

TOWN OF THOMPSON
PLANNING BOARD

June 26, 2024

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

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

Chairman Lara appointed Shoshana Mitchell as a voting member for the meeting.

PUBLIC HEARING:

AVID-CANDLEWOOD SUITES HOTEL

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

Paula Kay was recused.

Chairman Lara read the public hearing notice aloud.

Larry Marshall presented the project to the public: A proposed dual use, 4-story hotel with 91 rooms in total, 40 Avid Hotel rooms and 51 Candlewood Suite rooms, located on Rock Hill Drive and Emerald Drive, with the entrance off of Emerald Drive. There will be an on-site well, that will serve the Emerald Corporate Park, and public sewer. Preliminary plans have been provided for viewing.

See below link to the Google Drive folder for all documents pertaining to this project:

https://drive.google.com/open?id=1dr7iiOvDeKSw0uJ7AoBdKmU2XhvqONZd&usp=drive_fs

No questions or comments from the Board at this time. The meeting was opened up to the public for comment.

Stephanie Benson @ 358 Rock Hill Drive – Had the below questions and concerns:

- Why were the neighbors not formally informed about this project or its public hearing?
- Concerned this will afflict the values and privacy of neighboring properties and that strangers will now be able to see into their yards were their children play.

- Believes people from the community should not be able to profit from the destruction of their own community and its members.
- What will the impact be on the wells of the neighboring properties?
- Will the retention pond work in coordination with the Wanaksink Spillway and will the over flow be diverted?
- Purchased their home because nothing was across the street, except Crystal Run which can only be seen a couple months out of the year when there are no leaves on the trees, and now there is going to be light pollution and all of the trees removed.
- Can there be a guarantee that rooms will not be held back for Section 8, probation, parole, illegal aliens, and/or sex offenders?
- Is traffic to the hotel going to be routed to Rock Hill Drive and Wurtsboro Mountain Road? Because this development was not factored into the last traffic study.
- Concerned that people will not obey the speed limit on Rock Hill Drive because it is not monitored.
- What is the Board going to do to ensure that the true integrity of this project? Because the community was already lied to about the ability to be able to rent rooms at Hamaspik.
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Marcie Wild @ 27 Scarborough Circle – Had the below questions:

- What is the exact source of the water?

Chairman Lara told Larry Marshall that he could answer this question. Larry Marshall advised that the water source will be Emerald Spring, which services the Emerald Green Water Company.

- Is it true that you will be connecting to the Emerald Green/Rock Hill sewer?

Larry Marshall confirmed that is correct.

Aldis Ansons @ 63 Surry Street – Had the below questions

- How is the size of the hotel determined? I heard it is a combination of 91 rooms.
- What is the expected room nights per customer?
- Has the impact from the use of resources been factored in?

No further questions or comments from the public.

A motion to close the public hearing was made by Shoshana Mitchell and second by Michael Hoyt. All in favor, 0 opposed.

No questions or comments from the Board at this time.

CATSKILL HATZALAH

Fraser Road & Anawana Lake Road, Kiamesha Lake, NY

Joel Kohn, Project representative

Glenn Smith, Project engineer

Yehuda Feig, Hatzalah coordinator

Chairman Lara read the public hearing notice aloud.

Yehuda Feig presented the project to the public: A proposed 71' x 38' ambulance building on this 2-acre parcel located on Fraser Road and Anawana Lake Road, with entrance off of Fraser Road. Project will have private water and sewer. Preliminary plans have been provided for viewing.

See below link to the Google Drive folder for all documents pertaining to this project:

https://drive.google.com/open?id=1IqVZUq8aysr87M4tU2T3-0mhkINfMAOb&usp=drive_fs

Chairman Lara asked Yehuda Feig to explain to the public the dire need for ALS and BLS ambulance services. Yehuda Feig explained that the need for volunteer services suffers greatly, not just here but across the whole County, and entities are having a hard time staffing their crews. Because of this issue, Hatzalah is getting calls on almost a daily basis from 911 to help out with other local ambulance services around the County, and they are glad to do so and want to help everyone/anyone in need. Hatzalah saw the desperate need for more volunteer services, especially in the Kiamesha Lake area, and are fortunate enough to have a lot of volunteers, so they want to do what they can to help fill the need.

Chairman Lara asked Glenn Smith to give some information on the technical aspects of the building. Glenn Smith advised that this project is located on the corner of Anawana Lake Road and Fraser Road, with the access road being off of Fraser Road and plenty of site distance from both sides. It will be a single-story building with three bays, an office space, and a room for a couple volunteers to be able to stay overnight. The building will be made to look more residential, as to fit the character of the neighborhood. There will be an on-site well drilled for water, that demand is only about 120 gallons per day, which is less than a one-bedroom house, and an on-site septic system for sewer. Everything fits on the property just fine.

Chairman Lara wanted it to be noted that the County DPW also reviewed this as part of the 239 referral and their main concern was with access off of Anawana Lake Road, so there will not be any access from Anawana Lake Road at all.

Michael Hoyt asked Yehuda Feig to elaborate on who in the County they serve. Yehuda Feig said that he thinks people have been realizing more and more over the past few years that Hatzalah helps everybody. The only thing they want to know when they receive a call is the address and what the emergency is so that they can ensure they have the appropriate equipment for the situation. They are here to help everybody and have built a good relationship with 911 and other emergency services in the area.

No questions or comments from the Board at this time. The meeting was opened up to the public for comment.

Marcie Wild @ 27 Scarborough Circle – Stated that she saw Hatzalah in action and that they were amazing and saved someone's life who probably wouldn't have made it otherwise. Had the below question:

- Is it correct that you will be available years round?
- Do you just call 911 to get Hatzalah or is there a different way to call?

Chairman Lara advised that Yehuda Feig could answer that question. Yehuda Feig explained that they have their own hotline number, but if you call 911, they have them on speed dial if needed.

No further questions or comments from the public.

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

No further questions or comments from the Board at this time.

ACTION ITEMS:

NORMAN GOLD – LELANE MARINE SERVICE

68 Rock Hill Drive, Rock Hill, NY

Glenn Smith, Project engineer

Glenn Smith explained that they were here at the last meeting to get denied and referred to the ZBA. A stipulation of that referral was that they come back to this meeting to show market improvement on the clean-up of the property. He brought some updated pictures of the property for the Board to see and advised that the box trailer has been removed. Chairman Lara asked where the box trailer went and was told it was moved towards to the back of the property along with 12 to 15 boats, to get them off of the right of way by the road. Chairman Lara stated that some of the Board members noted that the property did look cleaner, but wondered where the stuff went. Jim Carnell advised that this property has always been full of junk and continues to remain that way. Glenn Smith explained that he did have a meeting with the operator of the property to walk the property and the plan is to install fencing along the road frontage within the next month or two. The fence will be a stockade style fencing about five feet tall. Chairman Lara advised that the Board's concern is that they are going to put a fence up to hide everything and nothing is really going to get cleaned up. Glenn Smith stated that Mr. Gold inherited the property in its current condition and has every intension of cleaning it up, but it costs about \$600 a boat to get rid of and that adds up fast. Also mentioned that the new owner said he is not selling boats from the property, maybe one or two here and there if a client asks him to. So, he is working on getting all of the boats out of the right of way on the Rock Hill Drive side, as well as the boats and equipment that are in the DOH right of way, on the Route 17 side. The Board wanted to know if they intended to put a fence along the Route 17 side as well so that the stuff wouldn't be seen from the highway. Glenn Smith advised that that stuff is being moved back into the property and therefore wouldn't be visible anymore. Paula Kay stated that there was concern with people living in the buildings on the property. Glenn Smith advised that only the house is being occupied now and the Mr. Gold understands that it has to stay that way. Paula Kay also mentioned that there is a lot of debris and garbage that goes straight back into the woods, on the right of side the property, and asked if that could get cleaned up right away. Glenn Smith advised that is part of the clean up process, but will see what can be done to get that portion cleaned up as soon as possible. Jim Carnell reminded the Board that this property is currently in court and advised that the whole process has been delayed due to a lack of effort on both the operators and the owner's part. Pointed out that this Board made the motion to refer this project to the ZBA, last meeting, to work with the applicant and keep the process moving forward and in return, asked for some market improvement with the property. Feels that the applicant has not upheld their end of the bargain and advised that the ZBA is probably not going to grant the variance if the property still looks like it did today. Chairman Lara agreed and stated that if the applicant doesn't feel they can get a marketed amount of cleanup done in time for the the upcoming ZBA meeting, maybe they should wait and ask to be on the August meeting. Michael Hoyt added that he feels moving the junk from the front yard to the back yard is solving the problem and the site needs to get all cleaned up. Glenn Smith understood what the Board was saying and stated that he can pull the project from the ZBA agenda if they will not be ready in time.

SILBERT'S RESORT

14 Bard Road, Monticello, NY
Samuel Bauer, Project representative

Applicant requested a 6-month extension on their site plan approval to give them time to rebuild the units that were destroyed by the fire in 2022.

No questions or comments from the Board.

A motion to approve a 6-month extension, to December 14, 2024, was made by Shoshana Mitchell and second by Arthur Knapp.
All in favor, 0 opposed.

ICHUD HATALMIDIM

240 Forestburgh Road, Monticello, NY
Rabbi Schwartz, Applicant

Applicant is requesting to use the temporary medical trailer again for the 2024 season. Stated that this should be the last year they will require the medical trailer as they are looking for a permit solution, possibly in the commercial building that will be part of the pending Sackett Lake PUD project. The Board reminded the applicant that this service is to be used by residents of the site only and that there is to be no signs advertising the services. The applicant understands and agreed to have the trailer removed at the end of the season.

A motion to approve the use of the temporary medical trailer for the 2024 summer season, subject to it being removed by October 1, 2024, was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed.

SCOTT & DIANE MACE

39 Sylvan Shore Road, Rock Hill, NY
Scott Mace, Applicant

Applicant is requesting a lot line improvement by adding .06 acres from the parcel next door, 40.-8-10, to this parcel, 40.-8-11, to make it a total of .12 acres and leaving the other parcel with 0.73 acres.

No questions or comments from the Board.

A motion to approved the requested lot line change was made by Arthur Knapp and second by Michael Hoyt.
All in favor, 0 opposed.

BIN CHEN COMMERCIAL BUILDING

Golden Ridge Road, Monticello, NY
Glenn Smith, Project engineer

Applicant is looking to re-new their site plan approval that expired on 7/27/23. The Board asked if anything on the plan has changed since the original approval and were told that nothing has changed.

Chairman Lara asked Helen Budrock if they needed a new NEG DEC and was advised by Helen that they just need to reaffirm the previous one.

No questions or comments from the Board.

A motion to reaffirm the previous NEG DEC was made by Arhtur Knapp and second by Kristin Boyd.
All in favor, 0 opposed.

A motion to re-approve the site plan was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed.

HAMASPIK RESORT

283 Rock Hill Drive, Rock Hill, NY
Joel Kohn, Project representative

Applicant is requesting a 1-year renewal of the special use permit.

No questions or comments from the Board.

A motion to renew the special use permit for 1 year, to May 11, 2025, was made by Arthur Knapp and second by Shoshana Mitchell.

All in favor, 0 opposed.

COLD SPRING COTTAGES

378 Cold Spring Road, Monticello, NY
Joel Kohn, Project representative

Applicant is requesting a 6-month extension on their site plan approval. No changes made since approved received.

No questions or comments from the Board.

A motion to approve a 6-month extension, to November 24, 2024, was made by Michael Hoyt and second by Kristin Boyd.
All in favor, 0 opposed.

218 HILLTOP

218 Hilltop Road, Monticello, NY
Joel Kohn, Project representative

Applicant is seeking both a 6-month extension on their site plan approval and a minor modification to that approved site plan. The minor modification is to increase the size of the mikvah from the previously approved 975 sq. ft. to 1,210 sq. ft.

The Board was okay with the minor modification as long as it did not encroach in the wetlands or have any further effect on them.

A motion to approve a 6-month extension, to January 12, 2025, and a minor modification to the previously approved site plan, subject to Matt Sickler's affirmation of the wetlands not being affect any further, was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed.

51 STRONG LLC

51 Strong Road, Monticello, NY
Joel Kohn, Project representative

Applicant is requesting a minor, 2-lot subdivision for this 9.068-acre parcel. The portion of the parcel with existing structures on it will now be a total of 1.224 acres and the remaining, vacant parcel will be a total of 7.844 acres.

No questions or comments from the Board.

A motion to approve a 2-lot subdivision was made by Kristin Boyd and second by Shoshana Mitchell.
All in favor, 0 opposed.

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

SOUTHWOODS MOBILE HOME PARK

Southwoods Drive, Monticello, NY
Joel Kohn, Project representative

Michael Hoyt was recused.

Applicant came to give the Board an update: The site plan has been updated to show two separate road ways, one for ingress and one for egress, to fit the definition of the code better and it now shows 1.3 acres of recreation. They are still waiting for the DEC to provide affluent limits to be able to finish up with the septic design.

The Board asked Helen Budrock to go over the memo she prepared for this project. Below is a link to the memo reviewed:

https://drive.google.com/open?id=1t7bhGlr_OMVqfg-xGjE8Gle-VLJsYm5X&usp=drive_fs

This project is awaiting review of their traffic study (TIS). The Board advised the applicant that they are in the process of reviewing potential traffic consultants and should have a new consultant soon.

Both the Board and Helen Budrock agreed that the project is far enough along to declare intent to serve as Lead Agency.

A motion to declare the intent to serve as Lead Agency was made by Shoshana Mitchell and second Kristin Boyd.

All in favor, 0 opposed.

ESTATES AT ROCK HILL – SECTION B
N Emerald Drive & Treasure Lake Road, Rock Hill, NY
Richard Steinberg, Applicant
Ronald Steinberg, Project attorney

Applicant came to give the Board an update.

The Board asked Helen Budrock to go over the memo she prepared for this project. Below is a link to the memo reviewed:

https://drive.google.com/open?id=1A9mQuKlgBFcWiXF1OMNCMNgsolUBA8dw&usp=drive_fs

Per the suggestion in Helen's memo, the Board advised the applicant that both this application and the application for Treasure Lake Townhouses need to be combined and reviewed together as one for segmentation purposes.

TREASURE LAKE TOWNHOUSES

Treasure Lake Road, Rock Hill, NY

Richard Steinberg, Applicant

Ronald Steinberg, Project attorney

This project was not discussed as the applicant was told that this project and the previous project, Estates at Rock Hill – Section B, need to be combined and reviewed as one for segmentation purposes.

A motion to close the meeting was made by Shoshana Mitchell and second by Kristin Boyd.

All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

DRAFT