

TOWN OF THOMPSON  
PLANNING BOARD  
Wednesday, January 8, 2020

IN ATTENDANCE:	Matthew Sush	Jim Barnicle
	Arthur Knapp, Alternate	Paula Elaine Kay, Attorney
	Michael Hoyt	
	Debbie Mitchell, Secretary	
	Matthew Sickler, Consulting Engineer	

Chairman Kiefer is absent and Matthew Sush will become temporary Chairman.

Chairman Sush will appoint Arthur Knapp to replace Michael Croissant

Chairman Sush made a motion to take Public Hearing out of order and Jim Barnicle seconded it.  
4 in favor; 0 opposed

PUBLIC HEARING

Notice is hereby given that pursuant to the provisions of §250-55 of the Town Code of the Town of Thompson a public hearing will be held by the Planning Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello, NY on January 8, 2020 at 7:00 p.m. to consider: CRESCENT LAKE HOLDINGS, LLC for site plan approval in accordance with §250-8 of the Town Code of the Town of Thompson.

The property is located in the RR-1 Zone at 924-928 Old Liberty Road, Monticello NY S/B/L: 2.-1-25  
Tim Gottlieb, Gottlieb Engineering

Mr. Gottlieb – This application is for an existing bungalow colony on Old Liberty Road. The proposal is for eight units to be expanded. We asked the facility to show us the footprint and this project may happen this year or in a few years. We also needed to increase the parking lot for more parking.

Jim Barnicle – If we are going to make a decision on this and it might not happen for 2 year, will we have to re-open and do this again if they don't do it this coming year? Mr. Gottlieb – Two of the units are going to be started this year, units sixteen and eighteen. Chairman Sush – I think there are time clocks on certain things. I believe that is something that Paula Kay needs to answer.

Mr. Gottlieb – There will be no additional bedroom because the sewer disposal system is at full compacity for the number of bedrooms they have now.

PUBLIC COMMENT

Walter Fedun – The room that they are adding on is not going to be a bedroom? They don't have the property facilities to take care of their sewage. They have a SPDES permit and the sewer dumps into the

brook by me and it has never been checked or maintained. I can see it plainly from my place. I don't want to see any more expansion to these buildings. My understand was the parking lot was supposed to be blacktopped and they didn't do it a few years back. Jim Barnicle – Your concerns will be addressed by the applicant.

PUBLIC COMMENT CLOSED

A motion to close the Public Hearing was made by Michael Hoyt and seconded by Arthur Knapp  
4 in favor; 0 opposed

Notice is hereby given that pursuant to the provisions of §250-55 of the Town Code of the Town of Thompson a public hearing will be held by the Planning Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello, NY on January 8, 2020 at 7:00 p.m. to consider: 9 GLEN WILD, LLC for site plan approval in accordance with §250-10 of the Town of Thompson.

The property is located in the HC-1 Zone at 9 Glen Wild Road, Rock Hill, NY S/B/L: 32.-1-21  
Tim Gottlieb, Engineer

Arthur Knapp recused himself from this application.

Jim Barnicle – I know the applicant personally and professional and it will not interfere with my judgement on this project and the Town Attorney said I can participate on the project.

Mr. Gottlieb – This is an existing faculty that contains motor vehicle for sales, rentals, repairs and has a impound yard. We updated the site plan in accordance with the comments from Richard McGoey. We have made a slight change to the impound yard with fencing and screening. Also, we are proposing to put up a sign in the front corner that will meet Town's requirements.

PUBLIC COMMENT

No Public Comment

PUBLIC COMMENT CLOSED

A motion to close the Public Hearing was made by Jim Barnicle and seconded by Michael Hoyt  
3 in favor; 0 opposed

Chairman Sush called the meeting to order at 7:30 p.m.

A motion to approve the December 11, 2019 minutes was made by Michael Hoyt and seconded by Arthur Knapp

4 in favor, 0 opposed

**CRESCENT LAKE HOLDING, LLC**

924-928 Old Liberty Rd, Monticello, NY S/B/L: 2.-1-25

Tim Gottlieb, Gottlieb Engineering

Mr. Gottlieb – It is my understanding that on units sixteen and eighteen there will be no stairs that will go past the decks. Matthew Sickler – The stairs will not be beyond the footprint? Mr. Gottlieb – Correct. The landscaping is shown here by the front entrance adjacent to the small parking lot. Mr. Gottlieb show on the map what is existing and what is proposed to Matthew Sickler.

Michael Hoyt – Mr. Fedun mention that the parking lots were supposed to be done last time. Mr. Gottlieb - As part of the previous site plan they proposed an additional five or six units but they had pulled them back because no one would buy them. So, we revised the parking lot to accommodate what is here. Between the parking lots there are enough spaces. Jim Carnell – Those approval were approved to be done in 2015/2016 and it was never done. And that is what Mr. Fedun is probably talking about when it comes to the parking lot not getting done. Whatever they were going to do back then they never constructed because they didn't build the additional units. Chairman Sush – I've never experienced any issue with parking on the street. And it will be blacktopped? Mr. Gottlieb – Recycled asphalt that meets the Town Code.

Mr. Gottlieb – I revise the site plan to show the existing site for the Shed with a note that if the addition goes on it has to be a minimum of ten feet from the building.

Chairman Sush – What kind of run off goes into the brook? Matthew Sickler – I think that was about the sewer treatment plant. Mr. Gottlieb – And then it discharges to the wetlands. Chairman Sush – And that's in proper working order? Mr. Gottlieb - I never looked at it. Chairman Sush – Is there a way to determine that? Matthew Sickler – There is a testing required for the SPDES permit and those reports are sent to DEC. I don't know if the DEC has come around to inspect it. Chairman Sush – Can we find out if the operator is doing their job and getting the info to the DEC? Mr. Gottlieb – I can check with them and see if they have the records and have turned them in.

Mr. Gottlieb – I revised the footprint on units sixteen and eighteen to show the decks.

Chairman Sush – Because of the public hearing we won't take any action at this time.

**MOONLIGHT COTTAGES**

58 Rubin Rd, Monticello, NY S/B/L: 43.-1-23.3

Tim Gottlieb, Gottlieb Engineering

Matthew Sickler goes over the site plan with the Board. Matthew Sickler - The table on the site show's which unit will have bedrooms added, decks and other stuff. Mr. Gottlieb – I revised the table and the next revision will show exactly what each unit is going to do.

Matthew Sickler – As far as work on these units, has anything been done? Mr. Gottlieb – Nothing yet. I think it's because no one wants to buy in. But they want to keep them in case. Matthew Sickler – As far as additions being constructed over existing water lines, they should be re-located to make them more accessible and any steps or stairs should be added to the plans. A letter/report of the waste water compacity should be done. Mr. Gottlieb – I talked to the operator this afternoon and he is working on getting me the flow report from 2018 and this past summer.

Paula Kay – I think we should wait for the flow test before acting, what do you think Jim Carnell? Jim Carnell – We haven't had any issues for years. They got a new system built and it's been in pretty good shape. We were out there this summer for permits. I know they have an actual operator for the Facility now. And I think we should be good to go forward. We have gotten all the permits closed and old things up to date. And when I say old, I'm talking about things from the 80's. We are very happy with all the units and they plan to tear down one that is boarded up. Matthew Sickler – There is one unit here on the site plan that's showed as being removed.

A motion for negative declaration motion under SEQRA was made by Michael Hoyt and seconded Arthur Knapp

4 in favor; 0 opposed

A motion for a site plan approval conditioned on the engineering comments from today and the removing of the building was made by Jim Barnicle and seconded by Michael Hoyt

4 in favor 0 opposed

#### **JOYLAND MANOR LLC**

156 Joyland Road, Monticello, NY S/B/L: 23.-2-14

Tim Gottlieb, Gottlieb Engineering

Mr. Gottlieb – This is a two-lot subdivision that's 10.33 acres. Lot one is just under an acre and site two is the rest of the property. We show on the site plan the house, the well, and septic and driveway in the front of lot two. Matthew Sickler – Does the lot meet the minimum lot coverage per square footage? Mr. Gottlieb – Yes. Matthew Sickler - Put a note on the site plan that the Town of Thompson declines the offer of dedication.

Mr. Gottlieb - In regards to the comment about the trailer on the property. The owner said it can be gone as soon as you want. Matthew Sickler – I would make a note that it will be removed prior to map signature and filing. Also add a note that say's no work will be done until you get a Road Opening Permit from the Town's Highway Department.

A motion for negative declaration motion under SEQRA was made by Jim Barnicle and seconded Arthur Knapp

4 in favor; 0 opposed

A motion for a subdivision approval conditioned on the removing of the box truck and adding a few notes was made by Michael Hoyt and seconded by Jim Barnicle

4 in favor 0 opposed

**CONTINENTAL COTTAGES, INC.**

381 Fraser Rd, Monticello, NY S/B/L: 10.-4-2

Tim Gottlieb, Engineer

Nachman Kanovsky

Mr. Gottlieb – The proposal is to raise the Shul up, remove the pool that is buried under it, build a basement in its place and then put the building back. Mr. Kanovsky – Now I will have a basement I can move the day camp down stairs. And the usage is the same except for the adding of a Mikva. Matthew Sickler – Can you put a note on the site plan saying Shul, Day Camp & Mikva? Mr. Gottlieb – I have it as note #4 classroom and Mikva. Paula Kay – And Day Camp please.

Mr. Gottlieb – I will show the access to the basement and we will have to replace the existing flood lights, they don't meet the shielded requirements now. Then I will show them on the site plan. I'm showing the water tank under the deck, a sewer line that comes off the back corner and is connected to the road. Matthew Sickler – Are you removing the water take temporary? Mr. Gottlieb – Yes.

Chairman Sush - Were there additions in 2017 that were done and didn't have permits? Mr. Gottlieb – I believe they are known on the site plan. Jim Carnell – I know they came in front of the board with a plan but I don't know if they got approval. Mr. Kohn - They got approval. Mr. Gottlieb – And it's now on the site plan. Matthew Sickler – Do you want it as a footprint or pre conditions? Jim Barnicle - I would say as a pre-condition.

A motion for negative declaration motion under SEQRA was made by Michael Hoyt and seconded Jim Barnicle

4 in favor; 0 opposed

A motion for site plan approval conditioned on adding the notes to the plan was made by Jim Barnicle and seconded by Michael Hoyt

4 in favor; 0 opposed

**BBIS AUTO AUCTION**

308 State Route 17B, Monticello, NY S/B/L: 12.-1-55

Ross Winglovitz, PE, Engineering & Surveying Properties

Mr. Winglovitz – The application was in front of you one year ago. That applicant withdrew his application and a new applicant is now here. One of the comments last time was not to have an access road onto 17B, preserve the frontage and get an access on Kaufman Road. Back on October 9, 2019 we were here with the additional acres and the access right from Kaufman Road. We have a 500-foot setback from any residential area plus storm water ponds. The storage of cars will be 300 feet back from 17B with a minimum of a 100-foot buffer. Since October we completed the survey and wetland delineation. We had less wetlands than expected. We met with Richard McGoe and he wanted the Board to see this plan before lead agency goes out. Basically, this is the same plan as before except it just has more area for car storage. It is going from having 8,000 to 11,000 cars stored. A lot of the cars are from Hurricane damaged cars. Jim Barnicle – What is the surface to be? Mr. Winglovitz – Recycled asphalt. And it will not be all done at once will be doing a phasing plan. Paula Kay – Richard McGoe had a question about what the usage is, can you explain what it will be? Mr. Winglovitz – Junk yard salvage yard in accordance to 250-35. I think we got a determination from the building inspector. They don't do any dismantling, just storage of cars. They will be stored, re-titled and sold. Jim Carnell – Is there any kind of fluid reclamation or how do they handle that with the vehicles? Mr. Winglovitz – If they are wrecked vehicle, they would of went to a garage and fixed any of the leakage before going to the site and if not wrecked then they won't have those problems. Jim Carnell – There's no protocol for when they check the vehicle? Mr. Winglovitz – I can give you these procedures. Jim Carnell – What happens if a vehicle does come in with a leak? Will you have a fluid reclamation or something kind of small containment tank? Mr. Winglovitz – Yes, they will have a complete procedure which we can give to the Board.

Jim Barnicle - What kind of security will you have? Mr. Winglovitz – Just a fence and no lighting.

Paula Kay – In our code there are requirement for Junkyards and standards under 250-35. Have you had a chance to go over them? There are specific requirements. There needs to be an office building and suitable sanitary facilities. Mr. Winglovitz shows the Board on the Site Plan where the building will be. Mr. Winglovitz - There will be about 20 employees' and there will be water and septic for the office building. The building will be around 11,000 square feet. This is not just an office. They will bring in car's for photographing too.

Jim Barnicle – How many employee's in the building? Mr. Winglovitz – Twenty in total. Jim Barnicle – Then there needs to be parking and ADA parking. Mr. Winglovitz – There will be.

Paula Kay – Our code also requires an application for a permit for a junkyard and it needs to be submitted at the same time as the site plan application. Jim Carnell – Isn't that a state issuing permit? Mr. Winglovitz – There will be some kind of dealer license. Paula Kay – That is different. In section 250-35.6 it talks about the Application for permits for junkyards or salvage yards. It's pretty simple but needs to be done. We also have an annual fee that is established by the Board. Jim Carnell – I know we use to collect it years ago. I can ask Marilee about it tomorrow.

Matthew Sickler – If you want to start the process for notice of Lead Agency, Richard McGoe will go over the EAF.

A motion to circulate the intent to take Lead Agency was made by Jim Barnicle and seconded by Michael Hoyt  
4 in favor; 0 opposed

Paula Kay – Do we want to engage our Planner on this project?

A motion to engage our planner was made by Michael Hoyt and seconded by Arthur Knapp  
4 in favor; 0 opposed

### **CHOICE PROPERTIES**

146 Rock Hill Drive, Rock Hill, NY S/B/L: 32.-2-56.2  
Zackary Peters, Mecurio Norton Tarolli Marshall

Mr. Peters – We’ve been before the board for quite some time trying to get this project completed. In term of the site plan there have been no major changes. There have been some changes to the landscape. The applicant proposed blueberry bushes and is not know. Richard McGoey was concern about the visibly. So, we added Evergreen trees going toward the ASPCA. We proposed a row of evergreens to go behind smaller shrubs for fuller screening. We are waiting on a survey on the neighbor property for the lot line change. Paula Kay - Who did the survey? Mr. Peters –Anthony Siciliano.

Mr. Peters – We will be added to the site plan a new lighting plan. There will be about ½ dozen Light poles for the parking lot.

Chairman Sush – Do we have to do anything about the gratuitous offer of dedication of 25 feet from the centerline?

Jim Carnell – No, none of the property goes to the center of the road. The Highway Department Also Declined the dedication.

Mr. Peters - Richard McGoey asked about setting rods on the corners of the proposed property and that is being taken care of by the surveyor.

Matthew Sickler – Show on the site plan the easement for the Billboard?

Matthew Sickler – Is the expanded parking being paved? Mr. Peters – Yes

Mr. Peters – We are waiting on the SWPPP’s comments.

Jim Carnell – The applicant cleared their own lot and adjoining property owners had concerns with the clearing of the lot. The question has been brought up as to why do they need such a large parking lot? It’s for about 106 cars and we have only counted about 52 cars as the max amount there at one time. We have asked why so large. Their comment was because they have a monthly meeting once a month and they need this space. If they need to acquire this additional property just for their Storm Water may be, they need to re-evaluate their project. When they first came, they want to plant gardens and fruit trees. Paula Kay – We might want to re-open the Public Hearing based on the changes and the

application. Based on how this project first came to you and to hear from the neighborhood as to what is going on in the neighborhood. Mr. Peters – We don't have any issues with that.

A motion for a Public Hearing on February 12, 2020 was made by Jim Barnicle and seconded by Arthur Knapp  
4 in favor; 0 opposed

**CAMP ARUGATH HABOSEM**

203 Whitaker Road, Monticello, NY S/B/L: 3.-1-8  
Joel Kohn, representing applicant

Mr. Kohn - There are a couple of additions and a new building. One duplex for staff, adding an addition to the classroom building, demolish two buildings and replace it with dining room, and an addition to the pool. Also, a 12' x 12' porch and a 12' x 16' porch.

Mr. Kohn - Most of Richard McGoey comments were already addressed.

A motion to set a Public Hear on February 12, 2020 was made by Michael Hoyt and seconded by Jim Barnicle  
4 in favor; 0 opposed

**EMERALD GREEN ENTERTAINIUM**

Old Sackett Road, Rock Hill, NY 13.-3-40.3  
Robert Dadras, Dadras Architects

Michael Hoyt will recuse himself from this application

Mr. Dadras - This is an existing round structure with a few additions added to it. It was built around the 1950's. Since this is an older building it needs some work. The additions that were built were not the best but need to be fixed. We are proposing some modest additions to them. We are proposing three small structures to the existing structure. The structures will be (1) a little over 1,000 square feet, (2) 758 square feet, and (3) 2,000 square feet.

Matthew Sickler – Richard McGoey had just a few comments and they were pretty standard. Mr. Dadras – There was talk about another driveway but that's going to be a big project and will be done later on.

Matthew Sickler - Richard McGoey has some comments about the disturbance of the land, the water supply and sewer. Mr. Dadras – Those were mostly for the driveway that we are not going to do now. We will be doing little disturbance to the land.



Chairman Sush – Can a Smoke test be done on the sewer laterals? Mr. Dadras – We are not touching any of the plumbing. Matthew Sickler – If they could smoke test the run from the bathroom out! Mr. Dadras – After all the excavation is done? Jim Carnell – Mike Messenger asked that you coordinate with them before doing it. Matthew Sickler – Maybe testing after might not be so bad. Jim Carnell – If they are going to do any ground disturbance then I would suggest do the test earlier on in the process. Matthew Sickler – Maybe add a note to install a new sewer lateral in accordance with the Towns Sewer.

A motion for negative declaration motion under SEQRA was made by Jim Barnicle and seconded by Arthur Knapp

3 in favor; 0 opposed

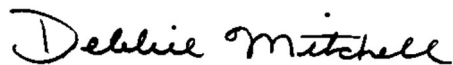
A motion for a site plan approval conditioned on smoke test and engineers' comments was made by Arthur Knapp and seconded by Jim Barnicle

3 in favor 0 opposed

A motion to close the meeting at 8:06 pm was made by Michael Hoyt and seconded by Jim Barnicle

4 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in black ink that reads "Debbie Mitchell". The signature is written in a cursive, flowing style.

Debbie Mitchell

Secretary

Town of Thompson Planning Board