

TOWN OF THOMPSON
PLANNING BOARD
January 22, 2025

IN ATTENDANCE: Kathleen Lara, Chairman
Arthur Knapp
Michael Hoyt
Michael Croissant
Kristin Boyd
Matthew Sickler, Consulting Engineer
James Carnell, Building, Planning, & Zoning

Shoshana Mitchell, Alternate
Laura Eppers, Secretary
Steve Vegliante, Consulting Attorney

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

A motion to approve the October 9, 2024 minutes was made by Michael Hoyt and seconded by Arthur Knapp.
All in favor, 0 opposed.

A motion to approve the October 23, 2024 minutes was made by Arthur Knapp and seconded by Michael Hoyt.
All in favor, 0 opposed.

ACTION ITEMS:

CATSKILL VET

23 Old Drive-In Road & Rock Hill Drive, Rock Hill, NY
Joe D'Abbraccio, Applicant
Daniela Carbone, Applicant

This project is here tonight seeking a Negative Declaration (NEG DEC) under SEQR and conditional site plan approval. Per Steve Vegliante, they are in the process of finalizing both the NEG DEC and approval resolutions, but he would be comfortable with the Board making motions for both tonight. However, the Board will need to declare Lead Agency first as they have only declared their intent to serve and all Lead Agency mailings have now been mailed.

The Board had the following question:

- What route did you decide to go for sewer?

Joe D'Abbraccio advised that they went with town sewer and have petitioned the Town Board to do so. They did not add on-site sewer back to the site plan because of the well and stormwater runoff locations. Chairman Lara advised that if they need to change to on-site sewer in the future, they will have to come back for site plan modification.

No further questions or comments from the Board.

A motion to declare Lead Agency was made by Arthur Knapp and seconded by Michael Croissant.
All in favor, 0 opposed.

A motion for a NEG DEC was made by Arthur Knapp and seconded by Kristin Boyd.
All in favor, 0 opposed.

A motion for conditional site plan approval, subject to all conditions listed in the approval resolution, was made by Michael Hoyt and seconded by Michael Croissant.
All in favor, 0 opposed

218 HILLTOP

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

Joel Kohn advised that this project is back tonight seeking another 6-month extension as they are still working with the DEC. They just submitted a response to what is hopefully the last set of comments from them, so they are hoping to have that approval soon.

The Board had the below questions and comments:

- Has the building department received any complaints since the last extension was given?

Jim Carnell advised that they have not

- There are big flood lights at both the camp and on the house across the street, year-round, that are blinding to cars driving at night.

Joel Kohn said that he would look into getting that addressed.

No further questions or comments from the Board.

A motion to approve a 6-month extension, till July 12, 2025, was made by Arthur Knapp and second by Michael Hoyt.
All in favor, 0 opposed

SILAS MANOR

Old Sacket Road, Rock Hill, NY
Earl Silas, Applicant

Michael Hoyt was recused and Shoshana Mitchell was appointed as a voting member for this project.

Steve Vegliante explained that the applicant was worked very hard with all necessary parties to settle the Article 78 law suit filed by Wolf Lake. There was a stipulation approved by the court and both parties; however, the Town has not received a copy signed by the judge as of yet. The applicant is to forward a copy.

The Board asked the applicant to explain what modifications were made. Earl Silas explained that the modified site plan addresses two of the primary concerns Wolf Lake had; the storage discharge and directing additional runoff away from Wolf Lake. We changed the location of the storage discharge and

added some additional ponds and dry swells to ensure the water discharge is at the prior rate. He also mentioned that this has been a long process and would like to give a special thanks to the town's engineer and attorney, as they went up and above to work with his team and help get everything straightened out. Steve Vegliante added that it truly was a joint effort and Mr. Silas brought on a pretty well-regarded stormwater designer and had him pretty much re-design the whole stormwater to ensure the concerns were addressed.

The Board asked Matt Sickler if he was okay with the new SWPP. Matt Sickler advised that there are still a few minor comments that need to be addressed, but ultimately, he is comfortable with it. Steve Vegliante stated for the public, that it is normal to have a few minor comments to still be addressed at the time of approval. Earl Silas added that they still need to finish up the permitting process with the DEC and addressing the DOH, but he understands exactly what needs to be done to tie up all the loose ends.

No further questions or comments from the Board.

A motion to approve the modification to the previously approved site plan was made by Michael Croissant and seconded by Arthur Knapp.
All in favor, 0 opposed.

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

ROBERT WESTERMAN – 2-LOT SUBDIVISION
106 Hiram Jones Road, Monticello, NY
Robert and Christine Westerman, Applicants

Robert Westerman explained that this is a 50-acre parcel with an existing house on it. They are looking to subdivide off the house, get rid of it, and keep the vacant land for themselves. The house will be on 2 acres and the other 48 acres will remain vacant land.

The Board asked Matt Sickler if he was okay with everything. He advised that he reviewed the survey and he is comfortable with what was being proposed. The smaller lot, with the house, already has water and sewer, and usually on larger residual lots, like the lot with the remaining 48 acres, we don't ask for soils testing due to its size.

No further questions or comments from the Board.

A motion to approve the minor, 2-lot subdivision was made by Michael Hoyt and seconded by Michael Croissant.
All in favor, 0 opposed

The Board advised the applicants that the next step is to take a mylar copy and some paper copies of the plan to the Building Department to be stamped and then that needs to get filed with Real Property at the County.

LENNY WHEAT – 13-LOT SUBDIVISION

State Route 42 & Hemlock Lane, Monticello, NY

Adrian Velasco, Project Engineer

Adrian Velasco presented the proposed 13-lot subdivision to the Board. He advised that each lot will meet all zoning and setback requirements. They will have private sewers and wells, that will all be properly spaced from each other. Perc tests were done on 5 of the proposed lots, which resulted in a range of absorption rates, but none were terrible. The proposed road would be private, unless the Town would be amenable to adopting it. Jim Carnell advised that is something the applicant would have to discuss with the Town's Highway Superintendent.

The Board and its consultants had the following questions and comments:

- What type of sewer?

Adrian Velasco advised that they would be leech fields.

- Are there any wetlands?

Adrian Velasco advised that there are wetlands, but non are DEC wetlands, only federal, and they will be untouched.

- As this is a major subdivision, a public hearing will be required.
- Is this the same parcel that the applicant previously subdivided?

Adrian Velasco advised that the tax map shows that it is the same parcel, but the parcel is divided by the road. This project is across the street from the previous subdivision and the applicant is looking into separating the two. Jim Carnell advised that per the zoning code, the intersecting roads on the parent parcel serve as natural subdivisions. During the previous subdivision, the applicant handled all of the through Real Property, with the anticipation of future subdivisions.

No further questions or comments from the Board or it's consultants at this time. The Board suggested a work session with the applicant, his team, and the town consultants to iron out site plan details prior to scheduling a public hearing. The Board agreed that the town planner should be engaged for this project and suggested that the Highway Superintendent also be present at the work session, so that roads can be discussed.

A motion to engage the Town Planner, Helen Budrock was made by Kristin Boyd and seconded by Michael Hoyt.

All in favor, 0 opposed.

ESTATES AT ROCK HILL – SECTION B

N Emerald Drive & Treasure Lake Road, Rock Hill, NY

Michael Hoyt advised the rest of the Board that he no longer has to be recused for this project.

No one was in attendance for this project.

As there was a large public turn out and the applicant did not show again, the Board asked Steve Vegliante if they were allowed to discuss to project anyway. Steve Vegliante suggested that they don't being that each time they come back, the plan changes so what we currently have may not be accurate anymore. The Board agreed with that and advised the public that the applicant is to come back with a more comprehensive plan before they can move forward with this project. The Board is not sure when that will

be, but the public can watch the agendas for any future meetings.

A member of the public asked if the Board had any updates on the water moratorium in Emerald Green. Michael Hoyt advised that Emerald Green is working on taking necessary upgrades and hope to have it lifted soon. Steve Vegliante stated that it is probably safe to say that until the appropriate upgrades are made, the DOH would not be approve any more permits, due to the lack of capacity. Michael Hoyt agreed and added that there are currently existing lots that cannot connect at this time. Another member of the public asked it there was an issue with sewer as well. There is sewer moratorium that the Board is aware of, but they assured the public that both water and sewer will have to be in place before any approvals can be given.

A motion to close the meeting at 7:33 p.m. was made by Michael Hoyt and seconded by Arthur Knapp. All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

DRAFT