

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, May 12, 2021

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

Chairman Kiefer called the meeting to order at 6:35 p.m.

Chairman Kiefer appoints Arthur Knapp and Kathleen Lara as voting members to replace Michael Hoyt and Michael Croissant

A motion to approve the April 28, 2021 minutes was made by Jim Barnicle and seconded by Matthew Sush
5 in favor, 0 opposed

Motion to close the Popeye's Public Hearing was made by Matthew Sush and seconded by Arthur Knapp
5 in favor; 0 opposed

DISCUSSION ITEMS

MARK LEONIDOV

Old Route 17
Monticello, NY S/B/L: 1.-1-32.2
Kenneth Bovo, architect
Steven Bubis
Igor Leonidov, Builder/Owner

Mr. Bovo – This property is in Harris, NY on Old 17 and North of the Hospital by the old Skaters World. It's 7.3 acres. Chairman Kiefer – What kind of manufacture? Mr. Bovo – It's going to be 30,000' milling and custom Cabinet Manufactory. It's located in the commercial and industrial site district. This is going to need all the use and bulk requirement for zoning. We are setting it back more than required so we can do landscaping. This will have a maximum of 10 employees with deliveries of 1 to 2 time a week depending on the week.

Jim Barnicle – Currently is the land vacant? Mr. Bovo – Yes, currently it has a NYSEG easement going across the front property. Jim Barnicle – Is there a driveway? Mr. Bovo – We do have an application to get a new driveway cut in. Jim Barnicle – So you need to do everything on this property.

Mr. Bovo – Yes, we are looking to propose it to see if the board would approve our proposal and then we are going to get the engineer involved.

Jim Barnicle – Is this part of the property that the County has designated for development? I ask because there might be some help with the developing of it. Helen Budrock - I don't know exactly which property they picked.

Mr. Bovo – This is a non-hazard and not toxic to the environment, they are doing custom cabinetry work. This is going to be a metal prefab. I don't know how to get the engineer involved. Do I need reviews and comments? Paula Kay – You will have to get together with your engineer and get all the details laid out on a site plan. Helen Budrock – It wouldn't hurt to get in contact with the county with the entrances onto the property. Mr. Bovo – I have a whole team waiting to start work.

Helen Budrock – I believe it's a special permit use so you are going to need a public hearing at some time. Mr. Bovo – Should I have the engineers start a site plan layout and start the process with the Planning Board? Helen Budrock – Yes, refer to the checklist.

SACKETT LAKE LP

NYS Route 42 & Sackett Lake Road
Monticello, NY S/B/L: 28.-1-27.1 27.-3, 28,30,31
Dan Griffith, Griffiths Engineering
Joel Kohn
Steve Barshov, attorney

Mr. Griffith shares his screen to show the Board the site plan.

Mr. Griffith – The property is 120 acres of land and consist of 5 parcels. Paula Kay – Are they all under the same ownership? Mr. Griffith – Yes. Right now, it is divided into 4 lots. It is about 96.8 acres of land which is the residential part. It will have 167 units with 82, 2 family bungalow units, 3 single family house, and a caretaker's home. It will have 1,100 liner foot of road. Steve Maska has been hired for the traffic for any question that might come up. And Mr. Barshov has been hired as the attorney.

Jim Barnicle – I know you want to put in walking paths but what about sidewalks adjacent to the roadways in the residential areas? Mr. Griffith – At this time we have just the schematic done and we will take these comments back to the owner. They do want to make it friendly to walk to each other's homes.

Paula Kay – You call it bungalows; what kind of houses are they? Mr. Griffith – Bungalow community and it's under the RR1. We are just getting started and they did say they want it to be a walkable community and to be safe.

Chairman Kiefer - This project is behind Mr. Willy's? Kathleen Lara – Yes.

Helen Budrock – Why the two separate lots? Mr. Griffith – The Rabbi wanted his own separate lot for his family separate from the other bungalows. Paula Kay – Is it a separate use? It's a bungalow colony for the whole thing? Mr. Griffith – Yes. Chairman Kiefer – What makes it a bungalow? Paula Kay – A group of seasonal dwelling, excluding mobile homes including rental office and recreational facilities serving the residents of such dwellings. Which is allowed in this zone. A bungalow is a type of seasonal resort complex consisting of a group of one or two units, predominantly one-story structures where indoor plumbing and kitchen facilities may be provided in each unit. Said complex may also have communal dining and recreational facilities.

Helen Budrock – Even though they have to be built for year-round use are they used seasonally? Is the intent that they are seasonal occupied? Mr. Griffith – Yes. Helen Budrock – Are there dates that are associated with this? Paula Kay – Bungalow colonies are just seasonal.

Helen Budrock – If they are two separate lots then they need to have their own well and utilities and can't be shared? Paula Kay – Correct. Mr. Griffith – That is further down the road and we will do that. Paula Kay – Attached to the Rabbi's bungalow is a welcome area, what is that? Mr. Barshov – I think the idea would be that there would be a building that can be occupied for visitors of the Rabbi or other members of his family. A place for guest to stay temporarily. Paula Kay – Is that part of the Rabbi's bungalow colony? Mr. Barshov – Yes and it's seasonal as well.

Mr. Griffith - For utilities, can you have a common well that can be shared but metered separately or does it have to be its own well? Matthew Sickler- I have to look into that I think it depends on how the water system is structured. Mr. Barshov – I Thank you for bringing that up and we will have to look into this. Helen Budrock- The plan is for private water but public sewer, correct? Mr. Griffith – Yes, to have it connect into the Route 42 septic system. And I'm told that septic system is being upgraded now too.

Mr. Griffith – We will have two Shuls. We have a licensed landscaper on staff. There will also be 36 row house units at 1,200 liner foot long. There is a commercial lot in the front with a 16,100 square foot office space and existing restaurant. Paula Kay – What are you doing with the restaurant? Mr. Griffith – They want to have two access points onto Route 42. One for the 16,100 square foot office space and one for existing restaurant. If that doesn't work, they have other ideas. Helen Budrock - Is there an issue with two separate use on one parcel? Paula Kay – Maybe, that is something we need to look at. They need to have the required number of acres for the use. There are two Shul's too? Mr. Griffith – Yes. Paula Kay – Is that for the residence of this community? Mr. Barshov – Yes.

Helen Budrock- Is there a relationship between the row house and the bungalow, would they be using the shuls and recreational facilities? And would it be full time or seasonal, what is the intent? Mr. Kohn - The row houses will be seasonal and will share some of the utilities with the colony.

Helen Budrock- The Zoning code does require amenities for the Row House residents even though the intent is to share they might have to have the amenities closer to the row houses. Mr. Barshov – There will be a pedestrian connection throughout.

Paula Kay – In the RR1 a Shul needs a separate use from the bungalow colony or from any housing and require 3 acres, so we might want to break them out into separate lots. Mr. Barshov – So you're saying that the Shul needs to be on it's own lot? Paula Kay – Yes. Mr. Barshov – Ok. Mr. Griffith – And as far as the utility for those can they share these? Paula Kay – I'm thinking you are going to need cross easements. Helen Budrock – There are a lot of dead-end cul-de-sac. If you could connect them instead of making them dead ends it might help the emergency services. Mr. Griffith – Again they didn't want a lot of traffic. So, they didn't want to connect the roads. We are satisfying you road standards. Mr. Kohn - We specifically want it to be walkable without having to cross roads. Mr. Barshov – If the cul-de-sac were connected for emergency vehicles only would that be, ok? Helen Budrock – It's not up to me it's just something I noticed. You will have to talk to the Fire Department. Jim Carnell – Once we get past the sketch plan, we will get the Fire Department involved. Mr. Barshov – We will contact them.

Matthew Sush – There are two entrances on Sackett Lake Road, is one a main entrance? Mr. Griffith – Not at this point, it's however they want to use it. Matthew Sush – I noticed they are close to each other and it would make it a long drive for someone on the opposite end of the property. Maybe make the entrance further apart. Kathleen Lara – This is tough because it's on top of the hill. Mr. Kohn - There is 500 feet between the entrances.

Helen Budrock - There are some wetlands on the site. Have you had them delineated recently?

Mr. Griffith – Right now we are going to do a full storm water pollution prevention plan. We did locate some vegetive swells and ponds. All the wetlands have been delineated and surveyed. We designed our site around the wetlands. We will have our weekly inspection during the constructions.

Jim Barnicle – What do you build out first? Mr. Kohn - We haven't gotten a phasing plan yet. Kathleen Lara – Is that the plan, phasing this project? Mr. Kohn – That hasn't been really discussed yet.

Matthew Sickler – The water storage tank, what will it be? Mr. Griffith – We haven't gotten to that part yet and when we do, we will talk to you about it.

Matthew Sush – The compactors on site, is the intent to have the garbage trucks to go through the site? Mr. Kohn - The caretaker will collect all the garbage and take it to the compactor. We are still determining if the compactor will be on two or three sites or just on one with 2 compactors.

Paula Kay- What is the separation distance between each bungalow? Mr. Kohn - Thirty Feet.

Helen Budrock - Mr. Kohn what is your next plan. Mr. Kohn - A work session would be very helpful. I would like the Board to get all the consultants on board right away. Mr. Barshov – I agree and getting a traffic consultant right away would be very helpful.

Matthew Sush – There are a couple of cross streets on the opposite side, when working on the internal circulation maybe we can get the entrances across from each other. Mr. Kohn - They are show on the map so you can see where the cross roads are. Matthew Sush – The Rabbi's entrance looks like it can easily be done.

Helen Budrock - Does June 16, 2021 work for a Work session? Mr. Griffith – That should work.

A motion to get a traffic consultant engaged was made by Kathleen Lara and seconded by Matthew Sush 5 in favor; 0 opposed

Jim Carnell – The traffic consultant will be Cliff Harbor.

ACTION ITEMS

MONTICELLO CHICKEN AKA POPEYE'S

4438 State Route 42, Monticello, NY S/B/L: 13.-3-40.3

Richard Baum, attorney

Robert Grimaldi, Architect from G141 Architecture, LLC

Kiran Muppala, Engineer from GreenbergFarrow

Rich Procanik, engineer from GreenbergFarrow

Pablo J Medeiros, representing the Thompson Square Mall – Heidenberg Properties

Lawrence BenBaassett

Mr. Baum – We have submitted our comments to the engineers' comments and an up dated site plans has been handed in. There are 16 parking spaces that are required are we are doing 19 and 1 ADA is required and we are doing 2. With regards to the queuing question, if we have a queuing problem the store will send out employees to speed up the process. We have submitted updated plans to show crosswalk and striping. We are going to propose an additional side walk along the southside of the parking to connect the cross walk to the existing side walk along Route 42. There was a question about internal sidewalks. In phase 2 or 3 we will have internal sidewalks that run from the Town hall to Middletown Medical and that is not controlled by this applicant but part of the Mall project. Paula Kay – When you talk about the sidewalk as a condition do you mean the one from Popeye's to Route 42? Mr. Baum – Yes. Paula Kay – In the package on line there are two resolutions. One for a Neg Dec and one for final approval with conditions. The conditions are all comments by the town engineer and the water sewer superintendent have been satisfied, all prior approval shall remain in effect and all the escrow payments have been made.

Mr. Muppala show the Board the site plan

Mr. Muppala – The side walk goes along the parking lot to Route 42. Paula Kay – The 239 recommended approval but also recommend a pedestrian connection between the propose restaurant and side walk. Mr. Baum – Connect the crosswalk between the Popeye's and the 11,000' retail, we are not addressing this at this time. It is not built yet so it makes no sense to connect to a building that is not there. Chairman Kiefer – I think the main sidewalk is the one that connects to Route 42. Matthew Sush – Does that side walk effect any proposed Landscaping? Mr. Muppala – There is grass there now but that will now become a side walk. But there are plants on the corner.

Matthew Sickler – I provided comments previously and I have had some conversation and exchanged e-mails and I believe all my comments have been addressed. I still have to discuss the water and sewer with Michael Messenger, but I believe it is all good.

Paula Kay – I think the resolution covers everything. The Board left the public hearing as open and nothing else came in. You have 2 resolutions.

A motion to declare ourselves as Lead Agency was made by Arthur Knapp and seconded by Matthew Sush

5 in favor; 0 opposed

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

5 in favor; 0 opposed

A motion for a final approval with condition that all comments by the town engineer and the water sewer superintendent have been satisfied, all prior approval shall remain in effect and all the escrow payments have been made was made by Jim Barnicle and seconded by Kathleen Lara

5 in favor; 0 opposed

CENTER FOR DISCOVERY

15-21 Tekene Road

Monticello, NY S/B/L: 7.-1-26.1

Glenn Smith, Engineer

Mr. Smith shows the Board the site plan.

Mr. Smith - This is a 56-acre parcel and on the backside is the autism facility and they want to construct 2, 10 bed residents. There is an existing well on the property and will tie into the sewer district. Someone asked if the kids would be from another location and they are coming from the south side of the property and then the building they are coming from maybe repurposed. So, they are not increasing the population of the Center, just relocating the children.

Mr. Smith goes over the Comments:

- 1 – Bulk table reference setbacks from the Palmeri Parcel. - We did that in the plans.
- 2 – The preparation of a SWPPP for storm water management and erosion and sedimentation control. - It is being working on now. Hope to have it within a week or so.
- 3 – Testing requirement for sewer manholes and sewer lines. - Plans have been submitted last Week to the Town’s Sewer/Water Superintendent.
- 4 – Coordinate the water line cover notes on sheet SP-2. - I took care of this.
- 5 – Offset detail be provided which includes required vertical distance between water & sanitary/storm sewers – That is a detail that has been added to the plan.
- 6 – Health Dept approval of the water system extension is required. – This is public water supply and I submitted the plans last week and asked if they need another well on site, if so, we will do it.

7 – Clarify the limits of the existing drive widening. – The entrance is to connect the drive up to the buildings so that entire road will be widened by 20 feet.

Board has asked about getting the Fire Department involved and I submitted the plans. Jim Gerrard has no issue at this time.

A motion to schedule a Public Hearing on May 26, 2021 was made by Matthew Sush and seconded by Kathleen Lara
5 in favor; 0 opposed

Helen Budrock – Looks like there is a wet land in the center and looking at google maps it looks like a ball field is there and I don't see it on the plans. Mr. Smith - I can add that.

SULLIVAN COUNTY SPCA

104 Rock Hill Drive
Rock Hill, NY S/B/L: 32.-2-57.1
Norman Ouellette
Andrew Cipriani

A motion for a Public Hearing on June 9, 2021 subject to the applicator can attend and get notices out in time was made by Jim Barnicle and seconded by Matthew Sush
5 in favor; 0 opposed

CRESCENT LAKE HOLDING, LLC

924-928 Old Liberty Road
Monticello, NY S/B/L: 2.-1-25
Tim Gottlieb, Engineer

Mr. Gottlieb – Two of the owners want to increase the size of their additions for units 9 and 10. They are 13 x 18 they are a foot off the setback. No other changes have been made to the site plan.

A motion to approve a minor amendment to the site plan was made by Arthur Knapp and seconded by Jim Barnicle
5 in favor; 0 opposed

ICHUD GROCERY

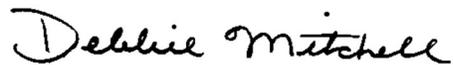
3711 State Route 42
Monticello, NY S/B/L: 28.-1-27.1
Tim Gottlieb, Engineer

Jim Carnell – This was already approved at the last meeting to have the Public Hearing today. But we ran out of time to get it posted. Heather has already sent this to the paper and if for some reason it does not get approved then Heather just has to let the paper not to print it.

A motion for a Public Hearing on May 26, 2021 was made by Kathleen Lara and seconded by Matthew Sush
5 in favor; 0 opposed

A motion to close the meeting at 8:04 pm was made by Matthew Sush and seconded by Arthur Knapp
5 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