

APPROVED

TOWN OF THOMPSON
PLANNING BOARD

August 28, 2024

IN ATTENDANCE: Kathleen Lara, Chairman
Arthur Knapp
Kristinn Boyd
Christina Cellini, Alternate
Matthew Sickler, Consulting Engineer
James Carnell, Building, Planning, & Zoning
Laura Eppers, Secretary
Steve Vegliante, Consulting Attorney
Helen Budrock, Consulting Planner

Chairman Lara brought the meeting to order at 7:01 pm with a pledge to the flag.

Christina Cellini was appointed as a voting member for the meeting.

PUBLIC HEARING:

KITZ ROAD PRESTIGE ENERGY
17B & Kitz Road, Monticello, NY
Glenn Smith, Project engineer

Chairman Lara read the legal notice aloud.

Glenn Smith – This is 1.78-acre parcel located on Kitz Road and Route 17B in Mongaup Valley; right next to the Collin’s ball field. It is currently a vacant, wooded parcel and is in the town’s HC-2 zone, which permits warehouses with site plan approval and a special use permit. The owner of the property is Corey Gibbs and he is proposing to construct two 60x100 foot warehouses. One will be for his business Prestige Energy and one for his other business Silverman Mechanics. The entrance will be from Kitz Road, as the DOT would not allow it to be from 17B. The driveway will basically loop around the property and will be used by employees of the two businesses because these warehouses will not be open for the public. There is a septic located here as there will be an office on the end of each building with a bathhouse and each will have their own well. We have been in front of the Board a couple times for this and one of the foreseeable issues was parking for the ball field. They currently use this property for their parking, so Mr. Gibbs made an agreement with the Mongaup Valley fire department, which is who owns the ball field, to allow them to continue to park on his property. These businesses will operate during the day and the ball games are at night, so there shouldn’t be any conflict there. He even included some additional parking here for them, which I think is pretty fair. Other than that, we had to submit to the County for a 239 review, which was done and came back as local determination. DOT did not have any comment as we are not doing anything in the DOT right-of-way. We have prepared a SWPP and submitted it to Matt for review. He is still working on comments for that, but I don’t see why there would be any issues there. Basically, the entire outskirts of the property will have storm drain piping that will send the water to the 4 bays, located in between the

two buildings, which will settle out all of the grit and sand and then send it to an infiltration basin. Fortunately, this whole site was a sand and gravel mine at one time, so it has good soils for infiltration, which is the best way to get rid of stormwater. Basically, that is it.

Chairman Lara – Before I open it up to the rest of the Board, I wanted to bring up that previously we had asked that you dress the buildings up a little bit as this property is right at one of the gateways into the Town of Thompson. Glenn Smith – I did send out some renderings of the buildings yesterday showing that we added some cupulas to each building and there are also more existing trees between the property and 17B then are shown on the renderings. We are also looking to doing some dormers on the buildings, which I think will also help. These are prefab buildings, so there is only so much that can be done, but if the Board has any other suggestions, we are all ears. Chairman Lara – I think the Board just wanted to make it so that two warehouses were not the first thing you see when entering the Town of Thompson and it sounds like it is going to be pretty wooded, so that is good.

Christina Cellini – Will the warehouses be open to the public? Glenn Smith – No, not at all. It will be strictly for Prestige employees on one side and Silverman Mechanical employees on the other. And a lot of the employees will only be there for a short period of time in the morning to load up their trucks and then will be out on the road most of the rest of the day. Jim Carnell – I just want to point out that this Prestige Energy, not Prestige Towing. Christina Cellini – Oh, okay. Glenn Smith – Right and he currently has a building right up 17B, but it is too small so he is looking to expand.

No further questions or comments from the Boad.

The meeting was opened up to the public for comment.

Vanessa McPhillips: Director of Strategic Planning for the S.C. Partnership for Economic Development – Here in support of this project as both of the business are long-time local businesses. The owner is looking to expand his businesses and stay within Sullivan County, so thinks we need to do our best to support that. There will be tax writables for the Town of Tompson and they will bring more job opportunities to the locals.

No further questions or comments from the public.

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

ACTION ITEMS:

CONCORD ASSOCIATES

Concord Road, Monticello, NY
Henry Zabatta, Project representative

Steve Vegliante was recused.

Henry Zabatta – We are here tonight to request another extension. We are still trying to work out everything with the water, but we are getting closer. We think we can get into a section of the district that already has allocated water, so that we prevent us from having to go back to the Village for an increasing

in usage.

Matt Sickler – Henry and I actually just talked for a few minutes about where we left off. I believe over the next week or two, we will wrap up the report that we have been preparing for the district extension, with the understanding that 100,000 gallons a day is the water capacity. Once that is prepared Henry can have any discussions, he needs to have with EPR and those properties there. Henry Zabatta – Also, Matt was just telling me that there could be potential for some additional water supply here from the Kiamesha water district if they are successful with their upgrades.

Chairman Lara – Henry, do you know the year this was originally approved, or roughly? Henry Zabatta – I don't remember exactly. Maybe back in 2016. Chairman Lara – As you know this has been extended a lot and I think the Board would like to see this see some really progress on this and not just 6-month extensions. Henry Zabatta – I understand. Chairman Lara – Would it be fair, and this is just my suggestion and we can see how the other Board members fee, to ask you to come back in 3 months with any updated, instead of waiting the full 6 months? This way we can sort of split the difference and see where you are at with water a little sooner. We are not against the expansion, but it has been many years now and things like the zoning and SEQR have changed, so we need to see some movement. Henry Zabatta – Potentially what we can do is get the map, plan, and report finished and approach the EPR to see where we stand as far as getting into that water district. Chairman Lara – How does the rest of the Board feel about that? Arthur Knapp – I think it is a step in the right direction. Chairman Lara – Jim, are you okay with that? Do you have any thoughts? Jim Carnell – No, I think that would be okay. Chairman Lara – Okay. I don't know exactly when the last 6-month extension was up, do you know Henry? Henry Zabatta – I think it was on September 14th. Chairman Lara – Okay, so we will see you again on or before December 14th. Henry Zabatta – Okay and I will also be back in December for the project on the adjacent property. Chairman Lara – Perfect.

A motion to approve a 3-month extension, to December 14, 2024, was made by Christina Cellini and second by Arthur Knapp.
All in favor, 0 opposed.

RHAPSODY HOLDINGS

9-29 Rhapsody Lane, Monticello, NY
Robert Heyward, Project representative

Chairman Lara – Jim, I believe we received an email from Mike Messenger in regards to this and I think he said everything was okay. Jim Carnell – Right. At the last meeting I think the Board just wanted to verify that there were no issues with the additional flows that will be created by the proposed improvements. I also spoke with Mike and he doesn't have any issues and his only comment was that they would need to pull a permit before they start the work for the additional connections.

Chairman Lara – Were you able to get an exact bedroom count? Robert Heyward – I submitted a new site plan showing the maximum bedrooms that could be, which is 5 per unit. I told them that it is better to get approvals now for the maximum number of bedrooms there could be rather than asking for less and having to come back if they wanted to add more. There may also be another bathroom added, so we include that too. Matt Sickler – So, the maximum number of bedrooms that could be added is 25? Robert Heyward – Yes, that is the maximum.

No further questions or comments from the Board.

A motion to approve the modification to the previously approved site plan was made by Kristin Boyd and second by Chistina Cellini.
All in favor, 0 opposed.

TCFD – SPECIALTY HOSPITAL

195 & 219 Lake Louise Marie Road, Rock Hill, NY
Glenn Smith, Project engineer

Glenn Smith – This is the Center’s specialty hospital located in Rock Hill and last year the Board approved a modification to the previously approved site plan to add a 96’x120’ greenhouse to the property. The greenhouse will be used to grow vegetables and will be used by the Center’s clientele. They have scaled that back to 90’x96’, because they want to get this started. So, there will be a greenhouse, a hen house and a playground.

Chairman Lara – What does the Board think? Christina Cellini - I like it. Chairman Lara – Me too. The Town always can use some more recreation.

Chairman Lara – I know this is just a minor modification, but does anyone else have any comments? Matt Sickler – Will there be sewer to the greenhouse? Glenn Smith – Yes. There will be one bathroom and we will connect into the Emerald Green sewer district. Matt Sickler – Okay and the only other thing is to just confirm the grades and make sure it will be wheelchair assessable. Glenn Smith – That is part of everything they do down there so I’m sure it will be, but I will just confirm that. Matt Sickler – Okay and then just add it to the plan. Glenn Smith – Okay.

No further questions or comments from the Board

A motion to approve the minor modification to the previously approved site plan was made by Arthur Knapp and second by Christina Cellini.
All in favor, 0 opposed.

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

SMALLS PLUMBING & HEATING
876 Old Route 17, Harris, NY
Glenn Smith, Project engineer
Jerry Broskin, Owner/Applicant

Glenn Smith – This site plan was previously approved about 15 years ago and on that original plan, we

showed a future 50'x60' storage building to be built in the back. There is to be a bathroom in the storage building so we also showed a line for that to connect to the existing leech field, which is more than big enough. Applicant is now looking to construct the storage building, but wants to make it a little smaller, 41'x53', which is why we are here tonight seeking site plan modification.

Chairman Lara – Will this building be visible from the road? Glenn Smith – No, because it will be in the back behind the existing building. Chairman Lara – Okay and will it be a prefab building? Glenn Smith – Yes.

Chairman Lara – Okay and we do tell applicants to add everything they may want to build in the future to their original site plan to make things easier, and this is a perfect example.

Christina Cellini – Will you be running electric back there? Glenn Smith – There is a condo back there, so I believe there is already electric. Jerry Broskin – That is correct; there is already a pole back there with service.

Chairman Lara – Matt, do you have anything? Matt Sickler – No, as long as the capacity of the septic system has been confirmed. Glenn Smith – It has and it is fine. Matt Sickler – Okay.

No further questions or comments from the Board.

A motion to approve the minor modification to the previously approved site plan was made by Arthur Knapp and second by Kristin Boyd.

All in favor, 0 opposed.

AVID CANDLEWOOD SUITES HOTEL

Rock Hill Drive & Emerald Place, Rock Hill, NY

Larry Marshall, Project engineer

Larry Marshall – Since we were last here, we have not submitted any new or updated plans, but we did submit responses to the public hearing comments. As to the plans, we are still waiting on a finalized SWPP, which should be finished up by next week.

Chairman Lara – Steve, have you had a chance to review the responses yet? Steve Vegliante – I did and I believe all comments that pertained to this project were adequately addressed. Chairman Lara – Okay. Matt? Matt Sickler – I would agree. Chairman Lara – Okay, so we are just waiting in the SWPP, right? Matt Sickler – Late this afternoon I drafted up a few comments on the site plan which I will get to Larry. We are still waiting on the completion of the SWPP so I didn't do a real deep dive, but I did see anything major. Just a couple clarifications, like the extent of vegetation clearing. I believe it is a hatch pattern there, but that just needs to be confirmed. And just a few other things like that. Chairman Lara – Okay.

No further questions or comments from the Board.

Chairman Lara – It sounds like you are ready to go for now and we see you back when you have a fully completed site plan.

THOMPSON HEIGHTS

Cold Spring Road, Monticello, NY

John O'Rourke, Project representative

John O'Rourke – Some of the Board members may recognize this project as this will be the third time it is being presented. Chairman Lara – The third time's a charm. John O'Rourke – Just as a refresher, this project is located on Cold Spring Road and they were previously in front of the Town Board to get into the water district, so this project is already in the water and sewer district. It is in the SR zone and these are multi-family homes, which are permitted. There will be a total of 30 buildings and each unit has 2 parking spaces. We are in the process of doing the ecological and updating the traffic study. We are also updating the SWPP and having the wetlands re-flagged. This project fits in with the area and we are coordinating the water main extension with the Town, which was a condition as part of the agreement back in 2007. That's pretty much it at this time.

Chairman Lara – Before I open it up to the Board, Jim, what was the issue with the water previously? Jim Carnell – We don't have any. Chairman Lara – Well that's a problem. Matt Sickler – Right. This is in the Cold Spring district and the existing system there is pretty limited. The Prestige and Silvercrest developers have been in discussions with the Town to work on improvements that will have to be done there. There were some wells at the existing site, that were previously drilled some years back, and they have been talking about doing the hydrogeological work to evaluate the wells and see what will be necessary to bring them online and into production. There will also be some additional storage required and I think that will be stored on the Prestige site, but we are still working that out between the engineers of the various projects. Plus, some other improvements to the well house. Like I said, that is in the process of getting going and hopefully soon, that will be taken care of. Jim Carnell – The water shed and/or occupancies of these, I see, are going to be 3- or 4-unit buildings. John O'Rourke – That is correct. Jim Carnell – What will they be; townhouses, apartments, cluster development? Because it is going to make a difference in the ownership and whether or not they will be required under the fire code to be sprinklered. I'm not sure if they have made that determination yet. John O'Rourke – I'm not exactly sure, but we can get that answer. Jim Carnell – Also, the number of stories because all of that will determine if it needs to be sprinklered and, if so, it will need to be accounted for in the flows.

Kristin Boyd – Is there enough sewer capacity? John O'Rourke – We are also in the sewer district and I know they are working on those reports, but when this was originally presented, that was all worked out with the Town.

Chairman Lara – I believe access was also an issue before. John O'Rourke – It was at that time because there were 160 units proposed. It has since been cut down by 60 units, so it shouldn't be an issue anymore. Like I said, we are redoing the traffic report and a consultant has been hired, so we should have an updated analysis on all of that soon.

Christine Cellini – Why is there a big expanse of land not being used causing you to loop over so close to the wetlands on the other side? John O'Rourke – I think we have the unit count that we wanted and we wanted to keep them all internal, for the playgrounds and so that people are not crossing the streets. And it loops around because that is where the wetland is, but again, we are having those delineated and once

we get that report, that may change. But the whole point is to keep everything internal. Matt Sickler – It looks like to topography may be pretty steep there too, so it might be better to just try and avoid that area.

Chairman Lara – I think that we should refer this to our consultants for a work session, hire Helen as our Planner, and eventually our traffic consultant when we get a little further along. Maybe we can make the motion for both consultants tonight, just so that it is done and we are ready when the time comes. Steve Vegliante – That would be fine. Chairman Lara – Okay and you will just reach out to Laura to set up a work session. Also, once the traffic is all ironed out, you should submit this to the fire department for their review. John O'Rourke – Okay. Chairman Lara – And NYSEG. Make sure you reach out to them because they are having supply issues and the sooner you reach out to them, the better. John O'Rourke – Okay.

No further questions or comments from the Board.

A motion to engage the Town Planner and the Town Traffic Engineer was made by Christina Cellini and second by Arthur Knapp.
All in favor, 0 opposed.

CAMP BOBOV

Goldfarb Road & Gartner Road, Harris, NY
Joel Kohn, Project representative
Rabbi Joel Rosenfeld, Applicant

Chairman Lara – Before we get started, I just wanted to say that I know there are quite a few people in the audience for this project tonight and to clarify, this is the projects initial, sketch plan meeting and not a public hearing. However, the public will get a chance to speak at the time of the public hearing, which will be scheduled sometime in the future. Anyone within the required proximity of the project will get notified. If you do not live close by, maybe you can keep in touch with one of the neighbors or you can always view the project and its status on the Town's website.

Joel Kohn – This is a proposed summer camp/bungalow colony on the dead-end side of Goldfarb Road, with Gartner Road at the other end of the camp. There are currently three parcels., totaling 98.74 acres, all located in the RR-1 zoning district that we are proposing to combined into one lot. Both uses are permitted in the zone subject to site plan review and approval. The summer camp will be for the campers, who will be 14–16-year-old boys, and staff and the bungalow colony for summer residents. There is also an existing house at the dead-end of Goldfarb Road that will be part of this project and will be used as the caretaker's house. The definition for a bungalow colony was changed back in 2020, so we are showing this as two separate uses to comply with the code. Although in our traditional camps, this would all be treated as one big camp. At this time, we are showing a maximum of 150 students, a total of six bunk houses, a dining room, a kitchen, a shul building, a mikvah, and a pavilion building. There will be 32 staff housing composed of 13 duplexes and one townhouse type building with six units in it. There will be a big pool, that will serve both the campers and the staff, and it will be centrally located. There will also be some sports courts and the day camp, just for the children and the staff. There is no town water or sewer available to the site, so we will have to drill wells for water and we are still exploring all of the options for sewer, but most likely it will be leech fields. Those will probably be in this area here and the soil tests have been started. There are some wetlands on the property that have been delineated. Chairman Lara – And when where they last delineated? Joel Kohn – Over this summer and we show them on the map. There are two roads being proposed; one coming in from Goldfarb Road and one coming in from Gartner Road. The one coming in

from Gartner Road will be primarily for the staff and the one coming in from Goldfarb Road will be primarily for the camp. There will not be a lot of traffic for the camp as they usually come at the beginning of the season and stay till the end of the season. Also, the camp does not have any specific day for visitors, so there shouldn't be any significant traffic from that. This road at the moment is showing crossing a wetland, but we are looking into the option to extent Gartner Road, so that it will be right above the wetland and not cause any disturbance at all. Chairman Lara – That is something the Board would prefer as you know. The least amount of disturbance the better. Joel Kohn – Right and we are definitely looking into that option, but there is a 25-foot easement on both properties here. It is a large parcel and we are not maximizing the property, so there will be quite a bit of open space. This here is all steep and goes down to the East Mongaup River, so there is nothing proposed to be built there. There is nothing more proposed than what you see here. Chairman Lara – That was going to be my next question because as you know we try to get the broad picture. Not just for us, but for the neighbors as well. Joel Kohn – I don't know what will happen in 5 years, 10 years, or even 20 years down the line, but for the foreseeable future, this is what is being proposed. Rabbi, how many years would you say? Rabbi Joel Rosenfeld – At least 20 years. Chairman Lara – Okay.

Chairman Lara – Before I open it up to the rest of the Board, can you just touch on the reasoning for the need for more staff housing then bunk housing? Joel Kohn – Typically for a boy's camp like this, it is just continuing education from their regular, year-round education. And typically, the same teacher they have in the city come up here with their families in the summer time to continue that education. Then of course there is the need for additional personnel in the summer, like a camp manager and counselors. I could go into more detail with the Board about the staff required if needed, but the bottom line is most people come up with their families and require living space for them. This is the way it has been done for over 100 years now.

Chairman Lara – I am very familiar with Goldfarb Road and how tough it is, so I am wondering why not have all traffic come in from Gartner Road? I feel that way would have less impact on the neighbors. Obviously, there will be other impacts from living close to a summer camp, but I feel this is something that could easily help with the traffic impact. Maybe you could keep the Goldfarb side for emergency access and make more of the impact on the less travel/populated road. Joel Kohn – Without looking more into that, I don't have a clear answer for you. Chairman Lara – That's fine because I think this will probably end up going for a work session. It's just something to think about. Joel Kohn – Okay. We understand the request and we will have some discussions to see what can be done. Chairman Lara – This project is fortunate to have multiple options for access and this is a unique opportunity to help mitigate some of the impacts on the neighbors. Helen Budrock – Just for my clarification, are you suggesting flipping it, or just concentrating both uses to the one road? Chairman Lara – They are already building this road, so to me it doesn't matter if they want to keep the layout the way it is, subject to engineering, but Goldfarb Road is literally a little arm off of a pretty busy road. The road is small and narrow and it is not really equipped for buses. So, if you are already building this road here, it would be neighborly and may go a long way with the neighbors, if you only used Goldfarb Road for emergency access and this one for all other traffic. Rabbi Joel Rosenfeld – If I may. Chairman Lara – Please. Rabbi Joel Rosenfeld – I actually run a large summer camp in Liberty that is a girl's camp and the buses found that it was easier to use the back road then the main road there. The reason we laid the property out like this because it is not a traditional summer camp where there are two or three sessions a summer. This will be an extension of the yeshiva that operates year-round in Monsey and they are just looking to move it here for two months of the year. There will be around 150 boys, so we are talking about maybe three coach buses on the day of arrival that will drop off the boys and leave. Then you will not see any buses again until the end of the summer because the boys will not be leaving to go on any trips or anything else like that. And we have no issues with them coming in on Gartner Road.

Chairman Lara had to stop the discussion as there was a public member in the audience that kept making noises and comments under their breathe and asked them to stop as it makes the record look bad. She explained again that they will get their chance to express their concerns at the time of the public hearing.

Rabbi Joel Rosenfeld – Obviously with most of the staff being on site, they will have their own cars and they will be going off site to go the grocery stores and places like that. There may also be a possibility that they have kids that go to a different camp, so there will traffic for that. Other then that, the only other traffic will be the trucks that come in for deliveries and to collect the garbage. There is no day that we anticipate 100 or 150 cars all coming in at once. Chairman Lara – Okay and we are familiar with camps around this size and the concern is not so much the buses as the daily traffic, so anything we can do to mitigate the impact on the neighbors would go a long way. We know you bought this property and are developing it because it is permitted under the zoning, but the neighbors have lived there for many years without a big camp in their back yards, so anything we can do to help the impacts, we should. Kristin Boyd – It does kind of seem perfect to turn that entrance into emergency access. Especially if there will be little daily traffic because Gartner Road should be able to handle it. Rabbi Joel Rosenfeld – It was designed for the two roads to be connected for that reason. Chairman Lara – And I know the fire code requires there to be two entrances, but one can be used for emergency purposes. Joel Kohn – We will look more into this and see what can be done. It will be a little while before the traffic report will be finished up as I'm sure the Board would prefer us to wait until next summer to get the traffic counts.

Christina Cellini – I am just a little confused, will this be open year-round or only for the two months? Rabbi Joel Rosenfeld – Basically just the two months.

Chairman Lara – The Town have been having issues with septic systems only being used seasonally, but Joel knows all about that and can help guide you guys through that. Plus, I'm sure this will probably go for a work session, so it can be discussed there as well. Matt Sickler – Right and I'm sure MNTM will show up with soil samples so we can better discuss disposal sizing and configuration. Chairman Lara – Okay and it sounds like this project is truly just at the very beginning stages. Joel Kohn – Correct. At this time, we just wanted to introduce it to the Board. We will be looking into getting a hydrogeologist out there to locate the best place for the wells to be so that we can get all of that submitted to the DOH and then get permits from the Town to drill the wells. I don't know if you will want to engage your hydrogeologist for this project or maybe have a work session first. Chairman Lara – I think that would be best, but I will ask the Board how they feel. Helen Budrock – And just be prepared and give so thought to the whole idea of the dual uses. We have had discussions during the Comprehensive meeting about how bungalow colonies are sort of a thing of the past and why is it not just treated a s staff housing on the property. Joel Kohn – This is actually only one use, a camp, but the way the Town zoning has it, we have to have it as the two separate uses. It became very limited when the code changed in 2020. If the town wants to update their code, we can have it as one use, but for now, it will have to be a dual use. Chairman Lara – Okay and is either of these roads a county road? Joel Kohn – No, they are town roads. Chairman Lara – And are you less then 500 feet of the town boarder? Joel Kohn – No. Chairman Lara – Okay, so it doesn't sound like a 239 will be required and the next step here would be the work session and getting our consultants engaged.

No further questions or comments from the Board.

A motion to engage the Town Planner and the Town Traffic Engineer was made by Christina Cellini and second by Arthur Knapp.

All in favor, 0 opposed.

A motion to go into an executive session at 7:51 p.m. for potential litigation was made by Kristin Boyd and second by Christina Cellini.

All in favor, 0 opposed.

A motion to close the executive session at 8:19 p.m. was made by Christina Cellini and second by Arthur Knapp.

All in favor, 0 opposed.

A motion to close the meeting was made by Kristin Boyd and second by Christina Cellini.

All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

