

TOWN OF THOMPSON
PLANNING BOARD
December 22, 2021

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

PUBLIC HEARING:

Appointed Chairman Sush called the meeting to order.

DISCUSSION ITEMS:

HAMASPIK RESORT

283 Rock Hill Drive, Rock Hill

Paula Kay – the Planning Board sent this applicant to the Zoning Board of Appeals for an interpretation of the code as described by the applicant. The Zoning Board determination that the current use is not a hotel and the use for the summer months as a camp does fall under the code. The applicant has asked to be on the agenda for the Planning board meeting on January 26, 2022.

The board has no questions or comments at this time.

ACTION ITEMS:

RNR: WINDSOR HILL ESTATES

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

Glenn Smith – The applicant is looking for the 2 lot subdivision approval for parcel 12.-1-23.1. This subdivision is for the caretaker’s house that will be stick built. The sewer plant has the capacity for this home.

Michael Croissant – asked if they could leave a buffer of trees in between the caretaker’s house and road. Glenn Smith – that is fine. I will let them know.

A motion of NEGDEC was made by Kathleen Lara and seconded by Michael Hoyt.
4 in favor, 0 opposed

A motion to approve the 2 lot subdivision subject to the review of the easement and the vegetation buffer was made by Michael Croissant and seconded by Kathleen Lara.

4 in favor, 0 opposed

AVON PARK

Rock Hill Drive, Rock Hill

Glenn Smith, Project Engineer

George Duke, Attorney

Gregg Liberman

George Duke – Looking to schedule a public hearing. Technical memos and other information has been submitted.

Larry Wolinsky – The applicant has submitted a significantly revised tech memo which now reflects the actual project that will be built and is no longer linked to the residential development. There are no current of future plans to implement that. Consultants have reviewed what was submitted. We are still waiting on an updated noise study. We would like to have that prior to the public hearing. I think there should be a time set on that submittal.

Helen Budrock – I agree with what Larry Wolinsky has stated. The only unresolved issue is the noise study. At the last meeting we targeted January 19, 2022 and if that still works for the applicant we can move forward.

Larry Wolinsky – I would like a deadline set for the noise ordinance.

A motion to schedule a public hearing subject to the noise ordinance being submitted was made by Michael Hoyt and seconded by Kathleen Lara.

4 in favor, 0 opposed

BIRCHWOOD LEARNING CENTER

Sackett Lake Road, Monticello

Glenn Smith, Project Engineer

Glenn Smith – The applicant is looking for a minor site plan modification for the construction of a library. The DEC would have to issue a permit to build in the buffer zone. We will move forward with that department upon your approvals.

Matt Sickler - The existing fence was approved by the DEC? Glenn Smith – yes and the building will be within the fence.

Kathleen Lara – they are kind of my backyard neighbors, and I have no issues with them, they are not on the streets and quiet.

A motion to approve a minor site plan modification for the library subject to the DEC permit was made by Michael Croissant and seconded by Kathleen Lara.

4 in favor, 0 opposed

NOB HILL

4599 Route 42, Monticello

Joel Kohn – Project representative

Joel Kohn –They want to replace some to of the bungalows and additions. We are looking for a 239 referral and to schedule a public hearing.

A motion for 239 referral was made by Michael Hoyt and seconded by Kathleen Lara.

4 in favor, 0 opposed

A motion to schedule a public hearing on January 12, 2022 was made by Kathleen Lara and seconded by Michael Croissant.

4 in favor, 0 opposed

LEISURE ACRES

Waverly Ave. & Cold Spring Road, Monticello

Joel Kohn, Project representative

Joel Kohn – This is a 70 unit housing development. We have been waiting on the Village of Monticello for the sewer. A lot of the items have been completed.

Park fees need to be set. We can discuss it tonight, but generally the board likes to review it.

Matt Sickler – we have received the SWPP report, we haven't reviewed the packet yet, if the board decides to act on it I would make a condition.

Michael Hoyt – can you provide us with the park equipment that you intend on using.

Chairman Sush – there is bridge work going on, is there anything we can do to help that along? It is technically in the village.

A motion for a NEGDEC was made by Kathleen Lara and seconded by Michael Croissant.

4 in favor, 0 opposed

A motion for a preliminary site plan subject to engineering review was made by Kathleen Lara and seconded by Kristin Boyd.

4 in favor, 0 opposed

95 GLEN WILD ROAD

95 Glen Wild Road, Rock Hill
Greg Lahey, Tectonic Engineering

Greg Lahey – At the last meeting there were some comments and we have submitted a revised set of plans based on those comments. The plans have been updated to show the leach field and the sewer pipes.

Matt Sickler – it can be done, a sleeve can be used and they just need to be careful doing so.

Jim Carnell – The garage would be an accessory use as it would appear in front of the Planning Board if it is over 1000sq. ft., then you would have jurisdictions. This is in the Highway Commercial district which does not allow for a garage as a structure but since this is a commercial site, I don't think the limitations would be there. Its use is for the occupants of the commercial property by the owner. Paula Kay – I don't think I have an issue with that.

A motion for site plan approval was made by Michael Croissant and seconded by Michael Hoyt.
4 in favor, 0 opposed

WEISS REALTY

Kroger Road, Monticello, NY
John O'Rourke, Lanc & Tully

John O'Rourke – we are in front of you tonight requesting intent for lead agency and retain a traffic consultant.

A motion to declare lead agency was made by Kathleen Lara and seconded by Michael Hoyt.
4 in favor, 0 opposed

A motion to engage CHA as a traffic consultant was made by Michael Hoyt and seconded by Michael Croissant.
4 in favor, 0 opposed

GAFEN LANE SUBDIVISION

Gafen Lane & Gold Terrace, Monticello, NY
Joel Kohn, Project representative

Joel Kohn – I am here tonight for an approval for a 2 lot subdivision.

Kathleen Lara – is the Viznitz moving forward with development? Joel Kohn – I am not sure, but this parcel will be subdivided for two separate people.

The board has no comments.

A motion to approve the 2 lot subdivision was made by Kristin Boyd and seconded by Michael Croissant.
4 in favor, 0 opposed

A motion to close the meeting was made by Michael Hoyt and seconded by Kathleen Lara.
4 in favor; 0 opposed

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Heather Zangla".

Heather Zangla
Secretary
Town of Thompson Planning Board