

**APPROVED**

TOWN OF THOMPSON  
PLANNING BOARD  
Wednesday, January 27, 2021

IN ATTENDANCE: Chairman Lou Kiefer  
Matthew Sush Kathleen Lara, Alternate  
Jim Barnicle Arthur Knapp, Alternate  
Michael Hoyt, Paula Elaine Kay, Attorney  
Debbie Mitchell, Secretary  
Richard McGoey, Consulting Engineer  
Hellen Budrock, Sr. Planner Delaware Engineering

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

Chairman Kiefer appoints Kathleen Lara to replace Michael Croissant as a voting member.

A motion to approve the January 13, 2021 minutes was made by Michael Hoyt and seconded by Jim Barnicle  
4 in favor, 0 opposed

BBSI AUTO  
Route 17B & Kaufman Road  
Monticello, NY S/B/L: 12.-1-55  
John Cappello, attorney  
Ross Winglovitz, Engineering & Surveying Property

Mr. Winglovitz- We need to get some trees cleared and need to have this done before March 31 so bats can't nest for the summer. This is for Phase 1 and Phase 2. We would like to get the tree's cleared before March 31 otherwise we will have to wait until November 1<sup>st</sup> to start again. We put together a bond estimate for this. This has been submitted to Richard McGoey office. The estimate with 10% contingency is for \$336,000. Chairman Kiefer - I don't have an issue with this, however when you start the construction on Phase 1 will you clean up the trees on Phase 2? Or will you leave the trees until you do Phase 2? Mr. Winglovitz – As soon as we file our motion of intent and we have coverage under the stormwater we will clean those trees up. As long as DEC permits us to do it. Mr. Winglovitz shows the locations of where the tree's will be removed with the Board.

Mr. Winglovitz –The DEC has asked us to break up Phase 1 into A and B. Once we are stabilized with Phase 1A we will then start onto Phase 1B. The DEC is requesting we do all the water retention ponds first.

Richard McGoey- Will you need a permit from the county to cut the tree's to get onto Kaufman road for your equipment? Mr. Winglovitz – Yes.

Kathleen Lara – Can the building Department oversee the cutting of the trees to see where the tree's will be cut? Jim Carnell – Who and when will the limits of disturbance be marked, is that done already? Mr. Winglovitz – Nope, they asked us to mark the limits of disturbance after tonight meeting. They will be clearly marked by our surveyors. Jim Carnell – We would want some kind of security that the marking is completed before they start to cut the trees. If we could have a dialog telling us when it's completed so we can verify that the work has been done. Mr. Winglovitz – No problem.

Hellen Budrock – Will any of the disturbance based on the visual Annalise be visible from 17B? Mr. Winglovitz- The berm is in Phase 1 to be done. The clearing of the tree's in Phase 2 will be visible. Chairman Kiefer - When will you start construction? Mr. Winglovitz- We need a signed site plan from you and hoping to get DEC approval in the next couple of weeks. We are looking for Department of Transportation (DOT) approval for the signage on 17B and hoping to have it done by the end of March. Hellen Budrock – So worst case the falling of the trees on Phase 2 could be visible from 17B, for how many months? Mr. Winglovitz – About 4 months before the berm would be completed and Landscaped. Chairman Kiefer - That's just in Phase 1 not Phase 2? Mr. Winglovitz – The tree's will be down at that point in Phase 2. Chairman Kiefer – When will the berm be done in Phase 2? Mr. Winglovitz – That is part of Phase 1. Hellen Budrock – Sometime between March and August there might be some visibility. Matthew Sush – When will Phase 2 start? Mr. Winglovitz- As soon as we are done with Phase 1, so we are looking at late August / September. Matthew Sush – Summer time is a difficult time for planting specially with trees of that size.

Chairman Kiefer - Without the berms this will be a mess. Richard McGoey – You might want to have added to the agreement that Paula Kay is working on to include the berm to be started as early as possible during Phase 1.

Hellen Budrock – What is the chances that Phase 2 doesn't get started? Mr. Winglovitz – I believe they are very eager to start Phase 2. Chairman Kiefer- If you have all the tree's down and for some reason Phase 2 doesn't happen what happens with all that mess? Mr. Cappello – That is what the Bond is for. Paula Kay – Clearly that would be enough for cleaning up and replanting. It won't have the same visual look as it did previously. That is the risk and the applicant is doing everything possible.

Matthew Sush – What if the retention area from Phase 2 were part of Phase 1B and the bulk of Phase 2, parking lot area does not get cleared until October, November time frame? Mr. Cappello – That would be very difficult for us. It is very important for the client to have the ability to build onto Phase 2 in the summer time. When you get into November you run into problems with the weather. Maybe we can start the berm as soon as we have the SWPPP done. The first thing we can do is start with the berm. Matthew Sush – Where does the fill come from for the berm? Mr. Winglovitz – Excess top soil from the site clearing.

Chairman Kiefer - The trees will remain on the ground in Phase 2 while working on Phase 1? Mr. Winglovitz – Yes, unless the DEC allows us to remove them, then we would remove them.

Michael Hoyt – What is holding the DEC up? Mr. Winglovitz – We are limited on the acres we can disturb. We are trying to balance it out. We can drop the tree’s but once we start removing the tops or stumps, it’s considered disturbance and that can’t be done until the stormwater is done.

Matthew Sush – My concern is that in Phase 2 the tree’s will be down for a long time. Mr. Winglovitz – The key is to get the berm up.

A motion to allow tree cutting done in Phase 1a, 1b & Phase 2 was made by Kathleen Lara and seconded by Jim Barnicle

3 in favor; 2 opposed Kathleen Lara, Jim Barnicle and Chairman Kiefer in favor. Michael Hoyt and Matthew Sush opposed

**VLADIMIR MIKIRITYCHEV**

202/ 206 Edwards Road  
Monticello, NY S/B/L: 24.-1-19.1

Tim Gottlieb, Engineer

Mr. Gottlieb – This is a two-lot subdivision. There is an existing house and a couple out buildings on the small lot. The larger lot will have a building in the rear of the property. It is a proposed 80’ x 80’ residents with septic and a driveway coming through the flood plain. Lot 1 will be 4.74 acres and Lot 2 will be 28.92 acres. The driveway goes through the flood plain but the residents are outside the flood plain. Jim Barnicle – Shared driveway? Mr. Gottlieb – No, two separate driveways.

Jim Carnell – Most of the homes on Edwards Road were not listed in the Flood plain. In 2005 when the river crested and rose 22 feet the FEMA decided to expand the flood plains. You can build in a flood plain but there are different codes, it’s like building near the ocean. And I think that is why the applicant is looking to build on the back side of the property.

Richard McGoey – Mr. Gottlieb do you have issue with my comments? Mr. Gottlieb – No.

A motion for a minor subdivision approval was made by Matthew Sush and seconded by Michael Hoyt 5 in favor; 0 opposed

**CLEARVIEW MOUNTAIN COUNTRY CLUB**

Old Liberty Road  
Monticello, NY S/B/L: 8.-1-49

Joe Kaufman, representative  
Bradly Cleverley, engineer

Mr. Kaufman – Our goal is to update the co-op, not just do a patch and fix but replace things that need replacing. The long-term goal is to make this a full-time co-op and not a bungalow colony. We are ok with combining the two tax parcels.

Mr. Cleverley – We are adding new units (62, 63, 64, 65, 5 and 6) and they will have new water and sewer lines. For the addition at units 54, 55, 49 & 46 the water and sewer will be relocated around those additions and then tied back in. We will meet all the requirements.

Richard McGoey – There are no show stoppers here and as long as they have no issue with my comments, I'm good.

A motion for negative declaration motion under SEQRA was made by Jim Barnicle and seconded by Matthew Sush

5 in favor; 0 opposed

A motion for a conditional site plan condition on combing the lots was made by Kathleen Lara and seconded by Michael Hoyt

5 in favor; 0 opposed

#### **KEREN FIELDS**

Sunset Dr. Ext Off Sackett Lake Rd,  
Monticello, NY S/B/L: 48.-1-22.21 & 28.-1-33.1

Glenn Smith, Engineer

Joel Kohn

Mr. Smith - We are looking for a final site plan subdivision approval. We did submit a draft resolution with all the numerous conditions. This is a 12-lot subdivision, lot 1 – 10 are all single-family homes and lot 12 is for Mr. Horn and 4 small homes for his family. Lot 11 is a recreation lot, that will have a community building, pool, tennis and basketball courts. This will be for all the residents. On lot 12 there will be a pool, tennis and basketball courts for the family. There will be in total, two swimming pools, two basketball and two tennis courts. There will actually be 15 units on 12 lots. Jim Barnicle – What about the horse's trails? Mr. Smith - There will be walking trails and there will also be horses. Jim Barnicle – Those trails should be included as well. Chairman Kiefer - What about the horse? Mr. Smith - There is a small barn with a caretaker's house on Lot 12. Chairman Kiefer – Where are they exercising the horses? Mr. Smith - On the 22 acres lot, so 10 acres is a farm. Richard McGoey – I don't have any issues. Mr. Smith – The Department of Health (DOH) is just waiting for the Board.

Paula Kay – The recreational fees by code is \$2,500. Mr. Smith - I know in the past the board has made it \$1,250 per units where there is recreation on the property. We would like to ask for the recreation fees to be \$1,250 per unit making it \$18,750 in total. If the board stays with the \$2,500 fee then it would be \$37,500. So, I would ask that the board goes with the \$1,200 in recreation fee per unit.

Kathleen Lara – I think \$1,250 since they are giving the residents all these recreational facility on site.

A motion to set recreation fees of \$1,250 per unit (15 units) was approved by Jim Barnicle and seconded by Kathleen Lara

5 in favor; 0 opposed

Paula Kay – The resolution for preliminary approval, because before preliminary approval there was a public hearing and several public comments that were addressed. The reason they came back to change the plans slightly was because of the Army Crop. They are not building anything in any of the regulated water courses.

A motion for conditional final site plan and subdivision approval was made by Kathleen Lara and seconded by Michael Hoyt

5 in favor; 0 opposed

A motion for negative declaration motion under SEQRA for the site plan approval was made by Jim Barnicle and seconded by Matthew Sush

5 in favor; 0 opposed

A motion to close the Garden Hill Estate Public Hearing was made by Michael Hoyt and seconded Jim Barnicle

5 in favor; 0 opposed

A motion to close the Keren Hatorah Public Hearing was made by Jim Barnicle and seconded by Kathleen Lara

5 in favor; 0 opposed

A motion to close the meeting at 7:49 pm was made by Michael Hoyt and seconded by Jim Barnicle

5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell

Secretary

Town of Thompson Planning Board