

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, June 23, 2021

IN ATTENDANCE: Chairman, Matthew Sush Kathleen Lara, Alternate
 Jim Barnicle Helen Budrock, S. Planner Delaware Eng.
 Michael Hoyt Paula Elaine Kay, Attorney
 Michael Croissant Matthew Sickler, Consulting Engineer
 Arthur Knapp Heather Zangla, Secretary

Chairman Sush called the meeting to order at 6:30 p.m.

A motion to approve June 9, 2021 minutes was made by Arthur Knapp and seconded by Michael Hoyt
4 in favor, 0 opposed.

DISCUSSION ITEMS

MACHNE OHEL TORAH fka ESTHER MANOR:
566 State Route 17B, Monticello, NY S/B/L: 11.-1-24.1
Joel Kohn, representative

Jim Carnell discussed the status of the buildings. He stated that the Building Department has been out there for inspections and the majority of the work is close to being done for Certificates of Occupancy.

Joel Kohn showed pictures of the site and the trees that had been planted. He informed the board that the buildings that were not going to be completed for the season will be locked up with no access. Those buildings included the main building which is the dining area, kitchen and some staff housing. Chairman Sush asked that if the dining area and kitchen are closed what will be the options for food. Joel Kohn said that they have hired a caterer for 3 meals a day for the season. There will be no food preparation onsite.

Michael Hoyt was questioning the tennis court and what it will be used for. The fence should be repaired or replaced. Joel Kohn said that it will be just used for a sitting area, not a tennis court. Joel also said that most of the fences on the property have already been repaired or replaced.

The board was in agreement that the property overall is much better and it looks good.

Jim Carnell added that the 3rd party agencies, Department of Health and the DEC have signed off on the septic system. Water sampling have been done at this time and that they are still waiting on a sign off from the engineer on the septic. There will be an onsite sewer operator.

SUSTAIN RELEASE, LLC aka CAMP KENNYBROOK, INC.

73 Camp Road, Monticello, NY S/B/L: 27.-1-10
Aurora Halal, Sustain Release Representative

Jim Carnell gave an over view of the project. This is a returning project looking for site plan approval. Previous events had traffic issues which have been corrected. The event has a shuttle bus bringing in event goers. There is will be a maximum 220 parking passes onsite, all others will be parking off site and shuttled in.

Chairman Sush questioned if a public hearing should be scheduled. Paula Kay stated that this is a renewal and holding a public hearing is the board's discretion since one had been done previously.

The board had no further questions or comments.

UNIQUE ESCAPES CAMPGROUND

Old Liberty & Gartner Road, Monticello, NY S/B/L: 5.-1-16.7 (multiple parcels)

Michael Rielly, Engineer

Property developers: Ruben Diaz, Vincent Tavernese and Juliana Hincapie

Paula Kay has recused herself from this project.

Michael Rielly, Project Engineer described the project. There are 7 lots totaling approximately 35 acres. The developers are proposing two 30' diameter geodesic domes and two 24' geodesic domes for short term rentals. Each dome will have shared water and sewer utilities. The domes will meet all the energy codes and have fully conditioned space. A structural engineer will be involved to make sure that all codes will be met. If the domes are unable to meet the energy code, they will be heated with woodstoves and solar energy.

There will be a shed on the property for maintenance equipment. A management company will be contracted to oversee the property.

Chairman Sush stated that there needs to be a classification of the domes and campgrounds as per the zone. Helen Budrock questioned if the domes have bathrooms are they considered temporary or permanent structures. The Zoning Board of Appeals may have to do an interpretation.

Michael Croissant asked what the domes will be built on. They will be constructed on concrete slabs that will be frost protected.

The board is concerned about the definition of the campground code and asked Michael Rielly to reach out to the Department of Health for some regulations. A fire access road is a concern also.

Michael Hoyt mentioned that maybe having a community bathhouse instead of bathrooms in the domes, it would be better and more like camping.

BAILEY-CIANCIMINO

Fraser Road, Monticello, NY S/B/L: 10.-3-6

A motion to take the agenda out of order was made by Michael Hoyt and seconded by Michael Croissant.

5 in favor, 0 opposed

No one showed for this project.

VIZNITZ INSTITUTIONS

169 Barnes Blvd., Monticello, NY S/B/L: 6.A-1-2
Joel Kohn, representative

Joel Kohn – The temporary tent that was requested to be put on the property for food preparation will no longer be needed by the applicant. The Viznitz have received approvals for offsite.

ACTION ITEMS:

MICHAEL BELGIOVENE

42 Wild Turnpike, Rock Hill, NY S/B/L: 33.-1-29.4
Stefanie Kusmann, Empire Solar Solutions

Jim Carnell explained why this project was in front of the Planning Board. The Town Code allows solar energy systems under 12kW to be installed without board approval. This code will be under review by the town to change the allowed kW to meet the State code.

Stefanie Kusmann-explained the project. This is an 18.75kW roof top solar array. There will be no storage battery, it will go right to the grid.

The Planning Board has no objection to this project.

A motion for site plan approval to have the 18.75kW solar panels installed was made by Jim Barnicle and seconded by Arthur Knapp
5 in favor, 0 opposed.

KATHY KREITER

166 Dillon Road, Monticello, NY S/B/L: 18.-1-53.3
Stefanie Kusmann, Empire Solar Solutions

Jim Carnell explained why this project was in front of the Planning Board. The Town Code allows solar energy systems under 12kW to be installed without board approval. This code will be under review by the town to change the allowed kW to meet the State code.

Stefanie Kusmann-explained the project. This is an 18.75kW roof top solar array. There will be no storage battery, it will go right to the grid.

The Planning Board has no objection to this project.

A motion for site plan approval to have the 17.34kW solar panels installed was made by Jim Barnicle and seconded by Arthur Knapp
5 in favor, 0 opposed.

SULLIVAN COUNTY S.P.C.A.

104 Rock Hill Drive, Rock Hill, NY S/B/L: 32.-2-57.1
Andrew Cipriani, representative

A motion to close the public hearing was made by Arthur Knapp and seconded by Michael Hoyt 5 in favor, 0 opposed

Andrew Cipriani – explained the project and the general layout. Helen Budrock shared updated plans. There was nothing else that the board needed to see.

Arthur Knapp – How many animals can be held at one time now? Andrew Cipriani – currently there are 25 kennels and this new addition will double that. The new kennels will be larger, the animal will have more room and a person can go into the kennel to view the dog.

Michael Hoyt – I think that the board should enforce the stone façade on the building which most of the businesses in Rock Hill are currently doing. The board agreed. Helen Budrock-the stone should go about ½ way up or to the window sill height.

The new kennels are larger than the existing outdoor kennels. They are no portable kennels.

The board had no further questions or comments. SPCA will not need to come back for the special use permit because this is an existing business and they have been in front of the board for special use permit approvals already.

A motion to approve a minor site plan modification for an addition to the existing building was made by Jim Barnicle and seconded by Michael Croissant. 5 in favor, 0 opposed.

BBIS AUTO ACUTION

State Route 17B, Monticello, NY S/B/L: 12.-1-54.1 / 12.-1-55
Ross Winglovitz, Engineering Properties

Ross Winglovitz discussed the project. BBIS is looking for an amendment to the original site plan for the purpose of constructing two metal storage buildings for covered vehicle and motorcycle storage as well as pavement details which will not affect the storm water management.

Jim Barnicle – the amount of cars has been reduced. Approximately how many cars will there be on the property now? There will be about 8500 cars.

Matthew Sickler-These are going to one story buildings. You also have revisions to the fencing. Ross Winglovitz-yes, we are changing the fencing to a steel fence which will be white and crimson red. Arthur Knapp – the fence is visible from Kaufman Road. Yes and has a 100 foot setback. Helen Budrock-BBIS should consider a fence that blends in. Michael Croissant – white and red fencing is obtrusive. The board agrees that the color should be changed. Ross Winglovitz-I will talk to the client regarding this change.

A motion to approve site plan amendment conditioned on changing the colors of the fence was by Michael Croissant and seconded by Jim Barnicle. 5 in favor, 0 opposed.

1283 OLD ROUTE 17

1283 Old Route 17, Monticello, NY S/B/L: 1.-1-3

A motion to take the agenda out of order was made by Jim Barnicle and seconded by Michael Hoyt.

5 in favor, 0 opposed

No one showed for this project.

ALEKSANDER HOLDING LLC

236 Old Liberty Road, Monticello, NY S/B/L: 13.-1-50

Yaakov Singer, representative

Mr. Singer stated that the property has recently been purchased and they are continuing to do improvements to the property and it was recommended by the Building Department to request a zone change to make the property conforming. The zone change request is from SR to RR1.

A motion to approve the zone change request was made by Jim Barnicle and seconded by Arthur Knapp.

5 in favor, 0 opposed

THE CENTER FOR DISCOVERY

Lake Louise Marie Road, Rock Hill, NY S/B/L: 52.-1-1.7

Glenn Smith, Engineer

The Center is currently looking for a zone change to allow schools as a permitted use in the zone. The request is for a 4 acre portion of the property located in the HC1 to SR zone.

A motion to approve the zone change request was made by Jim Barnicle and seconded by Arthur Knapp.

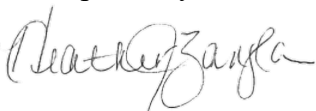
5 in favor, 0 opposed

Chairman Sush inquired about increasing the amount of people allowed in a zoom meeting. Jim Carnell- recommended to the board that public hearings be held open for one week instead of two weeks to give the applicants a chance to respond to comment.

A motion to adjourn the meeting was made by Arthur Knapp and seconded by Michael Hoyt.

5 in favor, 0 opposed.

Respectfully submitted,



Heather Zangla
Secretary