



## PUBLIC HEARING

Notice is Hereby Given that pursuant to the provision of §250-55 of the Town Code of the Town of Thompson, public hearing will be held by the Planning Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello, New York on May 26, 2021 at 6:30 pm to consider ICHUD GROCERY for site plan approval in accordance with §250-10 of the Town Code of the Town of Thompson.

This property is located in the HC1 zone at 3711 State Route 42, Monticello NY S/B/L: 28.-1-27.2

Rabbi Schwartz

Bery Spitzer

Mr. Spitzer shows the Board and the public the Site Plan.

Rabbi Schwartz - We are going to be adding a 4,000 square feet addition to the Grocery Store. The Board asked that we make the store look similar to the Synagogue building with the stone work. We have also done the other request to the parking, sewer and make sure everything is stored inside the building and have nothing on the outside of the building.

Kathleen Lara – Can you have people park next door to the grocery store since it's a pretty busy place and not have them pull onto Route 42 to get to the Store? Rabbi Schwartz – There is a road in the back and we are looking to have people enter one way and exit the other. Kathleen Lara – People are leaving the colony to go to the store and would like to try to eliminate that. Rabbi Schwartz – We worked that out, before the entrance there is an exit from the colony. Paula Kay - Kathleen Lara does that answer you question. Kathleen Lara – It does, can you stress to people to use that and park up in the back without entering Route 42 to get to the Grocery. Rabbi Schwartz – For people in the colony there is a special pathway so they don't have to drive to the store via Route 42.

## PUBLIC COMMENT

Chet Smith, Rock Hill Drive, Rock Hill – I was in the garbage industry for a long time. I see they moved the garbage enclosure site. With my supermarket and garbage experience are those dumpsters suitable or is a compactor better? Also, the distance is concerning and is there recycling there? I can see there being a mess if there is.

Donna Nestler – I understood what Kathleen Lara said but the response was not clear. You wanted a road way for the car's so the cars would not go onto Route 42. Kathleen Lara - There is already a walking path and I just would like the people to use that instead of driving out of the colony on to Route 42 to go the store. Ms. Nestler – So you want them to walk there? Rabbi Schwartz – We will make the people aware of what Kathleen Lara asked for.

A motion to approve the May 12, 2021 minutes was made by Jim Barnicle and seconded by Arthur Knapp  
3 in favor; 0 opposed (Chairman Sush, Michael Hoyt & Michael Croissant were absent)

## **DISCUSSION ITEMS**

### **1283 OLD ROUTE 17, LLC**

1283 Old Route 17, Monticello, NY S/B/L: 1.1-3

Reuben Buck

Peter Dolgos

Mr. Buck shows the Board and the public the Site Plan.

Mr. Buck – This parcel is currently a wooden lot that boards the Town of Liberty. We are proposing an 18.9-acre Solar farm. This in the RR1 & RR2 zone. Access to the property will be from Old Route 17. There will be a gravel driveway. The interconnect and electric will run under ground until they get close to the Road then connected to the Electric poles. This is being built by Delaware River Solar. There are two other Solar projects that Delaware River Solar has done. Jim Barnicle – Once this is completed it will be offered to Residents of Sullivan County? Mr. Buck – Let me check with Mr. Dolgos.

Paula Kay – The town has adopted a Solar energy code, 250-91 that tells you what is allowed in our district. Kathleen Lara – Can they keep the building and solar array on one lot? Paula Kay -We do allow it but they would have to get approval for both and there is a decommission program and escrows that need to be done.

Mr. Buck – We have three existing building up front so does it make it a nonconforming lot? Jim Carnell – It would be a preexisting nonconforming since they were there before the Town Code was written.

Mr. Dolgos – We were involved with the two Sackett Lake projects. We own one of them and the other is owned by our partner. This is not connected to those projects? Jim Barnicle – Will the residents of Sullivan be able to get solar discounts? Mr. Dolgos – Yes.

Chairman Sush - Is this fully wooded and how much would have to be cleared? Mr. Buck – It is, except for the first 150 feet or so. We are looking to clear 27 acres of the 51 acres. Michael Croissant – What is the setbacks from the road to the Solar panels? Mr. Buck – 350 feet. Michael Croissant – Is that a wooded area now? Mr. Dolgos – Yes. Michael Croissant – Is any of it planning of being harvested? Mr. Buck – Yes, we are showing about 75 feet clear in front of the fence. So, the panels get enough sunlight. Michael Croissant – How far from the Houses? Mr. Buck - Around 200 feet.

Mr. Dolgos – I think those building are commercials. Jim Carnell – They were multi-family residents but have been vacant for years. Mr. Dolgos – The owner said they are vacant; they don't know what they are going to do with them. But they would be separate from the Solar array.

Paula Kay – Can we subdivide the lot? Helen Budrock - I was thinking the same thing. Mr. Buck – It would be preferred if they could subdivide. Jim Carnell – These building may not be able to be saved they are pretty old. Helen Budrock – Can the Board request the Building Department to go and do an inspection? Jim Carnell – We can but if the Board can just go out and take a look as well. Kathleen Lara – I think the applicant should go look at it and see if they can be saved. Mr. Dolgos – I can do that and I think we were thinking of doing a 2-lot subdivision with the building on the front lot and the Solar array on the back. Helen Budrock – If the intention is to keep the buildings, I would suggest it subdivide and make sure they both have their very own driveways.

Jim Barnicle – The county has a development program to help business so you can see what kind of assistance there is for you. Mr. Dolgos – I am going to check on that, I believe they were looking to keep the buildings and do the subdivision. Helen Budrock - It is zoned RR1 and RR2.

Jim Carnell – Do we have the actual kilowatts or is it more of a range? Mr. Dolgos – We know the max we can put there. We still have some studies to do, but we are limited in size. Jim Carnell – So you don't have that info? Mr. Dolgos – I do have it but my computer is down right now. Jim Carnell – I think it will be helpful for the Board. I know with other projects they limited them in size per section. Helen Budrock – I think when you resubmit that you submit a long form Environmental Assessment Form (EAF).

Michael Croissant –The landscaping at the Sackett lake project is very limited and we allowed them to do that. I think we want to make sure there is a substantial buffer. I'm all for Solar but I don't think we should have to see it. Arthur Knapp – I agree with Michael Croissant. Kathleen Lara – I think the Sackett Lake project no matter how many tree's you will always see it. But they will have to clear trees for this project. Michael Croissant – You just need to keep in mind that if they do the subdivision they might have to clear more on the front lot. Arthur Knapp – The buffer is already there and we should maintain it.

Chairman Sush - I think there is a lot of land that needs to be cleared and I know that you will need some space on all sides. There are some deep slopes on the house's section.

Mr. Buck – That grading line is going to be influenced based on the final location of the array.

Chairman Sush - Is there a calculation for distance from the tree line to the Solar array? Mr. Dolgos – Yes, there is a distance. It is calculated from the height of the trees.

Paula Kay – You can demolish the building and subdivide too.

#### **PRESTIGE ESTATES BUNGALOW COLONY**

220 Cold Spring Road, Monticello, NY S/B/L: 29.-1-22.1/24/25

Bernie Weiser

Troy Wojciekofsky

Mr. Weiser shows the Board and the public the Site Plan.

Mr. Weiser – Between our two pieces of property there is a parcel called Paradise Village. This is an RR1 zone and is over 58 acres. We are proposing 129 units with a pool, club house and shul. The water supply is not great. Hoping the town will upgrade its water system. We will be setting back from the road giving us more of a country feel. Jim Barnicle – How many entrances and exits? Mr. Weiser – Currently there is one. Jim Barnicle – What about emergency entrance? Mr. Weiser – We do have a spot we can look at. Paula Kay – I believe the Fire Department would ask for that. Mr. Wojciekofsky – We have looked at that steeper slop and maybe we can do something with that. Chairman Sush - How does the 16 units connect to the rest of the facility? Would they have their own amenities. Mr. Weiser – Those 16 units are for a small family and they will have to share the amenities. Chairman Sush - Is there a walking trail proposed? Mr. Weiser - Not at this time. Chairman Sush – Sound like it would be a difficult walk thought the woods.

Paula Kay – They are on separate lots but part of the same colony? Mr. Weiser – Correct.

Paula Kay – Is there a caretaker’s unit? Mr. Weiser – Yes. Michael Croissant – What kind of structure would that be? Mr. Weiser – Regular structure.

Jim Carnell – Those 16 units are not looking to be a separate parcel? Mr. Weiser – Correct. Jim Carnell – You are looking to do a lot line change? There will be a physical description that one parcel is now becoming part of another parcel. Its sounds like it’s a separate parcel. Mr. Weiser – We are taking 2 lots and making them one. Matthew Sickler – You would meet both regulations.

Chairman Sush - With the selling of that piece of Paradise property would it change the existing density calculation for the existing Paradise colony? Mr. Weiser – They can sell over 5 acres and still be conforming. Chairman Sush - We need to make sure and confirm so we don’t create a nonconforming issue. Mr. Wojciekofsky - We can add a bulk table for the remains of the Paradise Colony. Helen Budrock – Can you also add to the Bulk table a calculation of the parking?

Paula Kay – I am seeing basketball, handball, a club house, and pool is there anything else? Mr. Weiser – There will be swing sets within the circles and maybe a baseball field but we need to see how much the stormwater basin will take up. Chairman Sush - Is there going to be anything in the center of the circle besides the playground? Mr. Weiser – We would like to keep them undisturbed and leave the trees there? Chairman Sush - Maybe we can add limited disturbance lines so they don’t get clear cut.

Michael Hoyt – Where is the garbage compactor? Mr. Weiser – Up by the caretaker’s place. Michael Hoyt – Will they take care of the garbage themselves? Mr. Weiser – The caretaker will do that. Chairman Sush - How will the caretaker get the garbage from the 16 units? Mr. Wojciekofsky – That is a good point.

Jim Barnicle – Is one compactor big enough for all these units? Mr. Wojciekofsky – We will have to take a closer look at it.

Michael Hoyt – We have been requiring some kind of garbage shed or container outside of the residents. Paula Kay – Like a storage shed. Michael Hoyt – Somewhere to keep the garbage can’s during the week.

Jim Carnell – It is my understanding that you are looking to connect to the Cold Spring water /sewer district. On the east side of the property, it boards both the Town and Village sewer district. At some point there was a discussion about this, this will be a concurrent application.

Matthew Sickler – I talked to Mike Messenger about the water system and it will need lots of work. Mr. Weiser – We are working with the Town, there is currently 78 units connected to it.

Helen Budrock - Is the wetland a Department of Environmental Conservation (DEC) or Army Core? Mr. Wojciekofsky – We show them as Army Core without any buffer. Let me just check into this since they were flagged 4 years ago by a wet land biologist.

Paula Kay – I suggest that you go through park land and recreational fees in our code. The more recreation you have within your project may allow the Board to not have you pay the recreational fees.

Jim Barnicle – There are existing facility that you might just need to upgrade instead of creating from scratch.

Helen Budrock – At what point should the applicant schedule an appointment with the Zoning Board of Appeals (ZBA) board? Paula Kay – Once you figure out what is going on with the 16 units and the entrances. Then go to the ZBA.

## **AGENDA ITEMS**

### **CENTER FOR DISCOVERY**

15-21 Teken Road, Monticello, NY S/B/L: 7.-1-26.1

Glenn Smith, Engineer

Mr. Smith - I know in the past we have acted on an item after the Public Hearing but since the Public hearing is still open, we cannot act at this time. So, I will see you next meeting.

### **AVON COMMERCIAL PARK @ROCK HILL TOWN CENTER**

Glen wild Road & Rock Hill Drive, Rock Hill, NY S/B/L: 32.-1-9-2

Glen Smith, Engineer

George Duke, Brown, Duke & Fogel

Andy Mavian, BBR

Paula Kay – I’m recused from the Avon Commercial Park project and Larry Wolinsky will replace me as the Attorney.

Mr. Wolinsky – At the last meeting the Board declared it’s intent to be Lead Agency. The noticed were sent out on May 5, 2021. The applicant is going to put together a list of items of environmental

concerns. What we are going to be doing is analyzing the information as it comes in. To see if we need a supplemental Environmental impact statement done. This is where we are at as of today. The Board has the consultants' comments now.

Helen Budrock – We had an internal work session to look over the environmental impact for noise. Where we left off last time was the Consultant submitted an 18-page letter to the town about 1 month ago, summarizing the changes from the old project to the new project. And what changes to the Environmental review needs to be done. The town hired a traffic consultant and the consultant look over the 18-page package. We then had a meeting and I put up on the google drive a summary from the meeting. Jim Barnicle – SPCA is looking to put on an addition to their facility and I don't know how this is going to impact the review with all those barking dogs. Kathleen Lara – At the end of the road there are always trucks parked and you might need to look at the impact from this and all those trucks being parked there.

Michael Hoyt – You're going to consult with the Fire and Police? Helen Budrock – Yes. Michael Hoyt – I think this is going to be a long process and everything needs to have everything crossed and dotted.

Helen Budrock – Mr. Duke do you need anything additional?

Mr. Duke – No, the comments are very helpful and Thank you. Our traffic consults have been in contact with the Town's Traffic consultant. And we have no issues with any of the comments.

Helen Budrock – When the 30-day comment period expires we will be ready to adopt the lead agency?

Mr. Wolinsky – Yes. Helen Budrock – In the mean time the applicant will go out and do all the studies that were outlined based on our comments and they will bring that analyses back to us. And then at that time there will be an evaluation to see if any of the impacts are greater than the original proposal. And then at that point the Board will decide if an EAF is required. Is that correct?

Mr. Wolinsky – Correct.

Helen Budrock – We are working our way through SEQRA. The only action that the Board could take tonight is retaining a noise consultant.

Chairman Sush - Is there any thought of creating an Exit 108 on West Bound? Helen Budrock –The traffic consultant will look at it. Matthew Sickler – Part of the traffic study will be the exit and on ramps. Maybe a result of the study would be a new ramp. Helen Budrock – They not only look at the volume but the turning radius and if the road can handle the increase in traffic from larger trucks.

A motion for a noise consultant was made by Jim Barnicle and seconded by Michael Hoyt  
5 in favor; 0 opposed

Mr. Duke – You haven't received any comments from any agency, have you? Helen Budrock- Not to my knowledge. Mr. Wolinsky – Nothing that I know of. Jim Carnell – I did get a phone call from the NYS DEC and they were looking for information.

Chairman Sush - There were two people who made comments at the Town Board meeting, but it's very early right now for them to be addressed.

**MACHNE OHEL TORAH AKA ESTHER MANOR**

566 State Route 17B, Monticello, NY S/B/L: 11.-1-24.1

Joel Kohn, Representative

Mr. Kohn - There has been a lot of work done to this project. We had a written resolution done and given to Paula Kay. Paula Kay - I got the resolution last night and it is now on the google drive and I believe it needs to be to us earlier so the public and the Board can review it before the meeting.

Mr. Kohn - The caretakers house is now showing as being removed and replaces with a new house on the site plan. On the resolution I did not fill in the date for the landscaping. We plan to have it done in the next two weeks and if that does not happen then we can add a date to the resolution.

Michael Croissant -Do you have the elevation on the caretaker's house? Mr. Kohn - No because we don't know if it's double wide or modular yet.

Jim Barnicle - With the two compactors you have on the property will they be identical with the fencing and structure? And you will have the details for that? Mr. Kohn - Yes, the details are in the plan set.

Michael Croissant - What is the plan for the tennis court? Mr. Kohn - There is no plan's as of now. Michael Croissant - It's an eyesore and something needs to be done. Matthew Sickler - Is the fencing the eyesore? Michael Croissant - The whole thing is. Mr. Kohn - I'll have that info for next meeting.

Paula Kay - Is the caretaker trailer on the site plan again? Mr. Kohn - It is noted that it will be removed and then replaced with a three bedroom double wide or modular. Michael Croissant - Do we have a cut sheet for that? Mr. Kohn - Do you want us to come back to the Board or submit it to the Building department. Michael Croissant - I think the Board needs to know what it looks like. There are double wide's that look nice and some that look terrible.

Chairman Sush - Where is the building I don't see it, is it at the main entry? Helen Budrock - It's by the entrance. Paula Kay - Is there a time frame for that? Mr. Kohn - After the summer. Michael Croissant - So what about the removal? Mr. Kohn - After the summer as well. Chairman Sush - So someone will be using it this summer? Mr. Kohn - Yes. Michael Croissant - is it habitable? Jim Carnell - I have not been inside in a while but to the best of my knowledge I believe it is. Michael Croissant - Is there plans to make it look better? Mr. Kohn - I can have that done for the summer and I have that conditioned to have it removed by the end of the season. Jim Carnell - If you're looking for a date, any kind of homes right now have a very long waiting list. Michael Hoyt - I put in an order last week and it's three months before getting one. Michael Croissant - That is a good point, so it might not be done at all by next year, so lets' not throw a bucket of paint on it and call it good for the next two years. Jim Carnell - That was not my point, it will be after the season but it could take 3, 4, or 6 months to get a unit. So, we don't want to put a date on the replacement of it. Michael Croissant - Understood, which bring me back to my point. There is a slight chance that it might not happen for next year. Mr. Kohn - The applicant is ok

with the condition of having it removed by the end of the year. Michael Croissant – I get that, but no one wants to look the building with just a coat of paint on it. That it needs to be dressed up, in my option. Helen Budrock - The applicant agreed to address the appearance of the trailer this season and to have it removed by the end of the year. Paula Kay – Can we bond that? Jim Carnell – That is something we can just revise in the resolution. Chairman Sush – Can we change that to end of season instead of end of year, like mid fall? Paula Kay – If we have heavy snow, it can't be removed by the end of the year. Helen Budrock – How about October 31, 2021? Kathleen Lara – If they remove it can they replace it within the same foot print? Will there be an issue if they take it off and can't replace it right away? Jim Carnell – That would be part of the site plan approval. Typically, they would have 1 year to replace. That caretaker units, is it serviced by a separate well? Mr. Kohn - That will be part of the main sewer and water system. But only used in the summer.

Mr. Kohn - I think October 31, 2021 would be good for removal. Helen Budrock – And if you can't replace it then you can come back to the board and give an update. Mr. Kohn - October 31, 2021 is the removal and we have a year to replace it. Paula Kay – Correct.

Paula Kay – Can you have the resolution sent to me in a Word format? Matthew Sickler made comments at the last meeting about the water and sewer and what needed to be done. Matthew Sickler did you get that yet? Matthew Sickler – Not yet, I think we were looking for the Department of Health (DOH) approval. Mr. Kohn - The DOH have approved the construction but not the approval of the works. That hopefully will happen with in the next 3 weeks. The sewer is completed but the water works is about 95% complete. Matthew Sickler – As long as it's part of the condition of the resolution. Mr. Kohn - I checked and it is.

Chairman Sush – Is an overall concept of how the building are being painted to bring thing together to look as one place? Or will each building have its own look? Mr. Kohn - I think most of the building are repainted with the same color and the goal is to make it look the same.

Kathleen Lara – I would like a date for the Landscaping. Mr. Kohn – I can talk about it now or in two weeks, but the goal is to have it done within two weeks. Chairman Sush – Just weather wise, you might want to start sooner than later. It's starting to be a warm season already. Helen Budrock- Is June 30, 2021 reasonable? Arthur Knapp – Mr. Kohn said two weeks and then in two weeks we can discuss it.

Chairman Sush - Arthur Knapp was appointed as a full voting member at the last Town Board Meeting and now we have one alternate position available.

A motion to close the meeting at 8:28 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