



the garbage, provisions need to be made for that. My third comment is for the truck traffic in and out, delivery trucks and the garbage trucks, the one entrance appears to be insufficient.

The public has no further comments.

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

The public hearing will remain open for 10 days and the applicant will respond in writing.

WHEAT & SONS SUBDIVISION  
Hemlock Lane & Sunset Drive  
Hayden Carnell, Keystone Associates  
Len Wheat, Property owner

Michael Croissant has been recused and Shannon Cilento takes his position on the board.

Chairman Sush read the legal notice aloud.

Hayden Carnell – discussed the project and the subdivision.

Steve Mogul – Handed out a copy of the submission that was submitted to the Planning Board. I represent myself personally and as counsel to the plaintiffs which are my wife Dana Mogul, Jerry and Claudia Dietz, Shelly Hall and Sheila & John Gatto. This is part of an amended complaint.

A good place to start is how we got here. It boils down to the applicants unwillingness to abide by the law, both state and local and the unwillingness to act as what I would say as a common decent neighbor.

Mr. Mogul showed a survey map of the neighborhood. He explained the idea of the application. Heavy equipment came in and dug a ditch. This is now described as a drainage easement. I wrote a letter to the town addressing several issues and the town responded that the situation would be monitored. I have brought an action with other plaintiffs. I sent a text to Mr. Wheat that we would appear in court the following day. Later that night, a crew came in and the property was logged.

Mr. Mogul read from the court transcript.

If the board goes ahead and approves the application, I ask that conditions be placed on the approvals.

There are two certified professional surveys out there that show different boundaries. Ms. Hall's survey is Robert Lounsbury and the other survey is from Packer Associates. There is a discrepancy in the lines. Mr. Wheat moved the markers to where he believed they should be. Paula Kay – this is new to me tonight. What is the date of Lounsbury's survey? It was date October 19, 2021. I asked the attorney Cliff Gordon to have his client to cease and desist.

The other issue is the Town Code §250-55(2) and §277 subsection 1. Land is to be subdivided without danger to health, fire, flood or other menace. This is seasonally wetlands. Trees have fallen down by their roots. The idea that this could be developed and it could be drained it just defies the common sense of anyone who lives there. The houses would have water in the basements. I believe that there should be an environmental review of the entire parcel.

The board has no questions at this time.

Shelly Hall – 15 Sunset Drive, Monticello. Ms. Hall has submitted her statement.

Claudia Dietz – 14 Sunset Drive, Monticello. Ms. Dietz has submitted her statement.

A motion to close the public portion of the meeting leaving it open for 10 days for written comment was made by Arthur Knapp and seconded by Kathleen Lara.

5 in favor, 0 opposed

Appointed Chairman Sush called the meeting to order.

A motion to approve November 10, 2021 minutes was made by Kathleen Lara and seconded by Arthur Knapp

5 in favor, 0 opposed

**DISCUSSION ITEMS:**

**JUMPCHA PICNIC GROVE, INC.**

410 State Route 17B, Monticello, NY

Steven Green, Project Engineer

Steven Green– Discussed the property and application. I have submitted some new pictures of the items on site.

Chairman Sush stated that there was a memo for a covered pavilion and at this time, the project has changed a great deal since the original submission.

Kathleen Lara – we had concerns and questions from the last meeting, that is what we want answered.

Steven Green – I have submitted that information to you.

Paula Kay – how many times a day will the buses rotate out? Steven Green – they want to keep it on a two hour schedule. Paula Kay – so every two hours, you will load up appx 120 people in that time frame. That is a lot of people and it is a safety concern.

Kathleen Lara – there is no safe place for the kids to be while the buses are coming in and out.

Helen Budrock – the board has requested a lot of information that isn't being supplied. A decision needs to be made whether or not we can move forward with 239 review and a public hearing.

Chairman Sush – I don't believe that there is an issue with the back for the property and the intended use, I think the buses and staging is an issue.

Matt Sickler – is there an issue with setbacks? The picnic area and toilets are only about 5' from the property lines. Steven Green – they are not fixed objects. Paula Kay – you will need to get a variance.

Arthur Knapp – I would like to see more traffic details for buses and pedestrian.

The Planning Board wants to see details for items such as traffic, loading, unloading, parking, setbacks and all other important information on a site plan before coming back to the board. A work session maybe required.

Matt Sickler – are the rides on pads or gravel? Michael Hoyt – are there extension cords running for electric? What is the plan?

**JOHESE MANAGEMENT LLC**

95 Glen Wild Road, Rock Hill

Greg Lahey, Tectonic Engineers

Greg Lahey – This applicant is looking to put up a two-car garage. WE have a bulk table and we meet the setbacks. Gravel driveway off of the existing driveway.

Michael Hoyt – is the garage for the house or the offices that are there? Greg Lahey – the garage is for the property. The owner was unable to be in attendance, but I will confirm with him and get you more information. Michael Hoyt – does this qualify as a corner lot even know it's a corner lot. Should it be towards the back.

Jim Carnell – Just to verify, is the current occupant of the structure is an office? Greg Lahey – yes, I believe it is. Michael Hoyt, yes, it is offices. The garage is for the owner of the property. Paula Kay – we need to know what the structure is going to be used for. The concern would be that it may be used as a warehouse. The intended use is a private garage and is an accessory use to the property.

Matt Sickler – my only concern is that the garage is going between the septic, we should know where the lines are. Kathleen Lara – that is it, just as long as those items are addressed.

**WEISS REALTY**

49 Kroger Road, Monticello

John O'Rourke, Lanc & Tully

John O'Rourke – This parcel is at the end of the Kroger Road, he explained the project and that they are looking to construct warehouses. This is the initial presentation, I am sure that there are comments. There are great perks here, original wells onsite will be abandoned and new wells drilled. The site won't

use a lot of water anyway. Most of the area is vacant and not a lot of trees. We will extend Kroger Road for fire access. A complete light plan and SWPP will be completed. This will be a spec warehouse. It is a well isolated site.

Minimum around the building will be 30 feet for emergency and fire access. The building height is undetermined, but will stay within the code. We have enough parking for code.

Kathleen Lara – there isn't much disturbance, since the land is already clear. John O'Rourke – there are wetlands there, but we will stay away from there.

The prior owner has come in front of this board and the town board for a zone change.

Kathleen Lara – A traffic study will need to be done, but we just received in my office at the county the DOT list of exist that maybe cut when I86 is cut. Just keep that in mind. John O'Rourke – we will do the traffic study and pay attention to that.

Arthur Knapp – is there any impact on the river at this point? John O'Rourke – no there will be no impact.

#### **NOB HILL**

4599 State Route 42, Monticello

Joel Kohn, Project representative

Joel Kohn – The applicant wants to demolish four of the existing bungalows and reconstruct them with somewhat larger units. They are all less than 15%. So the next meeting we should be on for an action item for a 239 referral and a public hearing date.

Paula Kay – there is a deficiency list from April, Jim Carnell stated that is being worked on and at this point there are only a few outstanding issues. Jim Carnell discussed some of the outstanding items. Jim will make sure that Joel Kohn gets an updated list.

Helen Budrock – with these new buildings and shul addition where does the colony stand with lot coverage? Joel Kohn – there is no code for a non-conforming bungalow, but I will check into it.

#### **ACTION ITEMS:**

#### **CONCORD FAIRWAYS, LLC**

Concord Road, Monticello

Henry Zabatta, Property representative

Henry Zabatta – the Concord is looking for a six-month extension on 9.-1-36 located on Concord Road. We have an approved site plan up until December 23<sup>rd</sup> of this year. We are looking for an extension until June 23<sup>rd</sup> 2022.

A motion for a six-month extension was made by Michael Hoyt and seconded by Arthur Knapp.  
5 in favor, 0 opposed

**THOMPSON SQUARE MALL**

State Route 42, Monticello  
Gerry Tortorella, Project attorney

Gerry Tortorella – We are looking for an extension to a previously site plan approval for Phases 2 & 3.  
The mall has been actively engaged in tenants.

A motion for a six-month site plan until June 2022 was made by Michael Hoyt and seconded by Arthur Knapp  
5 in favor, 0 opposed

**VIZNITZ 27 LOT SUBDIVISION**

Gibber Road, Monticello, NY

Jim Carnell – this is just an update on the project. The applicant submitted a cash bond as part of their approvals as their security for site improvements just recently they posted another type of bond,

**CAMP SHALVA**

605 Heiden Road, Monticello, NY  
Joel Kohn – we are looking for a 239 referral.

A motion to send a 239 referral to the county was made by Kathleen Lara and seconded by Arthur Knapp.  
5 in favor, 0 opposed

**BENTON BROTHERS**

Old Route 17, Monticello, NY  
Glenn Smith, Engineer

Glenn Smith – a modification to the original site plan was made. There is no longer going to be retail.  
The project is only going to be self- storage and the propane tanks will remain.

Since the last meeting Michael Taylor had met with the neighbors and we moved the building farther away from the property line with extra trees.

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

A motion for a public hearing on January 26, 2022 was made by Michael Hoyt and seconded by Arthur Knapp.  
5 in favor; 0 opposed

**CENTER FOR DISCOVERY**

195 Lake Louise Marie Road, Rock Hill, NY  
Glenn Smith, Project Engineer

Glenn Smith – this parcel was subdivided back in t 2018. We applied to the town to reconsolidate them the properties 52.-1-1.3 and 52.-1-1.7

A motion to combined the parcels was made by Michael Hoyt and seconded by Arthur Knapp  
5 in favor; 0 opposed

A motion for a six-moth extension was made by Kathleen Lara and seconded by Michael Hoyt.  
5 in favor; 0 opposed

**AVON PARK**

Rock Hill Drive, Rock Hill, NY  
Glenn Smith, Project Engineer  
George Duke, Project Attorney  
Gregg Liberman, Project representative

George duke – we were here last meeting and we are seeking a date for a public hearing. Glenn Smith – nothing has changed since the last meeting. The project is reduced in size.

Gregg Liberman – a positive conversation was had with the traffic consultant. WE are generally in agreement with Clough Harbor.

A draft technical memo will be submitted to the town in the next few days.

Larry Wolinsky – I have nothing to add at this time. WE need time to review it and get it turned around quickly.

A motion to transfer funds from the project fees into escrow fund was made by Kathleen Lara and seconded by Michael Hoyt.  
5 in favor; 0 opposed

A motion for a target date for a public hearing date upon review of the technical comments on January 19, 2022 was made by Michael Hoyt and seconded by Kathleen Lara.  
5 in favor; 0 opposed

**1823 MIDDLE COUNTRY REALTY**

4020 Route 42, Monticello, NY  
Steve Pikul, Project Engineer

Steve Pikul – we have reviewed all emails and public comments. We are looking for site plan approval.

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

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

**CAMP ARUGATH HABOSEM**

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

Joel Kohn – we are looking for site plan approval. The 239 review has come back.

A motion for site plan approval was made by Arthur Knapp and seconded by Kathleen Lara.  
5 in favor; 0 opposed

**1283 OLD ROUTE 17**

1283 Old Route 17, Harris, NY  
Ruben Buck, Engineering & Surveying Properties, PC

Ruben Buck –Slight revisions have been made to the site plan as a result from the Delaware Engineering comments. We are looking to schedule a public hearing. We also need to include a subdivision approval too.

A motion to schedule a public hearing on January 12, 2022 was made by Kathleen Lara and seconded by Arthur Knapp.  
5 in favor; 0 opposed

Matt Sickler – when are you expecting your SWPP to come back? Ruben Buck stated that it is not necessary for a full SWPP to be done. Matt Sickler – yes you do need a full SWPP for the board to make a decision.

**VINCENT STATTON**

14 Big Woods Road, Harris, NY  
No one representing the applicant

This is a referral from the Town Board.

The zone change is wanted for the ability to use his property as commercial. It will be contiguous to the zone he is looking to change it to. The applicant came in front of the board for an oversized garage for personal use only. The owner had a garage in Liberty, but he sold it.

Chairman Sush – I am on the fence about the zone change. I am not recommending the change.



Helen Budrock – the zone change will pave the road for him to come back to this board for approvals.

The board sees no issues with the zone change. Jim Carnell – if the property does get rezoned, and the owner makes an application in front of this board, you will have a lot of control over the site.

A motion to recommend the zone change was made by Kathleen Lara and seconded by Michael Hoyt.  
5 in favor; 0 opposed

A motion to adjourn the meeting was made by Michael Hoyt and seconded by Kathleen Lara.  
5 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