

Starlight Road, Monticello, NY
Glenn Smith, Project Engineer

Glenn Smith – We have had our public hearing which was held open for public comments. The changes that were made was switching the two lots moving the common lot farther north.

The issues that were brought up during the public hearing have been addressed as follows:

- Eliminating the driveway for the 3 lots at the north end of the lake
- No traffic on Lakeshore Drive. No emergency vehicles, they can enter in from one of the other 3 entrances
- Docks – there are about 7/8 docks existing. The houses are entitled to a dock. The owners will get the proper permission for them to be built.
- Number of boats – The applicant has no right to tell the people they can't buy or use a boat on the lake. The Sheriff's Department will be the ones to monitor the waters.
- Community Building – it is no available to the public. It will be used by the residences of the community only. 150-170 people maximum in the building at this time.
- Recreation facilities – again, only for the community only, not for public use.
- Tax exempt status – there not going to be.

Glenn Smith – I contacted the necessary officials, and they stated that the current nest that has been previously mentioned is about 4000 feet north of the project. We are more than ½ mile away. It is ok. We have been informed that we can't blast from April 1- Nov 30. There of course are new nest all the time and we just have to have them checked.

Chairman Sush – the new road will be tight? Glenn Smith – we will design it so it can be drivable with enough room.

Michael Croissant – the comments were for the access. I see no reason for Lakeshore Drive to be used. It should be permanently locked.

Chairman Sush – what is the limited disturbance line? Glenn Smith – we want to leave as many trees as possible. We will show the line on the plans.

Michael Croissant – maybe if you reach out to Eagle Creek, they can help you get rid of the abandoned docks.

READY MOTOR SPORTS

Serenity Gardens, Monticello, NY

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

5 in favor; 0 opposed

No one showed for this project.

ARVIN WARF

Heiden Road, Monticello, NY
No one showed for this project.

STEVE MOSS CONCESSION

Bill Satler, Project Representative

Bill Satler – we met with the town engineer and Jim Carnell from the Building Department. The majority of the conversation was about moving the road and parking spaces. If you look at the site plan that was sent in, we will lose our parking. Matt Sickler – a utility pole has been placed in the handicap spot. There is a plan to move it. Paula Kay – is there enough parking? Jim Carnell – there is room where the diner was. Bill Satler – if we lost the front area by the road, we could move the lot to that area and still have enough spaces.

Chairman Sush – I don't think that it is fair that this applicant will have to deal with that due to the other project coming into town.

Helen Budrock – we will schedule you for the March 23, 2022 agenda for an action item, to schedule a public hearing.

VIZNITZ INSTITUTION

24 / 32 Gibber Road, Monticello
Steven Green, Project Representative

Steven Green – again, I am filing in for Mike Rielly who is unavailable this evening.

Steven Green – this is just a conceptual plan, there is a school currently on this property. The applicant is looking to demolish it and reconstruct a new building.

Helen Budrock – I noted that the town passed a new parking revision. This parking for residential. School parking is different. The conceptual plan has way more parking than what is required. It also looks like there are driveways in the setback area. Jim Carnell – the code doesn't require that. Helen Budrock – it's just good planning practice.

Steven Green – we still need to work on a landscaping plan.

Chairman Sush – is there any intent for a large tent in the parking lot? Steven Green – not at this time.
Chairman Sush – there was a previous project that had a tent for food distribution. This project doesn't need that.

Matt Sickler – parking needs to be looked at. The pool use needs to be clarified – is it for students only? Develop more grading plans. Storm water and landscaping.

Helen Budrock – the EIF indicated wetlands. That should be shown on the plan.

Chairman Sush – A light plan is required.

Matt Sickler – Look at the storm water management plan before you come back in front of the board.

Gibber Road slopes and it's not leaving much room in the front.

HAMASPIK

Charlie Bazydlo, Attorney for the project

Steven Barshov, Attorney

Ken Elsworth - Engineer

Joel Kohn – Project representative

Joel Kohn – Ken is working on an updated plan and discussing public comment.

Paula Kay – what would be helpful is to supply the board with a memo that the two uses won't mix onsite. Maybe you could inform the board of a similar project just to educate the board. It is important that the board look at the specifics for the special use permit.

Ken Elsworth – from the last meeting we made some progress working on the storm water and walking system that connects features and grading. The utilities for water and sewer should be fine.

EXPRESS BSD

4682 Route 42, Monticello, NY

Joel Kohn, Project representative

Maria Zeno, Attorney

Joel Kohn – This project is on Route 42, it is currently a pizza shop. The applicant is proposing to demolish the building behind it and combined 3 lots with an addition to the existing building.

Joel Kohn – the front of the building will be restaurant and the addition will be retail with parking.

Chairman Sush – will the new driveway have better access to the property? Jim Carnell – The DOT will need to approve it.

Maria Zeno – We are currently working on the ownership so that when the combination takes place it will all be in the same name.

Joel Kohn – the setbacks for the addition will not be met and combining the 3 lots it makes the increasing a non-conforming less.

Helen Budrock – the existing building as it stands is aesthetically a mess. Keep in mind that is still part of the Route 42 corridor.

Matt Sickler – the new access will be constructed on a private road. Helen Budrock – once the lots are combined it will be safer. Matt Sickler – some storm water management will need to be in place.

ACTION ITEMS:

CONCORD ASSOCIATES

Concord Road, Monticello, NY
Henry Zabatta, Project representative

Henry Zabatta – the board has approved our site plan and it is set to expire March 15, 2022. I am looking for a six month extension until September 15, 2022

Michael Hoyt – is there anything going on at the site? Henry Zabatta – yes, there is some potential to move forward.

A motion for a six month extension was made by Arthur Knapp and seconded by Kathleen Lara.
5 in favor; 0 opposed

MOONLIGHT COTTAGES

58 Rubin Road, Monticello, NY
Tim Gottlieb, Project Engineer

Tim Gottlieb – we went to the ZBA which took no action. This project has previously approved site plans with the density issue addressed. Zoning Board approval isn't required.

A motion to approve the site plan for units 4, 34, 55, 57 was made by Michael Hoyt and seconded by Arthur Knapp.
5 in favor; 0 opposed

1283 OLD ROUTE 17

1283 Old Route 17, Monticello, NY
Ruben Buck, Project engineer

Helen Budrock – the site will have minimal impact. Paula Kay – With site plan approval we require a decommissioning plan along with an escrow agreement. Language should be added to the agreement for replanting trees.

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

A motion to subdivide two lots was made by Arthur Knapp and seconded by Michael Croissant.

5 in favor; 0 opposed

A motion for conditional site plan approval, pending review of the decommissioning plan and escrow, and special use permit was made by Michael Hoyt and seconded by Arthur Knapp.

5 in favor; 0 opposed

ICHED ANASH

473 Anawana Lake Road

Joel Kohn, Project Representative

Joel Kohn – this project is a proposed classroom to be added. The 239 review has been received by the county. There are 2/3 items that need to be addressed with Matt Sickler. There is no extra lighting to be added to the site.

Jim Carnell – did the DPW have any questions regarding the walkway? Joel Kohn- no.

A motion for a NEGDEC was made by Arthur Knapp and seconded by Kristin Boyd.

5 in favor; 0 opposed

A motion to approve the site plan pending that items to be addressed was made by Kristin Boyd and seconded by Michael Hoyt.

5 in favor; 0 opposed.

KRASNA

203 Anawana Lake Road

Joel Kohn, Property representative

Joel Kohn – tonight I am looking for lead agency and 239 referral to the county. The bus drop off was changed to be in the parking lot.

Michael Croissant – what is the lot to the north? Joel Kohn –no parking on the side of the road anymore. Emergency access is shown on the site plan. Matt Sickler – The width of that access needs to be clarified.

A motion for naming the Town of Thompson lead agency was made by Arthur Knapp and seconded by Kathleen Lara.

5 in favor; 0 opposed

A motion for 239 referral to the county was made by Michael Croissant and seconded by Michael Hoyt.

5 in favor; 0 opposed

GAN EDEN

Old Liberty Road

Tom Dill, Project Attorney

Mary Beth Bianconi, Delaware Engineering, PC

Paula Kay – We sent a memo that Helen Budrock prepared with the comments from the consultants and it was sent to the applicant. Tom Dill – we have received the.

Mary Beth Bianconi – this project has been through a portion of the SEQRA process and a POSDEC was issued meaning the environmental impact statement will be created and reviewed. So far, in that process a scoping document has been prepared and reviewed by the public and adopted by the board. On January 26, 2022 the Planning Board acknowledged the receipt of the DEIS statement by the applicant. The process that the board and the consultants of the board has gone through on that date is to compare that DEIS and compare it to the scoping document that was prepared to determine if the information in the DEIS meets those requirements and is adequate for public review.

Mary Beth Bianconi – the memo that was just referenced which includes two memos – one from our office which consolidates the comments of the board that were contributed as well as the consultant team as an attachment from Miller Hydrogeologic Assoc. encapsulates the comments. There are a number of areas that the DEIS doesn't meet the scoping document. The board needs to take an action tonight which is to determine that for the reasons outlined in the memos the DEIS is incomplete and the applicant needs to respond.

Kristin Boyd – I had questions regarding the assumption in the financial section. I have previously raised my concerns. Mary Beth Bianconi – we can add any concerns that you have. Kristin Boyd – it was in regards the assuming no health care and benefits with town staff and services. Helen Budrock – I feel that I would be good to retain a separate consultant that specializes in fiscal impact analysis. There is still time to move forward on that.

Jim Carnell – Stated that Dan Horgan must reach out the comptroller to get some invoicing taken care of.

A motion to determine the DEIS incomplete has been made by Arthur Knapp and seconded by Michael Hoyt
5 in favor; 0 opposed

WHEAT AND SONS, SUBDIVISION
Hemlock Lane & Sunset Drive
Hayden Carnell, Keystone Engineering

Hayden Carnell – I am just here tonight to update the board to the status of the project. We had the public hearing and the comments and questions have been addressed. The main hold up of the project from the public hearing was the discrepancies in the surveys. Lounsbury Surveying has conceded that his survey was incorrect. Paula Kay – if we could get that in writing from the surveyor, I would feel more comfortable.

Chairman Sush – Does the new survey match? Hayden Carnell – Yes it does. Packer went out and resurveyed all the properties.

Hayden Carnell – there is a small change on the site plan, based on the public comments the setback lines is instead of having 20' & 30' we shifted them with the house inwards. An easement had been closed and to connect it with the drainage on Hemlock Lane.

Hayden Carnell – most of the comments were regarding storm water management. There is no proposed storm water going towards the other properties, the tree line is within those setbacks.

Matt Sickler – I had provided comments earlier and I believe they have been addressed. Hayden Carnell – there are no wetlands on this property. Matt Sickler – Please put a note on the final site plan with who prepared the wetland delineation and verify the date completed.

A motion for conditional approval pending engineer review, confirmation letter from Lounsbury Surveying and section block and lots to be assigned was made by Arthur Knapp and seconded by Kristin Boyd.

5 in favor; 0 opposed

A motion for NEGDEC was made by Michael Hoyt and seconded by Arthur Knapp.

5 in favor; 0 opposed

AVON PARK

Rock Hill Drive

George Duke, Project Attorney

Glenn Smith, Project Engineer

Greg Liberman

Ken Ellsworth, Keystone Engineering

George Duke – we are here to answer any questions at this time.

Helen Budrock – So where we left off there were still some outstanding issues that needed to be addressed or analysis so the applicant provided updated traffic and noise. Matt Sickler – is still reviewing the SWPP review. We are moving along. The agendas are getting crowded and we talked about scheduling a special meeting Wednesday, March 16, 2022 at 12:00pm. The agenda stated 7:00pm, but that was completed before the finalizing of the time.

A motion to hold a special meeting on March 16, 2022 at 12:00pm was made by Michael Croissant and seconded by Michael Hoyt.

5 in favor; 0 opposed

A motion to adjourn 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