

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, December 12, 2018



IN ATTENDANCE: Chairman Lou Kiefer Michael Croissant
 Jim Barnicle Kathleen Lara
 Matthew Sush Arthur Knapp, Alternate
 Michael Hoyt Richard McGoey, Consulting Engineer
 Paula Elaine Kay, Attorney Heather Zangla, Secretary

Chairman Kiefer called the meeting to order at 7:00 p.m.

A motion to approve the November 28, 2018 minutes was made by Jim Barnicle and seconded by Matthew Sush.
5 in favor, 0 opposed

CATSKILL HUDSON BANK

4445 State Route 42, Monticello, NY S/B/L 13.-2-2.2

Tim Gottlieb, Mario Martinez, Chairman & CEO and Kevin McLaren, Bank President

Kathleen Lara has recused herself from this project.

Chairman Kiefer questioned the landscaping plan. Tim Gottlieb stated that at the time of the meeting their landscaper was unavailable to submit a plan. However, there is going to be a stone wall constructed between the bank lot and adjoining bakery lot. No fencing of any kind will be installed, all landscaping.

Tim Gottlieb reviewed and answered comments from town engineer.

Mario Martinez stated that a sign permit will be submitted to the building department for review. Demolition of the existing structure will proceed after all asbestos testing reports are complete.

Chairman Kiefer stated that the Planning Board should have a special meeting on Wednesday, December 19, 2018 for approvals pending receipt of the County 239 review.

218 HILLTOP. LLC

218 Hilltop Road, Monticello, NY S/B/L 41.-1-24.1

Joel Kohn and Larry Marshall

Joel Kohn- 218 Hilltop has been in front of this board for other items over the past few years. At that time there was no intention of expansion and the growth of the camp was unexpected.

Chairman Kiefer – all complaints have been taken care of and currently no complaints have come in. The garbage has been cleaned up.

Chairman Kiefer questioned the current busing times. Do the buses bring in outside children to this camp? Joel Kohn- No outside children. Some children are sent out to other camps since there is no staff for the smaller children. Michael Croissant – the busses are parking on the road. Joel Kohn stated that isn't where the busses should be, and would work to make that correction.

Chairman Kiefer – please make sure the busses are off the road and have a turnaround place for them on the property. Please note on new site plan that busses will not park or stop on the road. Richard McGoey-What is going to be the new number of staff, family and children? Joel Kohn handed out a breakdown of the new numbers. Chairman Kiefer there is an increase of 150 more campers and an increase in families. Joel Kohn stated that there is an average of 6 people per family.

There is still the issue of people walking on the road. Michael Croissant – unattended children walking also on the road.

Paula Kay asked if the additional staff would be staying onsite or are they coming and going at the end of the shift. Joel Kohn stated that they would stay on site in staff housing and that is why the kitchens will be required in the staff housing. Paula Kay questioned if that number was added into the increase of people stated on the breakdown that was handed out. Richard McGoey stated that all staff should be listed in the total number of people. Paula Kay asked that all people be accounted for on paper. There will be no extra security added. Jim Barnicle asked does the dormitory go based on beds or people? Joel Kohn stated that houses go by bedroom count and that a dormitory would be based on number of people. Larry Marshall stated that they will add the 150 campers to the site plan.

Michael Croissant – will there be increased parking? Joel Kohn stated that there will be new parking added to updated site plan. There has been a few times that the current parking lot has never been full.

Joel Kohn reviewed and answered comments from the town engineer.

Matthew Sush requested that there be more interior detail added to the updated site plan. Joel Kohn – that's no problem.

Chairman Kiefer – why is an extra shul needed? Joel Kohn – 1 shul is not enough.

Chairman Kiefer – any questions or concerns from the board? Matthew Sush – How are the cars entering the site safely going to interact with pedestrians? Larry Marshall – Planning on having a second access. Joel Kohn – working on the details of the entrance and exit.

Paula Kay – It's a large increase in people.

Matthew Sush- the Board is just focusing on the changes and development of this property and how it can be made more efficient.

Chairman Kiefer – a SEQRA will be required.

HOLIDAY MOUNTAIN – TCE

99 Holiday Mountain Road, Monticello, NY S/B/L 32.-2-59

Mike Rielly – Rielly Engineering

There are no public comments to respond to.

Richard McGoey – there are issues with ADA concerns. How does one get from point A to point B? Mike Rielly – I have been in contact with an engineer who is familiar with ADA needs. What is on the current site plan is acceptable. Handicap persons will have valet parking and will get picked up by a handicap accessible utility vehicle and be transferred to where they want to go. Richard McGoey – my concern is the bathrooms. Mike Rielly – there will be full blown ADA porta pottys. The UTV will transport them from there seating to the bathrooms and back to the viewing areas. They will have an assistant from the time they get there until the time they leave. They don't have to even park their cars. Richard McGoey – put it on the plan in writing. Michael Croissant – is there going to ADA camping? Paula Kay – check on that and let us know.

Mike Rielly – Craig Passante, Owner of Holiday Mountain, and his brother is an architect and is currently working on a plan to remedy the sprinkler issues in the existing buildings. They are not applying for a variance from the state. A plan was submitted to the building department.

Paula Kay – Has there been a proposal submitted for the Apollo Mall yet? We need something in writing stating that they will work with you before you can get approvals. Mike Rielly – I will have something before the next meeting.

Richard McGoey – What are the dance floors going to be made of? Mike Rielly – the dance floors are going to be natural flooring, grass and all trip hazards will be removed, that is stated in the comments.

SEFARADY ESTATES, INC.

631 Old Liberty Road, Monticello, NY S/B/L 5.-1-10.2

Joel Kohn

Joel Kohn – here is a new plan which addresses engineers comments. Jim Barnicle – can any of existing units be saved? Joel Kohn – some can and they will be renovated. The other units will be demolished and replaced on piers. The deck will be the only change in the foot print. The trailers will be removed. What is the current water and sewer situation? That needs to be evaluated by our engineer and there is a plan in for a proposed treatment building.

Engineers comments were reviewed and answered.

Richard McGoey – what is the time frame for building? Chairman Kiefer asked if the units will be duplexes or single? Joel Kohn – yes both. Currently there are 114 bedrooms, with this new plan there will be 99. That is a decrease in density also.

Chairman Kiefer – is the community building going to be renovated? Yes it will be. Richard McGoey – the existing indoor pool will remain? Yes it will.

Chairman Kiefer – the existing parking lot is small. Joel Kohn – there are 41 spots and there is over flow parking shown on plan. Kathleen Lara questioned the other parking area and that is seemed to be a distance from their units.

Richard McGoey – there needs to be landscaping shown on the plan. Chairman Kiefer stated that there seemed to be a lot that needs to be shown before any decisions can be made.

Paula Kay – No public hearing will be needed. There is a reduction in lot percentage and it is not required.

KEREN FIELDS, INC.

Sunset Drive Extension and Sackett Lake Road, Monticello, NY S/B/L 48.-1-22.21 & 28.-1-33.1

Glenn Smith

Glenn Smith – as you can see we have changed the access. Access no longer is available off of the Sackett Lake Road. Only from Sunset Drive Ext. They currently are planning on having 7 or

8 horses on the 22 acre parcel. Arrangements will be made for housing the animals on site and farms will take the horses during winter months. There will be riding trails on that parcel.

A concern for walking paths connecting the housing was discussed. Glenn Smith – they will be made from wood chips or gravel. Chairman Kiefer – I think we would prefer that they were asphalt. Jim Barnicle – there should be sidewalks on Sunset Drive. Glenn Smith – our plan is to keep walkers off the road and keep all activates internal. Chairman Kiefer – are the horses allowed to walk on the road? Glenn Smith – there is plenty of property to ride on and no horse should be on the road.

Glenn Smith – addressed and reviewed all comments.

A motion to schedule a Public Hearing on January 9, 2019 was made by Michael Croissant and seconded by Michael Hoyt.
5 in favor, 0 opposed.

FAMILY FUN FARM, INC.

65 Friedman Road, Monticello, NY S/B/L 5.-1-6.3;5.-1-6.9; 5.-1-6.15
Joel Kohn and Isreal Oster, Owner

Joel Kohn – the go-karts will be electric. The maintenance shop will remain an open air building at this time.

Paula Kay questioned the current hours of operation. Isreal Oster – 10:00 a.m. to 8:00 p.m.
Chairman Kiefer – all complaints if any need to be addressed.

Joel Kohn – addressed and reviewed all comments.

Paula Kay – Currently how many busses come to the site? Isreal Oster – 6 per day and stay an average of 3 hours. Is there going to be additional bus parking?

Chairman Kiefer – where will the go-karts stay? Isreal Oster – they will stay outside.

Kathleen Lara – all the noise will be behind the trees of the Hidden Ridge property?

A motion to reschedule the December 26, 2018 meeting to December 19, 2018 starting at 4:00 p.m. was made by Jim Barnicle and seconded by Matthew Sush.
5 in favor, 0 opposed.

A motion to close the meeting at 8:29 p.m. was made by Jim Barnicle and seconded by Matthew Sush.
5 in favor, 0 opposed.

Respectfully submitted,


Heather Zangla
Secretary