

TOWN OF THOMPSON  
PLANNING BOARD  
March 27, 2024

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

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

**ACTION ITEMS:**

**ALAN KESTEN**

1 Schroeder Street, Monticello, NY  
Alan Kesten, property owner

Chairman Lara – Alan, I see that we received the County’s review back and the only major comment they had was that they wanted a road permit for the sidewalk/road coming off of the garage. Alan Kesten – I believe they called it a driveway permit. Chairman Lara – Right and did you take care of that? Alan Kesten – I applied for it today and I have a copy of the application with me. Chairman Lara – Okay, very good. Can we give this to Laura for the file? Alan Kesten – Sure.

Chairman Lara – Paula, this doesn’t need a NEG DEC, right? Paula Kay – Correct.

No further questions or comments from the Board.

A motion to approve the change of use was made by Arthur Knapp and second by Michael Croissant.  
All in favor, 0 opposed.

**SHELDEN DISHNER**

16 James Place, Monticello, NY  
Shelden Dishner, Applicant

Shelden Dishner – My house is one of the houses in Patio Homes that was totally destroyed in the house explosion. I want to rebuild; however, the new footprint is 24 inches wider, onto property owned by Patio Homes. I got the okay from Patio Homes already because I will be helping to enhancing the community, so I just need your approval as well.

Chairman Lara – Before I turn it over to the other Board members, I just wanted to say that I did have the Director of Real Property take a look at it to make sure it met all of his requirements, and it did, just be mindful that if you receive approval, a deed needs to be filed with the meets and bounds of the new lot. Sheldon Dishner – Okay and I had a surveyor take care of that. Chairman Lara – He saw that and said it was done well, so that’s why he was okay with it. Just make sure you get everything filed when you are done.

Michael Hoyt – Jim, do you have anything for this? Jim Carnell – No. Mr. Dishner came and applied for a building permit and we realized he was slightly over the property line. As the units in Patio Homes have 0 lot lines, he made an arrangement with Patio Homes to move the property line over the 2 feet needed, which would be into the common area owned by Patio Homes. He got a surveyor to show everything and the HOA to approve it and just needs this Boards approval now.

No further questions or comments from the Boar.

A motion to approve the lot line change was made by Michael Hoyt and second by Kristin Boyd. All in favor, 0 opposed.

#### **GIBBER HOLDINGS**

80 Gibber Road, Kiamesha Lake, NY  
Joel Kohn, Project representative

#### **FRASER RESORT**

Fraser Road & State Route 42, Kiamesha Lake, NY  
Joel Kohn, Project representative

Gibber Holdings and Fraser Resort were discussed together as they have been from the beginning, even though they are two separate projects.

Chairman Lara – We just your traffic consultant’s latest response, right? Joel Kohn – Right. Chairman Lara – Would you please just give us an update on that. Joel Kohn – Sure. Our traffic engineer, for both projects, had responded to your traffic engineers’ comments on the day of the last meeting, so the Board had requested some time for both the Board and the town’s traffic engineer to be able to review it. Your engineer has since reviewed the response and seems to be satisfied. The main comment he originally had was why the traffic counts were done during the summer instead of while school was in session, so our engineer responded letting him know DOT requires it that way for our area. So, that basically took care of the issues your engineer had. Chairman Lara – Thank you.

Chairman Lara – Matt, do you have any comments for this? Matt Sickler – For Gibber, we reviewed the most recent SWPP and had a few comments that we submitted to Joel toady. They were mostly in regards to the differences between the stormwater management plans and the stormwater management model and some clarification there. Nothing major, it is sort of just dotting the “I” s and crossing the “T” s. As for Fraser, they are pretty much in the same condition as Gibber. I had an issue on my side downloading the second submittal for review, but that has been resolved and they seem to be in pretty decent shape. Chairman Lara – Okay. So, would you be comfortable if we decided to approve these, subject to your final review and approval? Matt Sickler – Yes. Joel Kohn – And that is actually a condition listed in the proposed resolution.

Chairman Lara – Paula, would you just go over the resolutions for us? Paula Kay – Sure. These resolutions

are for both the site plan approval and the special use permit and have several conditions. The conditions are pretty costumery, but I will go over them for everyone:

Approval Resolution for Gibber Holdings -

[https://drive.google.com/open?id=16X7Qzb8aWNFsIYKWgravFoOgC6g0m\\_Ae&usp=drive\\_fs](https://drive.google.com/open?id=16X7Qzb8aWNFsIYKWgravFoOgC6g0m_Ae&usp=drive_fs)

Approval Resolution for Fraser Resort -

[https://drive.google.com/open?id=16dYT3aHJgh9vXmpEnnluxWOhd\\_qz6fO5&usp=drive\\_fs](https://drive.google.com/open?id=16dYT3aHJgh9vXmpEnnluxWOhd_qz6fO5&usp=drive_fs)

Joel Kohn – As far as the performance bond goes, the project engineer will submit an infrastructure cost estimate to MH&E for review and approval, which will set a base for the inspection fee and the so that we can move forward with the work. There will also be a separate developer’s agreement, that is now being drafted, that will address all of that. Paula Kay – And we also reference that in the approval resolution as one of the conditions.

No further questions or comments from the Board.

Paula Kay – You will need to take three actions for both projects; the NEG DEC, the special use, and the site plan. Chairman Lara – Okay. So, we will do Gibber first and then Fraser.

Gibber Holdings:

A motion for a NEG DEC was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed.

A motion to approve the special use permit was made by Arthur Knapp and second by Kristin Boyd.

All in favor, 0 opposed.

A motion to approve the site plan, subject to all conditions listed in the approval resolution, was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed.

Fraser Resort:

A motion for a NEG DEC was made by Michael Croissant and second by Kristin Boyd.

All in favor, 0 opposed.

A motion to approve the special use permit was made by Arthur Knapp and second by Michael Hoyt.

All in favor, 0 opposed.

A motion to approve the site plan, subject all conditions listed in the approval resolution, was made by Arthur Knapp and second by Kristin Boyd.

All in favor, 0 opposed.

**98 VARNELL**

98 Varnell Road, Monticello, NY

Joel Kohn, Project representative

Joel Kohn – This is right next to Garden Cottages and is owned by the same entity, but is somewhat separated. It is a 3.329-acre property that should have a two-family house and a mobile home on it. However, what they already did was covert the two-family into a four-family house without a permit. We submitted plans to the building department to properly convert it into only a three-family house, so at the end of the day, this property will have a three-family house and a mobile home on it. We are here to get Planning Board approval to change the use to a multi-family, but a multi-family requires a minimum of 10 acres and this is only a little over three, so we will need to be referred to the ZBA for that. As well as the front yard setback, even though that is already existing and nothing will change there, we still need a variance for that.

Chairman Lara – Can you tell me how this came about? Jim Carnell – We ended up discovering that they were doing work on the property and issued some stop work orders. They ended up converting it from what was a two-family into a four-family and are now looking to convert it into a three-family only.

Chairman Lara – Does that entail taking out a kitchen? I'm asking out of curiosity. Jim Carnell – They did submit a plan, but I have not been in the building myself, so I am not sure exactly what they would need to do at this point. I think they started the work to convert it into the four-family, but did not finish that all the way. Joel Kohn – Correct. Most of the work was completed, but not all of it and they will now have to make sure the fire separation is done. Michael Croissant – Were there any inspections or anything like that done throughout the process? Paula Kay – I don't think it is livable at this time, right? Joel Kohn – I think it is livable. Maybe not all the way. Michael Croissant – If there were no inspections done, then it is not livable. Paula Kay – Has it been occupied since they started the conversion? Jim Carnell – I think it was occupied last summer. Chairman Lara – It sounds like the building department doesn't have access to the building at this time and I think it would be helpful if they did and the applicant can show that everyone is working together. Jim Carnell – I think the plans that were submitted were adequate enough for us to review. We just don't know exactly what they did, so some of the work is going to have to be exposed and/or have engineered sign offs. Chairman Lara – Okay.

Matt Sickler – What about occupancy loads? Jim Carnell - We are not really sure what is there. It's not in a district and they have private, on-site wells. Joel Kohn – Correct and the engineer will be investigating that as part of this approval process. Matt Sickler – Okay because that is something I think we will need to see. What the occupancy of the multi-family is now and what needs to be expanded. Joel Kohn – Right.

Michael Croissant – Jim, are there any violations for this? Jim Carnell – Yes, there were violations issued.

Joel Kohn – This is actually in court. Chairman Lara – So, tonight is really just to get referred to the ZBA so your clients can get the property cleaned up and take care of what is going on in court. Michael Croissant – Why would they need this for the court case? Paula Kay – Because the court is going to ask if they are coming into compliance and this is there only method to come into compliance. Depending on what this Board and the ZBA decide to do. The ZBA could say absolutely not and deny this, which they have been known to do with people who have built without permits. If they do get approval, the applicant would report that back to the judge and based on that, there will be some sort of determination as to what the fines will be. Jim Carnell – What has typically been happening is that the applicant enters into a stipulation that they will meet certain compliance by a certain deadline, with the agreement that a certain fine amount will be due if they don't. If they can't ascertain the approvals or at least take the steps to correct the issue, then the fine typically increases fairly steeply. So, I'm sure they have already entered into a stipulation, with a significant fine, and that will most likely keep multiplying if they don't meet their deadlines. Chairman Lara – Okay.

No further questions or comments from the Board.

A motion to deny and refer this project to the Zoning Board of Appeals was made by Kristin Boyd and second by Michael Hoyt.  
All in favor, 0 opposed.

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

A motion to take the agenda out of order to discuss Southwood Mobile Home Park first was made by Kristin Boyd and second by Michael Hoyt.  
All in favor, 0 opposed.

**SOUTHWOODS MOBILE HOME PARK**

585 South Maplewood Road, Monticello, NY  
Joel Kohn, Project representative  
Joseph Churgin, Project attorney

Chairman Lara – We have our Planner here tonight for this project who prepared a memo, so if it is okay with everyone, I am going to ask here to speak first. Helen Budrock – I realize the memo was sent out last minute, so I will briefly go over it:

Helen Budrock's memo - [https://drive.google.com/open?id=1t7bhGlr\\_OMVqfg-xGjE8Gle-VLJsYm5X&usp=drive\\_fs](https://drive.google.com/open?id=1t7bhGlr_OMVqfg-xGjE8Gle-VLJsYm5X&usp=drive_fs)

The below comments were made in regards to issues raised in the memo:

- Number of entrances required: Paula Kay – I think if the Board is at a consensus that the code requires two separate entrances, then there is no need to refer the project to the ZBA. If the applicant would like to apply to the ZBA for a second interpretation, they may.
- Sight distance: Laura Eppers – A motion was previously made to engage the town's traffic consultant, but that has not been done yet as escrow for this project was just received today.
- Wetlands: Michael Croissant – Are we allowed to set our own parameters, as far as distance from a wetland? Paula Kay – Only if it is in our code. Helen Budrock – And your code doesn't address it, so you will have to go by the state and federal regulations. But as just general feedback to the applicant, you can voice that you are not comfortable with how close to the wetland they are proposing to build. Chairman Lara – We have asked other applicants in the past to do the same thing.
- Waste water treatment plant: Matt Sickler – It would probably be a good idea to address the discharge early on. The discharge needs to be to a stream or a water bed and bank and can't be just to the wetland. It can be an intermittent stream, but it has to have a defined bed and bank. I think confirmation from DEC that they would permit that location, would be good to get out of the way up front. Joel Kohn – That is a very valid comment. There is a stream at the edge of the property and the engineer actually submitted a request to the DEC for preliminary effluent limits a while ago. No surprise, but we did not get anything back yet. Hopefully we will get it back soon.
- Original submittal: Jim Carnell – It may not have been all of the same Board members when this was originally presented to the Board many years ago by a different developer, but the same concerns and questions were raised and I don't think they were able to get to the point of approval, so they donated the property. I think the current owner purchased it from the entity that

it was donated to.

Chairman Lara – We know this is just a sketch plan, but the Board appreciates when we get to see stuff early on. That way we can kind of iron out the kinks before we get too deep into the project. Joel Kohn – Right and even though this has been presented in the past, this is the first time seeing it like this. Like Helen mentioned this was changed to 30 doublewide mobile homes and will have less roads, so less imperviable surface than it did before, so it should be a better project than what was originally presented. We will look into all of Helen's comments, but as far as the two entrances, we probably won't go to the ZBA for that. If needed, we can branch off of the proposed entrance to come up with another entrance. It will cause them to get closer to the neighbor, but if that is the Planning Boards interpretation, then I guess we can do that, but I don't think it is ideal. We will have to take another look at that. We did do a boulevard style entrance, which has separate ingress and egress. So, the Board may be satisfied with that instead of doing another entrance, but it's up to the Board. Jim Carnell – Maybe you can just spread them out a little bit? Joel Kohn – We are limited to where we can spread them out because of the sight distance. At the moment, sight distance can't be met, but it will be once all of the grading is done, as noted in the traffic engineer's memo. As for recreation, we will show better recreation and be more specific. We will also discuss a dumpster location and show that on the plan. As for the wetlands, we have a DEC certified map, which I think we mentioned last time. So, we will work with the DEC to address anything they may require, including the discharge. If there is no discharge point, there is no project. Matt Sickler – Right or if it's going to be off the corner of the property, you will have to get there somehow. Joel Kohn – Right. Michael Croissant – When were those wetlands mapped? Joel Kohn – I believe a little over a year ago. Matt Sickler – It looks like they were signed in August of 2023 and the delineation was done in September of 2022. So, it's good through 2028.

Paula Kay – When you respond to Helen's memo comments in writing, you should also prepare a response to the Highway Superintendent as well. Joel Kohn – Sure. Joseph Churgin – We are going to do some grading there so there will be nothing blocking the sight. Paula Kay – Right, but he will need a response. Joel Kohn – Our traffic engineer kind of already addressed the issues the Highway Superintendent brought up, but we will further look into this, see how we can address it, and respond to him.

Chairman Lara – What about wells? Joel Kohn – We will have to show well locations in future submissions. We will also have to supply those locations to the DEC for approval and then pull permits from the building department to drill them. That way we can pump test and monitor any neighboring wells to make sure there will be enough water for this project. Chairman Lara – Okay because a few neighbors have come to me because their wells are currently not sufficient and that is the concern. So, again, we don't want to see your client spend more money than necessary if there is not enough water. Joel Kohn – That is a good point. Chairman Lara – And these are not malicious people, it's a known issue and I think because it is mostly rocky through there.

Christina Cellini – What is the Town's code for occupancy in doublewides? How many bedrooms? Jim Carnell – There isn't. It is 50 sq. ft. per person. Paula Kay – So let's do the math there. Joel Kohn – You have 50 sq. ft. per person in the bedrooms because that is the maximum you can have. Christina Cellini – How big are these going to be? Joel Kohn – These are 1,800 sq. ft., but there are no bedroom counts yet. The total square footage isn't divided by 50 because there will be living space, but I believe we are proposing four bedrooms, so typically that would be a maximum of eight occupants. Chairman Lara – That is a lot of water. Joel Kohn – And sewer. Helen Budrock – So, is that what you are designing your plant for? Joel Kohn – Yes. We want to design it for the maximum, so we are assuming there will be four bedrooms. Matt Sickler – That would be 110 gallons per day for each bedroom, so that would be 440 gallons per day times the 30 units. Chairman Lara – That is a lot. Joel Kohn – We will look into the DEC guidelines for

doublewides.

Chairman Lara – Will these have basements or slabs? Joel Kohn – Slabs.

Chairman Lara – I am not speaking for the Board, but I am going to say this, this is a very big project in a very sleepy neighborhood. I know it is a permitted use, but it is a gigantic project on a not-so-great road so the Board is obviously going to be a little more conserved. Again, we understand that it is permitted, but I would really love for the applicant to take a look at Helen's memo and really take the things she is recommending to heart and maybe reduce the number of units. Even before any of that, look into the water and sewer, so that they really have an idea of what can be supplied because maybe they can't do everything that is being proposed. I spoke with Jim and this zone is one-acre lots and taking away all of the wetlands, it would be an 18-lot subdivision of single-family homes, so I just want the Board to also know that. That would be the bare minimum if this was subdivided, but I am not recommending anything one way or the other, just stating the fact that I recently learned. I just want to make sure this is the best project it can be, so forgive us if it seems like we are being a little picky.

No further questions or comments from the Board.

#### **HOLLYWOOD COUNTRY CLUB**

215 Cold Spring Road, Monticello, NY

Joel Kohn, Project representative

Chairman Lara – I know this was for two additions on the small side and we got the 239 back, which was for local determination. Joel Kohn – Right. We are here for one addition and a shed and the last time we were here, the Board did not have any other comments except that a 239 review was needed. As you mentioned, we got the 239 determination and there were no DPW comment, so we are here tonight to ask for final approval.

Matt Sickler – The bedroom counts are not being alter, correct? Joel Kohn – That is correct.

No further questions or comments from the Board.

Chairman Lara – Paula, does this need a NEG DEC? Paula Kay – No.

A motion to approve the site plan was made by Arthur Knapp and second by Kristin Boyd.  
All in favor, 0 opposed.

#### **BLUE STONE ESTATES**

268 Spring Road, Monticello, NY

Joel Kohn, Project representative

Joel Kohn – This project is located on Cold Spring Road, right next to the Prestige Estates project, which I think received preliminary approval or is very close to. I know the Town is currently working on changing their definition of a bungalow colony, but for right now, this is a proposed 107-unit bungalow colony with a community building, two pools, three playground areas, a sports court, and a caretaker's house by the entrance. Chairman Lara – Only one entrance, right? Joel Kohn – Correct, because they have limited

frontage. It is a 60.2-acre parcel, but they only have a couple hundred feet of frontage. However, they are in negotiations with the neighboring property to possibly grant an easement for emergency access only. Chairman Lara – The boards going to want that if there is only going to be one entrance. Joel Kohn – If for any reason that can't happen, the DEC fire code would require all of the buildings to be sprinklered. But hopefully an agreement can be worked out. Chairman Lara – Okay and this is just sketch, right? Joel Kohn Right. This is located in the RR-1 zone, which permits bungalow colonies. We do have some wetlands. There are some isolated federal wetland areas and a DEC wetland on the next property that we have to provide a 100-foot buffer for as it comes onto this property. We do have a DEC wetland map for that and they just walked the property a few months ago, so it is recent. The Marcy South powerline runs down the back of the property, so there is a 150-foot easement for that. Water for the project will be on-site wells, which will have to be drilled, early on in the process. We will get well location maps approved by the DOH so we can get permits from them to drill the wells and test them to make sure we have sufficient water supply. As for sewer, we are hoping to get a sewer district extension from the Town. We are working towards that, but we do not have any kind of indication yet. We had a conversation with the Town's Water and Sewer Superintendent, but we also have to get approval from the Village Board as the district discharges into a Village of Monticello treatment plant. As part of their municipal agreement, we have to petition the Village and they have to approval a resolution. Due to elections, it didn't make since to approach the Village yet. We will do that in the next couple of weeks and then go in front of the Town Board. The other option for sewer is a package plant, which we are not looking to do and hopefully won't have to do because I think it make more sense to tie into the sewer district. Michael Hoyt – And wasn't there an issue with those package plants not being used year-round? Joel Kohn – Correct. This was brought up on another project and there are certain sewer treatment plants that can handle the seasonal use. If I am understanding correctly, the SBR systems are the one that don't work well with seasonal use because you can't just flip a switch on and off and expect it to work properly. Matt Sickler – Right. By the time you get them up and working properly, it is time to shut them back down. There are systems that adapt better to seasonal use, so I think if they had to, with a little homework they can find one that would work for their need. Joel Kohn – I am actually in conversation with a couple of those companies just for some options, but we are first waiting for the preliminary affluent limits because they need to see those first.

Chairman Lara – What kind of construction? Will they be stick built with basements? Joel Kohn – Yes. Mostly one-story, two-family homes with unfinished basements. Joel Kohn – For water and sewer purposes, we are figuring five bedrooms. It will be a three-bedroom home with the option to add two bedrooms in the basement.

Shoshanna Mitchell – Is there any plan to connect this development to any other developments nearby? That way they can walk through the developments, instead of on Cold Spring Road. Joel Kohn – We can definitely have that conversation, but I doubt the other developers would want to get into such an agreement. Depending on the type of community, they may not want it open to each other, but it can definitely be discussed. Shoshanna Mitchell – Or maybe just some walkways within the property? Joel Kohn – There will be an internal walkway, it's just not shown on the plan yet. Chairman Lara – That is a good point though, because Cold Spring Road is much worse than Fraser Road. There are no sidewalks and it is pretty tight. In fact, most of the sides of the road there are ditches with no shoulder at all. Shoshanna Mitchell – There have been times when I am on my way home and there are three or four people in the middle of the road, not single file, at 10:00 at night. Matt Sickler – And that road is not well lit. Shoshanna Mitchell – Right and it is hard to see people until you are right up on them.

No further questions or comments from the Board.



Chairman Lara – It seems like there is still a lot of ifs, and I don't mean that disrespectfully, it's just that we are vary early on in the process. Helen Budrock – I don't believe I have been engaged on this project, is that something the Board wants to do? Chairman Lara – I think that is something the board is going to want. Helen Budrock – If that is the case, I was going to ask if it makes sense to do any kind of a deep dive until they came back with more details? Or maybe I should do just a preliminary zoning review? Joel Kohn – I think if Helen is going to be involved in the project, I would like some sort of preliminary review, so that we can get that feedback early on in the process. Chairman Lara – Speaking of preliminary reviews, the County Planning asked that if we are sending a project for preliminary 239 review, they are more then happy to review to but asked that we don't send the request on the 239 form. It sets off their time clock and that's when they send it back with an incomplete. I explained that we understand that and why it says incomplete, but it is super helpful to get their initial feedback early on for projects of this size, so I told them we will have Laura send any preliminary requests with a cover letter instead of the 239 form. Laura Eppers – Okay. I will start doing it that way. Chairman Lara – And I think this is a project that should go for a preliminary review. Paula Kay – I think because this is the initial review, we need to establish escrow before anyone starts working on it and the Board needs to take formal action to engage Helen. Chairman Lara – Okay, but we can still send this to the County for the preliminary review, right? Paula Kay – Yes, but you would not need a motion for that. Chairman Lara – Perfect.

Board agreed to send this project to the County for a preliminary 239 review.

A motion to engage the Town Planner was made by Michael Hoyt and second Arthur Knapp.  
All in favor, 0 opposed.

### **LEFKOWITZ BUNGALOWS**

177 Old Route 17, Monticello, NY  
Joel Kohn, Project representative

Joel Kohn – This property was purchased by new owners, two years ago I believe. They came in front of the Planning Board in May and received approval to change the use of the property from a bungalow colony to a camp. We also submitted some proposed buildings at that time, but said we would come back after the season with more information to see how we were going to proceed with this project. After the finish of the past season, they started looking at what they wanted their long-term plan to be and changed what they were originally proposing. Originally there was a dorm building proposed here, a shul building, and this building here, which has been build and is complete. They now think it is best to have two dormitory buildings, which one would only be built at first, but want a maximum of two in the future. They would then use these units as family suits and demolish these partially dilapidated buildings and build a 3,700 sq. ft. building in their place. With that, they would be constructing a parking lot here with a mikvah building. There was originally a maximum of 170 campers, but with the proposed changes, that has now changed to 256 campers. That is 128 beds per dorm, but like I mentioned the second dorm building wouldn't be built right away and could be as much to five to ten years in the future. Those are basically all of the changes.

Chairman Lara – What are we looking at as far as water and sewer? Joel Kohn – There is an existing water system on-site. Chairman Lara – Did they just update that? Joel Kohn – No, but they need to. They will have to submit an application to the DOH for approval and they will have to show that they can meet the additional demand that is now being proposed. There is a shed here that was used for pool equipment and some water system equipment, which will be replaced and will now have water tanks inside as well as some pool equipment. That is note number six on the plan. Matt Sickler -It is right next to the proposed multi-family, right? Joel Kohn – Yes. So, the water system will be new and the sewer will also be completely

replaced. There will be two larger leach fields in the back of the property. There are multiple leach fields right now, which were used during operations last year and they didn't really have any issues with them. If you remember, they were inspected before the start of last summer. The Town Engineer went out there and did some smoke testing to make sure there was no immediate issues with them, but they do want to replace the whole system in the long run. We will provide those plans to the DOH and DEC for their approvals. Chairman Lara – Will that be required before they can increase the number of campers? Joel Kohn – Yes.

Joel Kohn – We did have a public hearing the last time this was here and there were no public comments. We also did a 239 last time and it was a local determination. I don't know if we are going to need another public hearing for this. I believe it is at the Board's discretion. Chairman Lara – Right and I feel this is a pretty remote location, but it will be up to the rest of the Board. Joel Kohn – If we can skip the public hearing process, I would appreciate that. Chairman Lara – Also, the Board has been trying to be a little more proactive on taking a look at the entirety of the project and asking applicants to show a full built out, even if it is years in the future, and it sounds like that is what your client has done here. Joel Kohn – It is possible they might make other minor changes in the future, but what we are presenting is the plan they see happening in the next few years.

Joel Kohn – I do have a couple things to clarify with the Board, or maybe it would be Paula or Jim; building number six, which is going to be the new water building, is replacing a smaller building. It is within the required setbacks and it does not increase the nonconformity, it actually decreases it, but I wanted to verify that we don't need to go to the ZBA. Paula Kay – Correct. Joel Kohn – Okay and the same with the multi-family building. It is also within the setbacks and further away from the property line, so it is decreasing the nonconformity. Kristin Boyd – Will these changes kind of alleviate all of the things we would like to see changed? Jim Carnell – I don't know if all of the existing buildings will ultimately suit all of their needs now because it was originally set up and occupied as a bungalow colony. I believe most of that is being used as staff housing now. Joel Kohn – That is correct. Jim Carnell – The only other thing I would bring up, and Joel and I talked about this, is that when they got their last set of approvals, they didn't get their building up in time for the season, so they got approval to put up some temporary tents with a bond in place. They did put up the tents and removed them at the end of the season and are now asking about the bond, but they haven't started on the building yet. So, I asked if they were going to need the tents again for this upcoming season, because if so, we should probably still hold the bond and get clarification from the Board if that would be acceptable. Joel Kohn – There is no way this is going to be approved and built before the summer, so Jim has a good point. They are probably going to want the tent again for this summer, so we are not going to ask the Town to return the bond. Instead, they will keep it until after this summer and hopefully by then we will be further along with this plan and everything can be completed before the following summer. Chairman Lara – Is the Board okay with that? Michael Croissant – How are the rest of the buildings? Jim Carnell – The buildings that they are proposing to remove are the ones that are boarded up and are in the worst condition. The other buildings are fine and were occupied last season. Arthur Knapp – Were there any problems with the tents? Jim Carnell – No. I didn't speak to the DOH to see if they had any issues with the operation during the summer, but normally they would reach out to us if they did. Joel Kohn – The tents will also require building permits, so they are inspected with that.

Chairman Lara – Matt, do you have any questions or comments on this? Matt Sickler – No, not at this time. I will do a deeper look and see if I have any questions on water or septic or parking, or anything like that and get you some comments prior to the next meeting. Joel Kohn – The water and sewer numbers are not yet finalized, so I don't know if it makes sense for you to do a complete review on those calculations just yet. Matt Sickler – Okay. Jim Carnell – Do you think they are going to make the upgrades to the water system prior to this season? Joel Kohn – No. It is going to take at least another couple of weeks until we

are ready to submit it to the DOH and it will take a while for them to get us any approvals. Chairman Lara – I do appreciate your reasonable timeline and understanding that this doesn't have a chance to be completed by the summer. Joel Kohn – The appreciation should really go to Joel Greenhill, who is on Zoom. Chairman Lara – I gave him a little wave. Jim Carnell – As for removing the dilapidated buildings, do you plan on demoing any of those before the season starts? Those buildings are in pretty bad shape and if there is any way to get them demolished before the season, that would be the best for safety reasons. Joel Kohn – These buildings are not increasing the occupancy, once they are replaced with the multi-family, so maybe we can take those out and get this approved right away. That may be a god solution. Michael Hoyt – Take what out? Joel Kohn – They previously received approvals and this is not going to affect water and sewer as it is essentially just a replacement. Jim Carnell – Conceptually, if the Board is okay with tearing down those old units, which you have done with other projects in the past. Chairman Lara – I think that if you are suggesting it Jim, we should. Michael Hoyt – Right, I would like to see them tore down sooner then latter. Jim Carnell – I think that it is something they could get done prior to receiving water and sewer approvals and it will help keep the kids out of them. Joel Kohn – I will have a conversation with the camp and see if they want to do this kind of separately. Maybe it can have its own site plan that can be approved. Chairman Lara – I like that.

Christina Cellini – I think I asked this when you were here last year, but is there any kind of fencing stopping people from getting to the highway? Especially if you are going to be doubling the number of campers. Joel Kohn – I believe there is a chain link fence. Yes, there is and it is actually shown here on the plan. Jim Carnell – I don't think it goes all the way down to the far end of the property, but it is definitely where the structures are.

Michael Croissant – Is there bus parking? Joel Kohn – Yes, right here.

Jim Carnell – What about the driveway cut shown here? Joel Kohn – That is already existing, but it will have to be improved with a work permit.

No further questions or comments from the Board.

Joel Kohn – I think this is in good shape to go for another 239 review, if needed. Chairman Lara – I mean it's not a sketch plan. Arthur Knapp – I am okay with that. Chairman Lara – Matt, are you okay with it going before you get to take a look at it? Matt Sickler – Sure. I think the County will really just be looking at access and frontage mostly.

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

#### **AUTOMOBILE SERVICE STATION – PHILLIPS 66**

4020 Route 42, Monticello, NY

No one attended the meeting.

#### **BBIS AUTO - SUBDIVISION**

State Route 17B, Monticello, NY

Zach Szabo, Project engineer

Zach Szabo – Through discussions with the applicant, State Route 17B, LLC., who is separate from the previous site plan approval for the BBIS Auto Auction, they are looking to separate the existing project from the southeastern portion of the project. There is a developable piece there, that is naturally separated by a stream, so the new owners want to subdivide it for future development. Chairman Lara – Can you show us on your map? Zach Szabo – Looking at the map, this is the BBIS Auto Auction, with future Phase III being over here and the subdivision would be along the stream here on the southeast side. Chairman Lara – So, where the old glass store was. Zach Szabo – Right and the new parcel will be roughly 9 acres and the other piece would be left with approximately 153 acres.

Chairman Lara – Matt, does this mess with any of their density calculations? Matt Sickler – I don't believe so. In looking through the section of the code that deals with salvage yards/junk yards, 250-39 I believe, there are minimum lot areas, which they exceed so I don't believe there would be an issue with the volume of vehicles there, but I can double check and confirm that. Zach Szabo – The only regulations for the salvage/junk yards specifically was the minimum setback of 10 feet from all residences and a minimum lot area. We are still maintaining the 500 feet so there shouldn't be any issues with that.

Michael Croissant – Do they know what they intend to do with the subdivide piece yet? Zach Szabo – We were told that it will potentially be a service station or gas station. No definitive talks, but we did take a look at the bulk table to see what would be allowed. Chairman Lara – So, this portion of the property is not really needed for the Auto Auction and could be used for another commercial purpose? Matt Sickler – Yes and as Zach said, it is kind of already physically separated from the rest of it.

Kristin Boyd – Would the entrance for the new piece be off of Kaufman Road? Zach Szabo – Probably. I would imagine that DOT would require that. Matt Sickler – Right and it looks like there is more frontage on Kaufman.

Jim Carnell – The only thing I would point out is that there is currently a huge buffer area here that occurred when the auto auction site was prepared for visual impact, so any buffer that can be maintained would probably be best. Chairman Lara – Good point. Thank you. Kristin Boyd – Can we ensure that the tree buffer stays protected? Chairman Lara – I think they could just make a note on the plan. Kristin Boyd – Okay. That way once this is subdivided someone new can't take down the trees. Jim Carnell – The stream also runs along the tree line, is there a buffer for the stream? Zach Szabo – No. It is not part of the DEC wetlands; those are down here. Matt Sickler – Yeah, it looks like those are federal wetlands through there. Chairman Lara – Paula, a note on the plan will prevent any new owners from being able to take down those trees, right? Paula Kay – It should be on the plan, but as they are subdividing, it should also be in the deed. Chairman Lara – So, that would need to be a condition if we approve this, is that okay Zach? Zach Szabo – I don't see why not, but I will reach out to the applicant to be sure. Also, the rear yard setback for a use like this would be 50 feet. There will be stormwater that will take that buffer down some, but maybe we can agree to something along the lines of making that 50 foot set back some kind of landscaped buffer. I don't think they will have an issue with that. Kristin Boyd – Okay. I just want to make sure we don't eliminate the screening that was intended when the previous project was approved. Zach Szabo – I completely understand.

Jim Carnell – Also, the Town is in the process of doing some upgrades to the new district and Mike Messenger had a request. Matt Sickler – Yeah, if you could give me a call after you talk to your client, the Town may be interested in a sewer easement on a section along Kaufman Road. It will probably be pretty small, maybe 50' x 75', and will be for some sewer improvements to the Harris district, which may be advantageous for your client. I will confirm with Mike Messenger and maybe we can touch base early next

week. Zach Szabo – Sounds Good.

Michael Hoyt – The last time you were here before us, we asked about the yellow freight trucks. Zach Szabo – Yes, and I have an answer for you. I reached out to our client and they said that they do sell those online. Michael Hoyt – I think we need to do some kind of buffer there now because when we first approved this, it was supposed to be just cars. The trucks stick out more than the cars do. Chairman Lara – I will say that the park job for them is excellent though. Michael Hoyt – They are definitely symmetrical, but they are also trying to get all they can in there. Paula Kay – We certainly see them which is the issue. Michael Croissant – They also had six of them parked over on 17B in Makovic's lot over the weekend. Chairman Lara – When we were made aware of it, we went to take a look, but they were already gone, which is a good sign that it was just temporary. Michael Croissant – But they should still know that is a no go. Chairman Lara – Right. Michael Hoyt – As I'm sure you remember, when they first came to us with this project, we were trying to limit the visual impact as much as possible and these trucks are orange and white, at this time, so they stick out more. Maybe they can think about doing something there to minimize the impact, but that is just my opinion. Chairman Lara – Unless they came back and tell us this is just a onetime thing because it is unusual for a company like Yellow Freight to go bankrupt like that. But if this is going to be the norm, then I agree with Michael. Michael Hoyt – Or move that of the operation to the back of the property and move the cars up. Chairman Lara – That is a great point. Zach Szabo – I will take that back to the client. As for the screening or buffer, right now the vegetation on top of that berm is still growing, and some need to be replaced, so that should help in the future when it is all grown out. We do understand your concerns though, so we will definitely look into that. Michael Hoyt – We appreciate it.

No further questions or comments from the Board.

Jim Carnell – I believe this requires a 239 review because it is on a county road. Paula Kay - That is correct. Jim Carnell – But I don't think a public hearing is required. Paula Kay – Definitely a 239, but you don't require a public hearing unless the Board wants one. I don't see any reason for one though. Chairman Lara – Okay, so we will need to refer this for a 239 review before we can grant any approval. Michael Hoyt – And I would like to see what they can come up with for the truck situation. Kristin Boyd – And the tree buffer. Chairman Lara – We have to give the County 30 days to review the 239, so that gives you time to look into the truck and buffer situations and time to reach out to the Town in regards to the sewer easement. Zach Szabo – Okay.

A motion to refer this project to the County for a 239 review was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed.

A motion to close the meeting was made by Kristin Boyd and second by Michael Hoyt.

All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

