

TOWN OF THOMPSON  
PLANNING BOARD  
October 27, 2021

IN ATTENDANCE: Chairman Matthew Sush                      Michael Croissant  
Kathleen Lara    Shannon Cilentto, 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.

**PUBLIC HEARING:**

Chairman Sush – we have 2 public hearings scheduled for this evening, however the second one on the agenda has been canceled.

Chairman Sush – read an email from George Duke that was respectfully requesting that the public hearing be adjourned until later notice for the applicant to evaluate further options.

**1823 MIDDLE COUNTY REALTY, LLC**

4020 Route 42, Monticello  
Steven Pikul, Bertin Engineering

Chairman Sush – read the legal notice.

Steven Pikul – Bertin Engineering informed the public of the project and shared his screen with the public.

Chairman Sush – opened the public hearing to the public.

John DeJaneiro – 9 Isabella Lane, Golden Ridge apartments. He feels the site is too small and concerned about the tanker trucks coming in and out of the parking area. Is there anyway an access can be created onto Golden Ridge Road. Steve Pikul – we have had numerous studies done on the turning analysis and the site will handle the truck traffic and deliveries.

Chairman Sush – A motion we will close this portion of the public hearing but have 10 days for written comment was made by Arthur Knapp and seconded by Michael Croissant.  
5 in favor; 0 opposed.

A motion to approve October 13, 2021 minutes was made by Kathleen Lara and seconded by Michael Hoyt  
5 in favor; 0 opposed

**DISCUSSION ITEMS:**

**LAKEVIEW ESTATES**

358 Fraser Road, Monticello

Allan Frishman, Project Representative

Allan Frishman – on Fraser Road there was at one point 3 structures. There was a fire in one of them. The time period has expired for rebuilding. We appeared in front of the Zoning Board and were denied. The plan now is to just have two units on the property. The new unit will be a two stories. It took a while for the site plan due to the fact that we had a problem locating the sewer lines. The new house will be 1600 sq ft per floor.

Is there lot coverage determined? Allan Frishman – it currently is 7% and with the new unit it will be increased to 9.8%. Helen Budrock – you will need to go back to Zoning Board for the increasing a non-conforming. Discussion went back and forth between Jim Carnell and Helen Budrock regarding this issue. The percentage of lot coverage is still under 10% with this new structure. This project does not need to go back to Zoning Board.

Matt Sickler – questioned the side yard setbacks that were listed on the plan. Allan Frishman – that is a carryover and is for the unit upfront. They are leaving that one in place for now.

Shannon Cilento – you are proposing a 6 bedroom house? Allan Frishman – there are bedrooms upstairs and down stairs. This property is supplied by municipal water and sewer.

Chairman Sush – is there any additional out buildings? Allan Frishman – no there won't be. Everything will fit within the foot print of the house.

Chairman Sush – you have the entrance as gravel, are you putting asphalt down? Allan Frishman – I don't think that it should be paved. The residents don't come up here much in the winter. Kathleen Lara – I don't feel that we should tell a residence that they have to pave their driveway. Helen Budrock – a landscaping plan should be submitted for the next meeting.

Chairman Sush – the gate entrance is set back in a little, is that enough room for a car to park? Allan Frishman – yes they will open the gate and pull in. Chairman Sush – the sidewalk has a separate gate entrance? Allan Frishman – yes that is correct.

This project needs to come back to the November 10, 2021 meeting for approval.

**SUNNY FOREST**

127 Old Liberty Road, Monticello

Floyd Johnson, CADMAN Engineer

Isreal Miller, Property owner

Paula Kay – We are glad to see you here tonight. Mr. Miller is in currently in court for several violations and the condition of the court adjournment was coming to the Planning Board.

Floyd Johnson – we are here for a site plan review. This site has 12 units on site and Mr. Miller had done work. There is a fence along the road side and in front of the pool and another unit. Sidewalks have been installed. I have made a chart of the units and what they consist of.

Paula Kay – asked Isreal Miller what kind of interior work was done. He stated that he opened some walls and that the building department said we should come to the Planning Board first before taking care of the interior issues.

Kathleen Lara – what is the situation with the parking? Floyd Johnson – there isn't a lot of parking, the camp will have young people that don't drive. They will be coming in vans or buses. Kathleen Lara – generally how many people in the camp at one time. Isreal Miller – about 20 families and 50 single boys. They come in from other camps and some are from the families that stay. The board still wants to see that there is ample parking.

Helen Budrock – In the zoning compliance table you are using a place of worship, I feel that it will actually be consider a camp. Paula Kay – we have a very specific definition for a camp and school so take a look at that before you come back in front of the board.

Matt Sickler – I have taken a preliminary look at it. I agree with parking and access comments. What would be helpful is to clarify what type of fencing and where it is installed. I will take a further review after a re-submission.

Kathleen Lara – do the sidewalks have to be ADA compliant? Jim Carnell – yes, since they have been newly installed. Isreal Miller – we went ahead and asked the building department if we could just cut 2 feet off of the fencing, so we went ahead and did that. Michael Hoyt – I don't think that fencing will last through the winter. I looks fine around your pool, but not against the road side.

Shannon Cilento – just on a clerical note, the site plan should be updated. It has the wrong town, people and departments listed.

Michael Croissant – I think it needs a compactor, you still have a dumpster.

Michael Hoyt – I am still concerned about the access and parking. It is on a dangerous turn and I feel that the pedestrian traffic needs to be addressed. Kathleen Lara – we are going to look at this issue in detail.

Chairman Sush – the fence on the plan is following the contour of the road, however the picture clearly shows it isn't there for it creates an odd parking area. There may be overflow of parking on the street. All parking should be on the inside of the fence.

Helen Budrock – add the county right of way boundary to the site plan so it's clear what is in and out of that area. Also, since you had stated earlier that there was plans of a Mikva, you should add that to this site plan. You are at a good stage to start that process now. The building separation must be kept in mind also.

A work shop will be scheduled. There will need to be a landscaping plan.

**ACTION ITEMS:**

**AMERICAN TOWERS**

386 Wolf Lake Road, Rock Hill  
Allison Hebel, Agent

Allison Hebel – Explained the project and that they are no increasing the tower height, just the ground equipment. This project qualifies 6409 Eligible Facility's request. Allison explained what that was. Basically it is deemed approved after a 60 day time frame.

Jim Carnell – This doesn't require a public hearing since it's an existing tower.

A motion for site plan approval was made by Michael Hoyt and seconded by Michael Croissant  
5 in favor; 0 opposed

**WINDSOR HILLS ( RNR )**

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

Glenn Smith –We had a meeting at the job site. This is for approvals for Phase II. We hadn't asked for final site plan approvals in the past due to the fact that we were waiting on DOH and DEC approvals. Those approvals came in March 2021 and April 2021. Conditions will include the balance of the town inspections fees. There is a fee for an annual payment of the sewer treatment plant. A performance bond is already in place with the town. A restoration bond is also in place. We would like to roll over the Phase I restoration bond into Phase II. If the board moves forward with the approvals, we can adjust the numbers.

Chairman Sush – what is this small building in the middle of the property? Glenn Smith – it is a small shul. I will label it for the board.

A motion for site plan approval for Phase II was made by Arthur Knapp and seconded by Michael Hoyt.  
5 in favor; 0 opposed

**1283 OLD ROUTE 17**

1283 Old Route 17, Monticello, NY  
Ruben Buck – Project representative  
Peter Dologos- Project representative

Helen Budrock – this is on the agenda for an approval action, however the only action the board is taking is lead agency and setting a public hearing.

Paula Kay – we have questions regarding the zoning on this project. The Town board scheduled a public hearing on this project and it may impact this project.

Ruben Buck – we have made some minor site plan changes since the last meeting. A SWPP has been prepared. An EAF part one has been completed.

Matt Sickler – The EAF on the permits required it listed the NYS DOT for utility improvements is that correct or is it supposed to be the county. Peter Dologos – it would be a county road not State.

A motion for intent to serve as lead agency was made by Kathleen Lara and seconded by Michael Hoyt. 5 in favor; 0 opposed

A motion of 239 review was made by Michael Hoyt and seconded by Arthur Knapp. 5 in favor; 0 opposed

A motion to schedule a public hearing on December 8, 2021 was made by Kathleen Lara and seconded by Michael Croissant. 5 in favor; 0 opposed

**SACKETT LAKE LP**

Sackett Lake Road, Monticello, NY  
Joel Kohn, Project representative  
Steve B

Joel Kohn – We are not ready for a public hearing right now.

A motion to declare lead agency was made by Arthur Knapp and seconded by Michael Hoyt. 5 in favor; 0 opposed

**MORNNGSIDE ACRES**

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

Joel Kohn - we were here at the last meeting for a discussion of units 1 & 3. The compactor has been installed and the compactor was pushed back and the gates will close.

A motion for site plan approval for units 1 & 3 was made by Michael Hoyt and seconded by Arthur Knapp.

5 in favor; 0 opposed

**GOURMET GLATT**

4685 State Route 42, Monticello, NY

Joel Kohn, Project representative

Joel Kohn – We are looking for 239 review and a public hearing. A modified site plan has been submitted with parking and landscaping. A preliminary plan of the façade has been done.

A motion for 239 review was made by Michal Hoyt and seconded by Kathleen Lara.

5 in favor; 0 opposed

Kathleen Lara – informed Joel Kohn to be aware that the public will really be focused on the ingress and egress of the parking lot.

A motion to schedule a public hearing on December 8, 2021 was made by Kathleen Lara and seconded by Arthur Knapp

5 in favor; 0 opposed

**ALDI'S**

59 Lanahan Road, Monticello, NY

Chairman Sush has recused himself and appointed Michael Croissant as Chairman.

Helen Budrock – I spoke to one of the applicants this afternoon and they are unable to attend. This is a simple action. The only action is that the board is retaining a traffic consultant. The traffic consultant will be Clough Harbor Associates.

A motion to approve a traffic consultant to review the traffic study was made by Arthur Knapp and seconded by Kathleen Lara.

5 in favor; 0 opposed

**WHEAT & SONS SUNSET DRIVE SUBDIVISION**

Sunset Drive, Monticello, NY

Hayden Carnell, Keystone Associates

Michael Croissant has recused himself.

Chairman Sush appointed Shannon Cilento as a voting member.

Hayden Carnell – we were here at the last meeting for site plan review and it is my understanding that the original survey for the property needs to be subdivided. There is a 3 lot subdivision that is divided between 2 roads.

Helen Budrock – there is a time frame that you can't subdivided. Hayden Carnell stated that this original subdivision was created in 1957. I will come back for the future subdivision and a public hearing.

A motion to schedule a public hearing on December 8, 2021 was made by Arthur Knapp and seconded by Kathleen Lara.

5 in favor; 0 opposed

A motion to approve the original 4 lot subdivision was made by Michael Hoyt and seconded by Arthur Knapp.

5 in favor; 0 opposed

**CAMP ARUGATH HABOSEM**

203 Whittaker Road, Monticello, NY

Joel Kohn, Project representative

Joel Kohn – I am asking the board for final site plan approval.

Helen Budrock – I think the only outstanding item is the 239 referral, Joel Kohn – it is only a modification.

A motion for a 239-NN was made by Arthur Knapp and seconded by Michael Croissant.

5 in favor; 0 opposed

A motion to approve the August 4, 2021 minutes was made by Kathleen Lara and seconded by Michael Hoyt

4 in favor; 0 opposed

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

5 in favor; 0 opposed

Respectfully submitted,

Heather Zangla

Secretary

Town of Thompson Planning Board