

TOWN OF THOMPSON
PLANNING BOARD
January 12, 2022

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

PUBLIC HEARING:

NOB HILL

4599 State Route 42, Monticello, NY
Joel Kohn, Property representative

Chairman Sush read aloud the public notice.

Joel Kohn – Existing bungalow colony, Demolish and replace 4 units and an addition to the shul. Lot coverage will be under 10%.

The board has no questions at this time.

Kara Huberman – 15 Laura Lane, Kiamesha lake, patio homes. It wasn't clear to me where this is located on the property. Is it near Patio Homes? Joel Kohn explained where they were. The property line is on the Har Noff colony side.

A motion to close the public portion of the meeting leaving it open for 10 days for written comment was made by Michael Hoyt and seconded by Michael Croissant.

5 in favor, 0 opposed

1283 OLD ROUTE 17

1283 Old Route 17, Monticello, NY
Ross Winglovitz, Engineering Properties
Ruben Buck

Chairman Sush read the legal notice aloud.

Ross Winglovitz – we are here before you for a solar array. The northern boundary is the town of liberty. 23 acres of the array and a two-lot subdivision. Houses have been secured. We moved the driveway and a vegetative buffer has been left.

Michael Croissant – two connections, what are you using? We have a primary, but an alternate if need be. Chairman Sush - when will you know what connections you will be using? Ross Winglovitz – it will be determined in the future.

Kathleen Lara – are you going to record an easement or subdivide it? Ross Winglovitz - we will have an easement.

The board had no further questions.

The public had no comment.

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

5 in favor, 0 opposed

Chairman Sush called the meeting to order.

A motion to approve December 22, 2021 minutes was made by Kathleen Lara and seconded by Michael Hoyt

5 in favor, 0 opposed

DISCUSSION ITEMS:

HAMPTON LAKES, LLC

Starlight Road, Monticello
Glenn Smith, Project Engineer

Paula Kay has recused herself

Glenn Smith – Glenn Smith discussed the project. I am preparing the application to the Health Department.

Helen Budrock - what I suggest is at the next meeting schedule a public hearing and lead agency notice.

Chairman Sush – how is parking for the community building and shul going to be determined? Glenn Smith – it will be based off of the occupancy. We will have parking around the site. I will get all the parking labeled on the plan.

Helen Budrock –I know that the town likes to limit the amount for blacktop on projects, can some of the parking be impervious material? Glenn Smith – yes, I will plan that, some parking won't be used hardly at all.

Kristin Boyd – access to the reservoir, will people be walking or driving? Glenn Smith - There will be parking down near the water.

KHIAM ROZHICK

349 Cold Spring Road, Monticello
Tim Gottlieb, Gottlieb Engineering

Paula Kay – we have been in court for multiple violations. We are happy to see you here.

Tim Gottlieb – what we have done is analysis the septic system, the main house needs a new one. One house had to be disconnected and connected to another line.

Kathleen Lara – this property needs a lot of work to be cleaned up and maintained.

Matt Sickler – the parking is remote from the units. Is there sidewalks? Tim Gottlieb - there isn't but we could work on getting some on the property. Also, did you do more soil testing? MS please put the soil testing on the site plan. Matt Sickler – maybe a narrative or sketch – showing the runoff, so that it can be managed.

Helen Budrock – even with the parking are you under the 1 acre of disturbance? Tim Gottlieb yes well under. I also picked up the parking for unit 4, it looks to be in the rear yard setback. Is Temple Lane a private road for the adjoining property? Does access need permission from the private road? Is the board ok with that parking? Tim Gottlieb - The current owner also owns another lot on Temple Lane.

Kathleen Lara – this is like a boarding house. One structure lots of people. The density is a lot less as apartments.

Matt Sickler – is the pool functioning? Tim Gottlieb - not sure. Paula Kay – what do you want to see happen with it? Matt Sickler - the pool should be filled in or secured if not functioning.

Chairman Sush – what is the distance between units? Tim Gottlieb – the buildings are all preexisting.

Jim Carnell - This application is subject to DOH approval.

Helen Budrock - the multiple family is a special use and a 239 is required along with lead agency. We will the applicant on the January 26, 2022 as an action item.

The board has no further questions.

BUNGALOW CITY, INC.

106 Rupp Road, Monticello
Tim Gottlieb, Gottlieb Engineering

Tim Gottlieb – cleaning up an addition on unit 11 that was built without an addition. 2 other units want to have additions also.

Matt Sickler – add dimensions to the units that want new additions.

Chairman Sush – is unit 9 an existing deck? Tim Gottlieb - that is an existing deck.

Paula Kay – Tim Gottlieb can certify the deck if it was built without a permit.

Helen Budrock - there is no 239 required. If there are no other units that have violations it can be placed on as an action item next meeting.

MOONLIGHT COTTAGES

58 Rubin Road, Monticello

Tim Gottlieb, Gottlieb Engineering

Tim Gottlieb – I have been approached by multiple owners in the development and they want to build additions.

Kathleen Lara – they are becoming good neighbors and cleaning up what they need to take care of.

Matt Sickler – with these additions, are we ok with the sewer capacity? Tim Gottlieb - yes we are.

Helen Budrock –as a cluster development does this need to go to ZBA for density? Paula Kay we need to confirm the zone and density before the next meeting for a discussion item.

ACTION ITEMS:

CAMP SHALVA

605 Heiden Road, Monticello

Joel Kohn, Project Representative

Joel Kohn – this is for the shul building replacement. A 239 review came back with local determination.

The board has no questions.

A motion for a minor modification of a site plan approval was made by Kathleen Lara and seconded by Michael Croissant

5 in favor, 0 opposed

Kathleen Lara – for Avon Parks public hearing, can we have the traffic consultants come in for the meeting? Helen Budrock - stated that the agenda will have a direct link for the agenda so all items are

available in one location. Paula Kay – stated that if the board wants to have the consultant here, that's what should be. Helen Budrock - I recommend that the traffic consultants not make a public presentation but can be here for questions.

Paula Kay – Arvin Warf is still out there and in court. Mr. Warf has not done any work on the property, I ask that the board to have him come back.

A motion to request that Arvin Warf return to the Planning Board Michael Hoyt and seconded by Arthur Knapp.

5 in favor, 0 opposed

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

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