

TOWN OF THOMPSON
PLANNING BOARD
September 8, 2021

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

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

A motion to approve August 25, 2021 minutes was made by Michael Croissant and seconded by Kathleen Lara.

5 in favor; 0 opposed

DISCUSSION ITEMS:

ARVIN WARF

Heiden Road, Monticello, NY
Tim Gottlieb, Project Engineer

Paula Kay, has given the Planning Board some background on this project. It has been an ongoing issue and there are multiple violations. No cleanup has been done. There is more work to be done. A site plan needs to be submitted showing what is currently on the property, where it can be contained and what the Planning Board will allow.

Matthew Sickler – there are two properties, are they next to each other? Tim Gottlieb no, they are about a half mile apart. The house is on one property and the business or it's where the business materials are stored.

Tim Gottlieb – this business has been in operation for a while, since about 1977. The house which is located at 171 Heiden Road, has the materials on it and it is currently zoned HC2 which allows for outdoor storage. I am recommending to the owner that he fence in the property and to remove any material and equipment that is unregistered and not being used. The shed in the front of the property can be removed as well as the "pool area" which isn't a pool any longer. Some topography needs to be completed.

Paula Kay – does he need the outdoor storage need to be located at this site or can it be moved to the other location. Tim Gottlieb – outdoor storage isn't allowed in the other zone.

Chairman Sush – I am currently looking at a google map. He questioned if a parcel was Mr. Warf's. No it wasn't, that parcel belonged to someone else.

Jim Carnell – the one parcel was upgraded to a commercial entity a number of years ago. This has been an ongoing property maintenance issue. We are here for this parcel as a result of this not being taken care of.

Chairman Sush – is there no other room to store any of this equipment and material on the other parcel?

Paula Kay – one of the conditions of court is that he goes to the Planning Board. I want to see the residents being used as such and try and figure a way to store the material in a more orderly fashion. I personally have been out there on more than one occasion.

Tim Gottlieb – I will inform my client he can't have outdoor storage on the residential lot and that he will have to consolidate and put everything on the business lot.

Matt Sickler – I see on the site plan that was submitted there is a fence, is that proposed? Tim Gottlieb – Yes.

Paula Kay – I think that direct communication needs to come from the board so that Tim Gottlieb can go back to the client. Chairman Sush – so a plan that shows one use on each property and where the equipment will be stored. The plan needs to pool area needs to be taken care of also.

IROQUOIS SPRINGS

Bowers Road, Rock Hill, NY
Glenn Smith, Project Engineer

Glenn Smith stated that Iroquois Springs is looking to rebuild a field house that has previously been demolished. The new structure will be slightly larger. The water and sewer is existing.

Paula Kay – so this is a minor modification to the site plan. Glenn Smith – yes it will be a minor modification.

Kathleen Lara – everything that is done at this camp, is done beautifully and the correct way.

Matt Sickler - you are not increasing the occupancy, so the water or sewer shouldn't change. Glenn Smith – that is correct, there will just be a new building to replace the old.

Chairman Sush – any site disturbance on the pond side? Glenn Smith – no there is no disturbance.

Helen Budrock – we need to do a SEQRA first, it is an unlisted action. An accessory structure under 4000 sq. ft. is a type II but since this slightly over to be on the safe side we should do a NEGDEC.

A motion for NEGDEC was made by Arthur Knapp and seconded by Michael Hoyt.
5 in favor; 0 opposed

A motion for a minor site plan modification was made by Michael Hoyt and seconded by Kathleen Lara.
5 in favor; 0 opposed

MONTICELLO MOTOR CLUB: EMPLOYEE HOUSING

Rupp Road, Monticello, NY

Mike Watkins, Project representative

Glenn smith, Board representative

Keystone Engineering

Mike Watkins – we are here for a minor site plan modification to a previously approved plan to have an accessory structure on Rupp Road. The plans that have been submitted include some construction details and septic location. The previously approved site plan for the cell tower didn't have that information.

A motion for SEQRA was made by Michael Croissant and seconded by Arthur Knapp.
5 in favor; 0 opposed

A motion for conditional approval for a minor modification to a site plan pending Glenn Smith's review was made by Arthur Knapp and seconded by Michael Croissant
5 in favor; 0 opposed

FINER SUBDIVISION

19 Foss Road, Monticello, NY

Ralph Ziegler, Project Representative

Mr. Ziegler – described the project. The current conditions will remain and be used as is. In the future the second lot will be sold off.

Chairman Sush – Does anyone have any questions? Matt Sickler – The plan should contain the requirements of a minor subdivision from your ordinance. The first one should be the location of the access drive showing sight distance. How the parcel will get water and have sewer should be shown also. Mr. Ziegler – he has no intention of developing the property. Paula Kay – in order to subdivide these items are a requirement. Helen Budrock – you need to prove that water and septic can be supported on the vacant piece. Paula Kay – look at the code there are provisions for a minor subdivision. Matt Sickler – you need to demonstrate a buildable parcel in order to create it.

MICHELLE BEHRMAN

3 Shirley Drive, Monticello, NY

A motion to call this project at the end of the agenda was made by Arthur Knapp and seconded by Michael Croissant.
5 in favor; 0 opposed

No one showed for this project.

UNIQUE ESCAPES CAMPGROUND

Old Liberty & Gartner Road, Monticello, NY

Mike Rielly, Project Engineer

Ruben, Julianna, Vinnie, Team members

Mike Rielly – we had a public hearing last month. Matt Sickler had comments that I will correct: (1) the septic system to be a shallow system instead of the raised one and will show an access to it for pumping or repairs.

Chairman Sush – what is going on with improving the drive from Old Liberty Road to the second half of that of horseshoe? Mike Rielly – I will be talking with the highway superintendent. It's a town road, we have no intent on fixing it ourselves.

A couple things, we got the 239 review back and there were no issues. It will be local determination.

A motion to combine all 7 lots was made by Arthur Knapp and seconded by Kathleen Lara.
5 in favor; 0 opposed

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

A motion for conditional site plan approval pending DOH approval on the septic Michael Croissant and seconded by Arthur Knapp.
5 in favor; 0 opposed

A motion to close the meeting was made by Michael Croissant and seconded by Kathleen Lara
5 In favor; 0 opposed

Respectfully submitted,

Heather Zangla

Secretary

Town of Thompson Planning Board