

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, July 14, 2021

IN ATTENDANCE: Chairman, Matthew Sush Helen Budrock, S. Planner Delaware Eng.
 Jim Barnicle Paula Elaine Kay, Attorney
 Michael Hoyt Matthew Sickler, Consulting Engineer
 Kathleen Lara, Alternate Heather Zangla, Secretary
 Arthur Knapp

Chairman Sush called the meeting to order at 6:30 p.m.

Chairman Sush appointed Alternate, Kathleen Lara as a voting Board member.
5 in favor, 0 opposed.

PUBLIC HEARING:

Hamaspik Resort – this public hearing has been canceled for this evening.

Discussion took place regarding rescheduling this public hearing and location. There was discussion of having public hearings as a special meeting. Currently with Wednesday night court, there is no other option of a day to reschedule the meetings for. As a policy, the open meeting law won't prohibit the board from video streaming, but it is the board's decision to make. Having a public hearing may require the public to sign up to speak.

A motion to hold a special meeting for the purpose of a Public Hearing for the Hamaspik Resort was scheduled for Wednesday, August 4, 2021 at 7:30p.m. at the Town of Thompson Town Hall was made by Michael Hoyt and seconded by Jim Barnicle. A stenographer will be hired for this public hearing.

5 in favor, 0 opposed.

A motion to approve June 23, 2021 minutes was made by Jim Barnicle and seconded by Michael Hoyt

5 in favor, 0 opposed.

DISCUSSION ITEMS

SUNRANCH BUNGALOW COLONY

162 Fraser Road, Monticello, NY S/B/L: 8.-1-38 unit 20

Joel Kohn, representative

This application was submitted based on approvals from the Zoning Board of Appeals. The request to increase a non-conforming bungalow was denied by the Zoning Board.

Helen Budrock – The conforming use is an area variance not a use variance, correct.

Since to Zoning Board denied this variance request, the Planning Board has no action to take.

LEISURE ACRES

Waverly Ave. & Cold Spring Road , Monticello, NY S/B/L: 29.-2-13 / 29.-2-22 and 29.-2-23
Joel Kohn, Representative

Joel Kohn – we are looking to schedule a public hearing for this project. A site plan was shown of the project. There are currently 3 parcels to be combined. There will be 70 units. The wells will be private, but considered a public water source and will be tested and monitored.

Jim Barnicle – when the test wells were drilled was there a town representative there. Joel Kohn – the town isn't usually present for that. The town has hired a hydrogeological company to review the wells.

Jim Barnicle – I see that there are two entrances to the site, Cold Spring Road and Waverly Ave on the corner, and one off of Cold Spring Road. Joel Kohn – the one at the corner of Waverly and Cold Spring will be for emergency access only.

Joel Kohn – Stated that demolition permits have been obtained. The only dwellings that will remain for the time being are the mobile homes. They have tenants in them and as soon as they are out, the trailers will be demolished also.

Chairman Sush – Does the applicant have a planting plan yet? Joel Kohn- It is still being worked on and we will have it to submit to the board in the future. Once section in question is a NYSEG easement and NYSEG will dictate what type if any plantings can go there.

This project appears to have been delayed by COVID and the extension of the sewer district.
Helen Budrock – We need to confirm that there isn't a time issue with Lead Agency, it has been a year since the mailings. The Board should check with Paula Kay, Attorney if it needs to be re-noticed. Joel Kohn – no one showed interest in the Lead Agency, but will re-notice is we need to.

Matt Sickler- the 5 year window is closing for the delineation of the wetlands. Once construction starts, the wetlands may need to be re-flagged. The Planning Board will like McGoey's office to follow up with technical comments and review the hydrologist report on the wells.

A motion to schedule a public hearing on August 25, 2021 with a location to be determined was made by Kathleen Lara and seconded by Michael Hoyt.

5 in favor; 0 opposed

ACTION ITEMS:

SUSTAIN RELEASE, LLC

73 Camp Road, Monticello, NY S/B/L: 27.-1-10
Peter Cirillo, Engineer
Aurora Halal, Sustain Release Representative

Peter Cirillo – refreshed the Planning Board of the nature of this project. It has been a yearly festival and nothing much has changed from year to year, except for the parking and traffic.

Kathleen Lara – I live right down the road and there was no issues with them last year.

A motion for site plan and special use permit has been made by Arthur Knapp and seconded by Kathleen Lara. The applicant will not need to come back on a yearly basis for the special use permit unless issues and problems occur.

5 in favor; 0 opposed

1283 OLD ROUTE 17

1283 Old Route 17, Monticello, NY S/B/L: 1.-1-3

A motion to take the agenda out of order was made by Jim Barnicle and seconded by Kathleen Lara.

5 in favor, 0 opposed

No one showed for this project.

BAILEY-CIANCIMINO

Fraser Road, Monticello, NY S/B/L: 10.-3-6

A motion to take the agenda out of order was made by Jim Barnicle and seconded by Michael Hoyt.

5 in favor; 0 opposed

No one showed for this project.

BBIS AUTO ACUTION

State Route 17B, Monticello, NY S/B/L: 12.-1-54.1 / 12.-1-55

Zack Szabo, Engineering Properties

Ross Winglovitz discussed the project. BBIS is looking for an amendment to the original site plan. A conditional approval was granted based on changing the colors of the fencing. Zack had presented a "Clay" color to the board. It will be more of an earthy tone than the original white and red that was first submitted to the board.

A motion to approve site plan amendment based on the fence color was by Kathleen Lara and seconded by Jim Barnicle.

5 in favor, 0 opposed.

The Planning Board will have to determine what will be best in the future for meeting times and the issue with Public Hearings. More information will be presented at the next meeting.

A motion to adjourn the meeting was made by Kathleen Lara and seconded by Michael Hoyt.

5 in favor, 0 opposed.

Respectfully submitted,



Heather Zangla
Secretary

