

TOWN OF THOMPSON
PLANNING BOARD
January 24, 2024

IN ATTENDANCE: Kathleen Lara, Chairman
Kristin Boyd
Arthur Knapp
Michael Hoyt
Michael Croissant
Matthew Sickler, Consulting Engineer
Jim Carnell, Building, Planning, & Zoning
Christina Cellini, Alternate
Paula Elaine Kay, Attorney
Laura Eppers, Secretary

Chairman Lara brought the meeting to order at 7:00 pm with a pledge to the flag.

A motion to approve the December 27, 2023 minutes was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

ACTION ITEMS:

RHAPSODY HOLDINGS

9 Anawana Lake Road, Monticello, NY
Eli Schneider, Project representative

Eli Schneider – We are here tonight because my client would like to add a pool house to his property. There is already an existing pool and he would like to add on to that. This way the pool can be enclosed during the winter and be used year-round and also so that there can be bathrooms and changing rooms nearby. The one unique feature to this particular pool house is that they would like to maintain modesty by adding leafy bamboo plants to the roof top portion of it.

Chairman Lara – Will it be live bamboo? Eli Schneider – Yes and this is what it will look like. It would be just around the perimeter of the roof top terrace to give them some privacy for a sun deck in the summer months. Chairman Lara – Is bamboo hardy for this area? Eli Schneider – We checked into that and the bamboo that we want to use is. It is an evergreen and is an all year round, leafy bamboo. Chairman Lara – Jim, will the bamboo count towards the height of the building? Jim Carnell – No. It is not in the code. Chairman Lara – What about the enclosed pool area? Jim Carnell – They will need to meet the DOH requirements for things such as the depth markers, non-slip surfaces, accessibility, and exit signs. Eli Schneider – The pool itself is existing and the enclosure they want to add is actually a retractable enclosure. It will be completely open during the summer and not in use. Then if they want to use it during the winter, they will close it. Jim Carnell – So, the area about it is not a deck? Eli Schneider – The retractable roof will be over the pool only and the sun deck with the bamboo will be the roof portion of

the rest of the building. Jim Carnell – Above the changing rooms and bathrooms? Eli Schneider – Yes. Matt Sickler – Is there a setback issue with the cover over the pool? Jim Carnell – No because the pool is already existing. Eli Schneider – And we checked the lot coverage and everything else like that to make sure we didn't have to go to the Zoning Board. Everything is in compliance. Jim Carnell – Do we have a site plan that shows everything? Eli Schneider – Yes.

Michael Hoyt – Do they have an HOA or is it more of a family type thing? Jim Carnell – It is more of a family thing, but the last time they were here, to get approval for some additions, we discussed that 4 of the units are used for respite. Eli Schneider – Right and then the rest of the units are for family. Paula Kay – We have it as a dual use; a cluster development and a hotel. Matt Sickler – And it is all the same owner? Eli Schneider – Yes.

Chairman Lara – The town's superintendent of water & sewer did send over some comments on this. He said that that you will need a sewer connection permit and a plan on how they will be connecting. He also wants to make sure the back wash from the pool cannot and will not be discharged into the Towns sewer line. If you did not get a copy of those yet, I will have Laura sent you them. Eli Schneider – Okay. Michael Hoyt – Does their back wash go in there now? Jim Carnell – We just need confirmation on that. Chairman Lara – Okay, so you guys will need to work with our water department to get Mike's comments addressed, which seems simple enough so as long as the rest of the Board agrees, that can probably be a condition.

No further questions or comments from the Board.

A motion to approve the minor modification to the previously approved site plan, subject to Mike Messenger's comments being addressed as well as any comments the town engineer may have, was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed.

DISCUSSION/POTENTIAL ACTION ITEMS
(as determined by the board):

THOMPSON SQUARE MALL

State Route 42 Monticello, NY
Gerri Tortorella, Project attorney
Pablo Medeiros, Project representative
Chris Boyea, Project engineer

Paula Kay shared the modified site plan for everyone to see.

Gerri Tortorella - Back in 2018 we obtained an approval to redevelop the mall in three different phases. We were here just last month to request an extension for phase II, which was granted, and at that time we had eluted to the fact that we might be looking into redeveloping phase II and that is why we are here tonight. With that I will turn it over to Chris & Pablo to explain the changes being proposed.

Chris Boyea – What I have here with me is an arial view of the mall showing its existing conditions. Pablo and his team have invested a significant amount of money over the last few years, which I hope everyone here has realized, to clean it up and put some life back into this place. Chairman Lara – It has definitely

been noted. Chris Boyea – Great. So, this part of the project, phase II, is to utilize this under-utilized portion of the mall here where there is just a large parking lot. As Gerri had mentioned, this was previously approved and it has always been the plan to put a building here. We are now looking to modify that a little and you can see those changes are in color. This is the parking lot that is currently there and we will clean that up by stripping it and making the drive isle in-between more efficient. The proposed changes are increasing the building to 14,000 sq. ft., from the approved 11,000 sq. ft., increasing the green space around the building, to ensure that the road between Town Hall and this building looks nice, and the addition of a drive-through. Chairman Lara – Who would the drive-through be for? Chris Boyea – It will be for the coffee shop. The increase in the square footage of the building is to accommodate a third retail store. One store will be Five Below, which I am allowed to discuss because they signed a contract, a coffee shop, and another retail store, which has not been assigned yet. There will be some service loading areas here on the far side and then a trash enclosure on this side. As this is already a developed area, there is water and sewer that has been previously approved and we will be decreasing the amount of stormwater because we will be increasing the green space. As you can see there is a sewer easement that run through here so we have the building pulled up as close as we can to that we can maximize the area for parking. The Town has already agreed to a parking waiver for the entire plaza and this modification still works with that waiver. This is a great project and even though it has already been approved and these changes are minor, we still wanted to get the Planning Board's input on it and hopefully start construction this summer.

Chairman Lara – I am happy to see the addition of the green space. Michael Hoyt – I agree and it is the first thing you see when you leave Town Hall.

Chairman Lara - I know there is not a lot of options for a walkway and we did go over this with Popeye's, but there are people asking if they can be installed. I also know that you guys have come here tonight looking to set up a work session, so maybe this is something you guys can look into a little and possibly discuss at the work session.

Michael Hoyt – Do you plan on doing anything to the entrance by Marshalls? I see that you are now proposing to have that access way bend and not go straight back to ShopRite anymore. Chris Boyea – Right and that is not necessarily a bad thing. It was done intentionally for traffic control so people can't just blow through. You can put up all the speed signs in the world, but that won't stop some people. If there is a curve, they will be forced to slow down to negotiate the turn. Gerri Tortorella – This is actually how the original site plan was approved. Michael Hoyt – I was here for that approval, but now that there is a lot of activity over there, it seems like it is a little tight. Paula Kay – That is definitely something that we can discuss more in depth at the work session. Michael Hoyt – Okay, because as of right now it will sometimes get backed up onto Route 42. Chris Boyea – Any change to that may require an additional parking waiver from the Town. Michael Hoyt – I'm sure that is something you guys can work out at the work session. Chairman Lara – Right and I can see where Michael is coming from. Matt Sickler – Maybe for the work session you can just come up with a basic concept on what the change would be and the number of parking spaces you will lose.

No further questions or comments from the Board.

Chairman Lara – Okay, so it sounds like the next step is to reach out to Laura and get a work session set up. Paula, do you think we need to engage Helen for this? Paula Kay – No, because they have already received their approval and this is just a minor modification.

GARDEN COTTAGES

82 Varnell Road, Monticello, NY

Joel Kohn, Project representative

Joel Kohn – We were here at the meeting before last so that the Board can deny and refer this to the ZBA. That motion was made, but the Board asked us to come back before the ZBA meeting takes place to give an update on a couple things. One was of those things were in regards to the bedroom count and if that increased with any of the additions built. According to the owners, they did not add any bedrooms. I did not go down to personally see for myself, but that is what I have been told. The other thing was in regards to seeing if there was any way to expand the lot line change any more. The original proposal was for a lot line change to give a 5-foot setback between the buildings and the lot line and now they are proposing a 10-foot setback with a 10-foot easement, for a total of 20 feet.

Chairman Lara – Paula, you will want to take a look at that easement before it is filed, right? Paula Kay – Yes. Joel Kohn – Okay, but it won't be prepared until after ZBA approvals. Chairman Lara – That's fine. I just wanted to make sure I put it in my notes and on the record. Paula Kay – Are you on the agenda for the February ZBA meeting? Joel Kohn – Yes. We submitted the application and mailed out the legal notices that Laura prepared. Paula Kay – How many variances were there? Joel Kohn – A lot. I believe there were 20 variances. Paula Kay – And what date is the meeting? Joel Kohn – February 13th. Chairman Lara – This is really just for cleanup, right? Joel Kohn – Right. Half of the variances are for expansion percentages and the other half are for separation distances between the units.

No further questions or comments from the Board.

Chairman Lara – Okay, so we will see you back when you get done with the ZBA.

K RUBIN HOLDINGS

402 Sacket Lake Road, Monticello, NY

Kaitlin Rubin, Applicant

Kaitlin Rubin – I have purchased a building located on Sackett Lake Road that used to be a bar and then an ice cream stand a long time ago. The building has been vacant for approximately 40 years and there is a shortage on housing in our area, so my plan is to divide it down the middle and turn it into two apartments with a deck off of each. It will be a two-bedroom apartment on the left side and a one-bedroom on the right side. The parking is already existing and sufficient for two apartments, but I do plan on rearranging to parking a little bit so that people can safely exit out onto Norris Road, instead of Sackett Lake Road. The property is served by Sackett Lake sewer and

Paula Kay – Any changes to the exterior of the existing structure? Kaitlin Rubin – Only the addition of the two decks and they will be less than a foot off the ground and mostly on grade.

Paula Kay – This is essentially just a change in use, which the Board has been seeing a lot of lately. Under the code the Board has the right to take a look at the application and determine if it will need site plan approval. Chairman Lara – If we do that will she still require a 239 review? Paula Kay – Yes, because this is located on a county road and this is not on their exemption list. However, all we would need to do is send this over to the County to review the change of use. Chairman Lara – I spoke to Katie a little before the meeting started and she stated that she is going to get a site plan to show the decks, but wanted to get something into us to get this started. Kaitlin Rubin – And I looked up the zoning code for the property and I

believe I am more than far enough away from the setbacks. Chairman Lara – I'm sure she will ensure she stays within the setbacks, so that she does not have to go to the ZBA. Paula Kay – Do you have a survey? Kaitlin Rubin – I have the survey that I got when I purchased the property and then David Rosenberg is going to draw up the architectural plans. Paula Kay – So, I don't think there is much more that has to be done, but the County will need to review it. Chairman Lara – Okay, so we will send this out to the County and have her come back in two weeks, as it shouldn't take the County that long to review. Laura Eppers – Usually we submit a site plan with our 239 referral. Paula Kay – What do we currently have? Chairman Lara – A sketch plan. Matt Sickler – It is a survey showing the building and the proposed decks have been drawn on there with the dimensions. Chairman Lara – I think we should try sending it with what we have because this is a very minimal change and I think the County will agree that this is a great project as we need more housing. Paula Kay – Also, it is going from commercial to residential so the impact will be less. I don't see why we couldn't try with what we have and if the County asks for more, we will have to supply them with that. Jim Carnell – Plus, I would think their main concern would be with traffic exiting out onto Sackett Lake Road, which has now been changed. They may just want some kind of landscaping or fencing to prevent access from Sackett Lake Road. Chairman Lara – I know that it is all black topped along Sackett Lake Road, so that may be difficult. Jim Carnell – Maybe just some planters or something like that. Paula Kay – That is a great idea.

No further questions or comments from the Board.

Chairman Lara – Laura will send this over to the County for their review, we will put this on the agenda to come back in two weeks, and as long as the determinations comes back fine, I don't see why you couldn't get your approval then.

A motion to refer this project to the County for a 239 review was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed.

AVID-CANDLEWOOD SUITES HOTEL

Rock Hill Drive & Emerald Place, Rock Hill, NY
Larry Marshall, Project engineer
Abhi Patel, Applicant

Paula Kay disclosed that she does not represent the buyer and never has, but she did represent the seller.

Larry Marshall – This is for a proposed four-story hotel on the corner of Emerald Place and Rock Hill Drive. These are the two parcels along the side of the drive that goes up to Crystal Run Healthcare. There was previously a Planning Board application submitted to put an office building on these lots, but Abhi has since purchased them and wants to put a dual hotel. It will be one building with two different brands in it; Avid and Candlewood Suites. This building will be significantly bigger than this one, but I have brought a proto type with me to show you today. The proposed hotel will have 40 Avid rooms and 51 Candlewood Suites rooms. As for water and sewer, we proposed to connect to the existing facilities that run along Emerald Place. We will have to do some stormwater upgrades and there is an existing basin on this site that we are looking to modify. So, the plans are in the works for that. The entrance to the hotel will be off of Emerald Place, just up past the curve there. We don't want the entrance to come off of Rock Hill Drive and actually due to the amount of cut and fill that has to be done on the property, we can't because it would be too steep of a drive. Chairman Lara – That is great because that is a terrible spot coming down that hill on Rock Hill Drive. Larry Marshall – Right and Emerald Place is a great road. It is a well maintained

and is a very wide and visible.

Paula Kay – What is the difference between the two kinds of rooms? Larry Marshall – Candlewood Suites will be a suite room, so it will have a small kitchenette and the Avid rooms will not.

Paula Kay – Will there be any other rooms, like maybe a conference room? Abhi Patel – Yes, a small meeting room. Larry Marshall – This is a fairly tight fit on the property with the number of rooms that are being proposed and the required parking spaces, so we don't have the opportunity to have large conference areas or rooms.

Paula Kay – What about signage? Larry Marshall – We are putting together a sign package that is not completed yet, but we plan on having a ground mounted sign, out near Rock Hill Drive, and some building mounted signs. They will be similar to what you see on the rendering, but we will definitely try to incorporate something on the southerly end of the building so that you will be able to see the featured hotels from Route 17. Chairman Lara – Makes sense.

Chairman Lara – What is the loop that we see on the plan? Those are curb dial ins for landscaping. We try to anticipate, even in the early stages, things like landscaping and parking. We will obviously submit a full landscaping and lighting plan later on, as well as a SWPP and grading plan. This is just very preliminary at this point.

Chairman Lara – Our Water and Sewer superintendent emailed in his comments on this, which I will give you a copy of, and he asked if the existing well, that he highlighted in the email, being used for the Emerald Corporate Center water system? Then our town engineer pointed out that it would be under rock, right? Matt Sickler – I think from what Larry has explained, that area will be fill because they are raising that end of the site up and installing a retaining wall. But there is an access easement where the well is being shown, is that part of the water system? Maybe a monitoring well? Larry Marshall – We are investigating that. If it turns out to be an active well, we will simply swap the parking spaces and the drive isle. We pull the drive isle in and just eliminate some parking spaces to open up access to that. Michael Hoyt – I believe the water districts well is up higher and this well is from the old hotel. Matt Sickler – It does kind of seem to be in an odd location for the development up there. Larry Marshall – When we did the survey on the property, it doesn't seem to be used, but we just have to investigate that a little further.

Chairman Lara – I would just like to say that this is a very welcomed addition to Rock Hill and the car wash is coming along well.

Paula Kay – With this Board's recommendation, the Town Board acted on adding this as a permitted use to this zone, as well as a special use permit. So, this will require a public hearing at some point down the line. Larry Marshall – Okay.

Chairman Lara – So, I think that we are going to ask you guys to go to a work session with the Board's consultants and enact our planner so that she can be a part of that as well. Paula Kay – I think Mike Messenger should be there as well. That way they can discuss any water issues. Chairman Lara – Okay, so just reach out to Laura and she will help set something up.

No further questions or comments from the Board.

A motion to engage the Town Planner for this project was made by Arthur Knapp and second by Michael Hoyt.

All in favor, 0 opposed.

WINDSOR HILLS (2-FAMILY HOME)

Pittaluga Road, Monticello, NY

Glenn Smith, Project engineer

Glen Smith – A few years ago this Board approved Windsor Hills to subdivide off a little over an acre of land to allow a gentleman who didn't want to be part of the development to build a house on. They were going to put a single-family house on the lot, drill a well, and connect the sewer into the existing plant. The owner now wants to do a two-family, mother-daughter house, which is permitted in the zone, but requires Planning Board approval. I have now shown that on the map and you will see that it still meets all setbacks. That's pretty much it and this is pretty straight forward.

Michael Hoyt – Is the well just for this house or will it be for Windsor Hills as well? Glenn Smith – Windsor Hills has plenty of wells and water, so it will be only for this house. Jim Carnell – If they are going to be sharing sewer with Windsor Hills and it is not the same ownership, do they need a transportation corporation? Paula Kay – Yes, they do. Glenn Smith – I think they may be owner by the same entity, but I will make sure and if not, they will have to do a transportation corporation.

Chairman Lara – So Glenn, you know what I'm going to ask about, right? The dumpsters. Glenn Smith – We have had a lot of discussions regarding the dumpsters, so we have not forgot ten about that. Chairman Lara – We feel a little forgotten and are not happy to approve this until they come back to us with a solution for the dumpsters. Glenn Smith – I know one of your main concerns was the gentleman in the corner parcel having to look out and see the garbage, so they are currently in negotiations to try and purchase that lot as well. If that doesn't work, I know they have discussed their options with Jim to move them more down here. But they haven't forgotten and will make sure that gets done. Michael Hoyt – So, what are the other possibilities now because it sounds like this is going to get a little jammed up until we see that. Chairman Lara – Right, I don't think we will be comfortable until we see where they will be going or at least a deed showing they purchased the other lot. Glenn Smith – Okay, I guess we will be figuring that out real soon. The issue is they don't want to have the dumpsters on the interior of the site because then trucks will have to drive through the site, so the options are limited. But we did discuss a couple possible areas last week, so I will go back to the owner and let him know that needs to be finished up first. Other then the dumpsters, does the Board see any other issues with this? Chairman Lara – I don't think so. I know they took out all of the speed bumps and I don't think there are any other outstanding issues.

No further questions or comments from the Board.

A motion to close the meeting was made by Michael Hoyt and second by Kritin Arthur Knapp.

All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

DRAFT