lara and seconded by Michael Croissant.
5 in favor; 0 opposed

A motion to schedule a public hearing on October 27, 2021 was made by Michael Hoyt and seconded by Arthur Knapp
5 in favor; 0 opposed

SUNRANCH FAMILY, LLC

162 Fraser Road, Monticello, NY
Joel Kohn, Project representative

Joel Kohn – This project is back in front of the board for approvals to the site plan. The Zoning Board of Appeals have approved the variance for this unit. The fees have been paid in full.

A motion for a NEGDEC was made by Michael Croissant and seconded by Kathleen Lara.
5 in favor; 0 opposed

A motion to approve the site plan was made by Kathleen Lara and seconded by Michael Hoyt.
5 in favor; 0 opposed

BBIS AUTO AUCTION

State Route 17B, Monticello, NY
Ross Winglovitz, Project representative

Ross Winglovitz – we are here for a site plan modification for the fencing. At this time we are unable to get the fencing that was approved. We are thinking about installing a chain link fence with slats. A modification to the drainage is also requested. Along the fence line there was a curb with a closed drainage system which they want eliminated. A large swale would be in place of that. Storage space has been lost due to that and the storage area will move to the back. Matt Sickler – I looked at the drainage changes and it was fine, there are no issues with it. The lighting has no proposed changes.

The board would like to see what the fencing would look like. It was suggested that they look at another location with the same fencing. The board looked online.

A motion to approve the site plan modification for the fencing and drainage conditional on Matt Sickler's approval was made by Arthur Knapp and seconded by Michael Hoyt.
5 in favor; 0 opposed

1823 MIDDLE COUNTY REALTY

4020 State Route 42, Monticello, NY

No one showed for this project.

This project was on for a public hearing tonight, however the mailings were not done in a timely manner. The board has rescheduled the public hearing for October 27, 2021. The sooner the project gets approvals, the sooner they can start working and get the property cleaned up.

A motion to reschedule the public hearing was made by Kathleen Lara and seconded by Michael Croissant.

5 in favor; 0 opposed

The board needs to confirm at the October 27, 2021 that November 10, 2021 will have a quorum.

A motion to close the meeting was made by Kathleen Lara and seconded by Michael Hoyt.

5 in favor; 0 opposed

Respectfully submitted,

Heather Zangla
Secretary
Town of Thompson Planning Board