

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
November 9, 2022

IN ATTENDANCE: Michael Croissant, Acting Chairman
Kathleen Lara
Arthur Knapp
Michael Hoyt
Logan Morey, Building, Planning, Zoning
Matthew Sickler, Consulting Engineer
Helen Budrock, Sr. Planner, Delaware Engineering
Christina Cellini, Alternate
Paula Elaine Kay, Attorney
Laura Eppers, Secretary

A motion to approve the September 28, 2022 minutes was made by Kathleen Lara and second by Arthur Knapp.

All in favor, 0 opposed

A motion to approve the October 12, 2022 minutes was made by Kathleen Lara and second by Arthur Knapp.

All in favor, 0 opposed

The Acting Chairman appointed Christina Cellini as a voting member for tonight's meeting.

Public Hearing:

DISCUSSION ITEMS:

FAMILY FUN PARK

65 Friedman Road, Monticello, NY
Joseph Churgin, Project attorney

Joseph Churgin – We were before you 2 weeks ago and at that meeting there was a series of comments/requests made. We submitted updated plans along with a letter from myself. I am pretty sure responded to each of the comments/requests made and I am hoping we are in a position tonight to schedule a public hearing for the modified portion of the site plan.

Kathleen Lara – Matt, any comments from your side? Matt Sickler – No. It looks like the previous comments we made in regards to the wetland delineation and boundaries, the location of the shed and bicycle path, and the number of animals permitted on the site, have all been added to the plan. They will need an update SWPP, but I would expect that would be appropriate to do after you have the public

hearing. We are pretty well set on this configuration. Kathleen Lara – Okay. Paula Kay – The animals and types of animals are on the bottom of the revised site plan.

Kathleen Lara – Mr. Churgin, one thing I'm going to insist on, if this gets approved, is that the paths be flagged and have the Town's Engineer verify them. Matt, can you better explain about the delineation?

Matt Sickler – Sure. I think the concern is whether there will be trials installed in the wetland area, considering the proximity between the two. I think the Board is looking to have the wetlands flagged in the areas of proposed trial construction, the trail layout flagged, so that can be reviewed prior to actual construction. Joseph Churgin – Okay. Kathleen Lara – And once that is done, we will want an as built so that the operator cannot deviate from that plan, obviously due to the wetlands involved. Joseph Churgin – Understood.

Helen Budrock – I think last time Chairman Sush asked for some sort of a SPECS or information on the carousel. You know what it looks like and the specifics of it. I think if you could do that research before the public hearing, that would be helpful. Paula Kay – I agree. It wouldn't hold anything up, but just have it ready and submitted prior to the public hearing so we can put it on the Google Drive. Acting Chairman – I would assume we would want the same for the marry-go-round too. Paula Pay – Yes. Joseph Churgin – I thought the carousel was the marry-go-round. Michael Croissant – They are listed in 2 places on the map, one as a carousel and one as a marry-go-round. Joseph Churgin – Okay, fair enough. Michael Hoyt – It also lists a swing area, is that going to be regular swings or mechanical? Joseph Churgin – I think it is just regular swings, but if it's not, it will have to be delineated with specifics.

Paula Kay – Let's talk dates. Helen Budrock – We have a bunch already scheduled for the first meeting in December, the 14th. Paula Kay – Right and a definite decision hasn't been made yet, but the next meeting might be cancelled, so you are looking at December 28th. If that is not good for you, we can do the first meeting in January. Joseph Churgin – I am actually away that week, so let's do the next meeting. Helen Budrock – That would be January 11th. Joseph Churgin – That's good. Paula Kay – That will give time for your client to get everything in to the Board regarding the SPECS on the specified equipment and plenty of time of the legal notices to go out. You can work with Laura in the Building Dept. on those. Joseph Churgin – Perfect.

A motion to schedule a public hearing for January 11, 2023 was made by Kathleen Lara and second by Michael Hoyt.

All in favor, 0 opposed.

PRESTIGE ESTATES BUNGALOW COLONY

220 Cold Spring Road, Monticello, NY

Ken Ellsworth, Project representative

Bernie Weiser, Project developer

Ken Ellsworth – This project has a pretty long history. I believe the last time we were in front of you was back in May of 2021 and prior to that was December of 2016. It has been around for a while and they were doing very well initially, but then ran into a water problem between the Town and the Village and getting an agreement. So, everything came to a stop and we have been working on a new layout. This

layout shows 99 units, 56 singles, 21 duplexes and 1 caretakers' unit. There will also be 2 club houses, 2 pools, 2 playgrounds, tennis/basketball/handball courts and a baseball field. This project also involves a lot line change, which you will see eventually come through. This lot here, the narrow piece that is whited out, comes all the way back into here now and they have made an agreement to strike a new line here and then this property will go with the project. That will eventually be a second application to be submitted. We have to extend the water and sewer districts. I have a meeting with Matt Sickler and Mike Messenger on how to potentially revise the water system to accommodate this development and other developments in the area. I will flip this over in just a minute and show you where we ended up. We have 2 entrances here. This is a 20-foot-wide access road with a two 3-foot shoulders. We show parking, 200 spaces where required and we now have 241 spaces, and our compactor is now shown up here. As this is the first time you are seeing this layout, we are here for first presentation and to get any comments or feedback you may have that way we can develop the plans from there. I do want to go to the other sheet and show you what's happening with the water and sewer. The Town's wells are here and this is their system. This line in purple represents the line they currently have, which is a 6-inch line, and it comes through Fairground Road down into Cold Spring Road and it kind of terminates by Waverly Ave., by Cozy Acres. That is the current system and the district ends at the property line. This is our project here and we are trying to figure out how to satisfy both sides of the equation and develop a system with a water tank on the applicant's property that will service this development plus others coming into the area. What we propose so far, just from the one meeting with Matt and Mike, is we develop 2 new wells that are projected at 200 gallons per minute, which are sizable wells, take a line here across the Village property to the old railroad bed, down that to enter into this property and then over here to a tank. Talking with Mike today, we have a tank, a well house for treatment and this will be a deeded lot back to the Town, so they would own this piece. The negotiations are still underway, so I don't know how that will play out. We are 50 feet higher than any district now and therefore we will need a booster pump on our system to get enough pressure in the streets. The Town will then come up off this well house, after treated, and there will be a connection here that will come down the access road, back up Cold Springs Road and tie into the line that is currently on Waverly Ave. After that connection, we will go to our own booster pump station, off of the deeded Town property, boost our pressure up to be able to have the proper flow we need along with domestic flow into the street. Sewer is a little bit easier. Down at the access road is a manhole and then there are 3 more manholes that get us up to the Waverly Road intersection. All grades are good and the minimum slope is 3 1/2%, so we have plenty of pitch to make that happen. We are in the process now of determining the height of the tank and it is looking like it might be a 60-foot-high tank in order to get pressures matched over here on the other, existing system. If all the development happens, that was discussed back in 2016, that will be another 200,000+ gallons per day, the tank may need to be a 500,000-gallon tank. Mike thought that might be a little high because as you guys might know, some of these projects that were presented back in 2016, haven't come up again, so it's hard to predict what is going to happen. I would say it's safe to say it will be between 200,000 and 500,000 gallons and about 60 feet tall. Without getting into the weeds any further, this is what we have done so far, I will schedule another meeting with Matt and Mike to talk about more details and the bigger picture of things, and continue to work on the plans. The plans are a little bit more advanced than normal at this stage because we just wanted to keep moving along. We have the SWPP almost done, we have the grading plans done and utilities/distribution is done. As we are fairly far along, we can use some input from the Board on thing you may see or want to change.

Paula Kay – Matt, on your comments, the 5.49 acres, is that the same as the parcel Ken is referencing?
Matt Sickler – I believe so. That extended back into the parcel and there was a note on the plan that said it transferred from Arron Village. I'm not sure if that has already been done or if that is part of this.
Paula Kay - Okay.

Kathleen Lara – I have a couple questions. What type of ownership are you doing? Ken Ellsworth – We are going to do condominium. Kathleen Lara – I know they have to be built for year-round, but will they be occupied seasonally and maybe on the weekends the owners can come up? Ken Ellsworth -That's correct. Kathleen Lara – This isn't too bad of a road, why 2 entrances? Ken Ellsworth – It was a comment made at one of the previous meetings and was in the minutes. Kathleen Lara – Understood. It's not really a bad location and there is plenty of sight distance from both sides, so I was just wondering.
Michael Hoyt – I think it had something to do with fire access. Michael Croissant – Correct. Kathleen Lara – Okay, I just didn't remember. Matt Sickler – I believe it may be a fire code requirement and has to do with egress.

Michael Hoyt – Logan, do you have anything from your side? Logan Morey – Not as of yet.

Helen Budrock – I have a question about the proposed use. Most of the discussions on the project pre-dates me as the Town Planner and I'm just trying to get caught up to speed on all of the details. I see in my notes and the Project Overview Form, that this was proposed as a bungalow colony. However, on the new site plan application and on the new site plan, it is referred to as a duplex development. In our code those are 2 totally different things with 2 totally different densities. It would appear, based on the density, that you are proposing a bungalow colony, so that just needs to be clarified. We ran into this previously with the Sacket Lake development. We don't typically see new bungalow colonies and our code is kind of written to address existing bungalow colonies with extensions and conversions into year-round uses. So, we have had this conversation before and discussed when is a bungalow colony considered a bungalow colony and a which point does it a duplex. The definition in the zoning code states that it is predominantly one-story structures and that are usually smaller in size. I know there has been a lot of planning up to this point, so you guys will have to talk amongst yourselves to figure out exactly what use you are actually proposing. Bernie Weiser – We did originally propose to be a bungalow colony, so we will take a look at the different densities and see what we want to do. Helen Budrock – I just don't know if having them be 2-stories is part of your marketing plan, but that is kind of what we ran into with other developments. Bungalows are kind of small, one-story structures, that can have a basement, so if you want that amount of density, they would have to be smaller. If you want larger duplexes, I believe that is 1 building per acre. Bernie Weiser – Is that one-story plus a basement? I don't think the definition distinguishes, but a basement is permitted. Bernie Weiser – They are not 2-story at this time, so I think they fit more as a bungalow style. Helen Budrock – Okay. So just to be clear, the application and site plan should both refer to the development as bungalows. Paula Kay – Unless you want them to be otherwise, either way we just need it to be consistent.

Helen Budrock – You did submit a new EAF last year, did anything change since then that would require an updated one? Bernie Weiser – I think we should submit a new one. We do have one prepared, it just didn't make it in with the new application. It should come over with our next submittal. Helen Budrock – Can you make sure it's a long form? I know this is an unlisted action, but it is a lot of units, so it would be

helpful. That way we can kind of start SEQR again from the beginning. Also, I don't believe there has been a public hearing on this yet. Bernie Weiser – No, we are just trying to reinitiate the project at this time.

Michael Hoyt – We will need to talk about the playground and the recreation fee. Helen Budrock – Right. Paula Kay – Just take a look at our code in regards to the recreation fees. There's a threshold and the Board can or may decide to decrease it as they have a lot discretion there, but there is a minimum. Bernie Weiser – Based on the size of the recreation on the project. Michael Hoyt – We like to see the playground equipment you plan on installing. Kathleen Lara – We know it's a little bit early, but we would like to see what you want to put there and since you are so far ahead, starting landscaping wouldn't hurt either.

ACTION ITEMS:

MONTICELLO MOTOR CLUB – GARAGE LOFTS

67 Cantrell Road, Monticello, NY

Hayden Carnell, Project representative

Helen Budrock and Matt Sickler were recused.

Glenn Smith as Town engineer.

Hayden Carnell – We were here at the last meeting for a public hearing. There was 1 public comment from someone who was there for a different project and they were just asking why we are building these garages now, so that was addressed at that time. I think the only request from the Board was to show an alternative septic solution incase the plant does not get built, since it's a separate application and project, so we added that to the plans. We still have to do the final design and layout of the pumpstation, but I think we are far enough along that we were hoping to get a conditional approval, pending the engineer's review, and hopefully get the foundations in the ground before this winter.

Paula Kay – Hayden you may not be aware of this, but a person who wanted to remain anonymous had some comments on the application. I discussed it with them and the comments/correspondence was sent to the Board, but it can not be part of the public record as they wished to remain anonymous. The long and short of the comments made, which again are not part of the public record, were about noise at the Motor Club. Did the Board get that? Kathleen Lara – Yes. Hayden Carnell – I did not. Paula Kay – We can send it to you as a courtesy, but understand, it is not part of the record. Hayden Carnell – Okay and this project is not really increasing the noise. Paula Kay – We are not asking you to comment on it because it's not part of the record. Hayden Carnell – Okay, understood.

Kathleen Lara – Glenn, it looks like you have pretty substantial comments here. Glenn Smith – I wouldn't say substantial, but like Hayden said, the waste water has to be handled either by a future treatment plant or a septic system. Hayden did send me percolation tests that were done last year, which were satisfactory to the project. Hayden Carnell – On Friday we had deep pit tests done and I will get you that report along with a full report of those perc tests and we will show them on the plans. There is no

bedrock or ground water or anything and the deep tests looked fine as well. Glenn Smith – Potentially they can do a septic system as there is not a huge amount of waste water from those 10 garages and they could do a septic, either permanently or temporary, until they can build a treatment plant on the site. As for the septic, if they want to do the holding tank and get DOH to sign off on that, they can do that and just make it a condition that they need to submit the information on the septic. The last meeting the Board mentioned some building renderings you would like to see. I don't know if anything has been submitted on that or not. Hayden Carnell – They have full renderings and I believe J.R. can get you a copy of those. I do not have them, but I know they have printed renderings. On the building plans from the architect, not from us, they are in grey scale. Logan Morey – We have full plans already. Glenn Smith – So, what I mainly need is more information on the septic and the DOH needs to sign off on the water system and the well there by the guard house. Hayden Carnell - On November 14th the well is going to have a part 5 analysis done. This initial drilling report, with just the 4 hours pump test, was around 25 to 30 gallons per minute, so we expect plenty of water. It just depends on the treatment we are going to need. Glenn Smith – The Board will just need a letter from DOH on that and the same with the holding tank and the soils test. That all I have in terms of conditions.

Glenn Smith – I think they are looking for a permit to start work on the foundations. Paula Kay – They didn't ask for a foundation permit, right? Kathleen Lara – Hayden mentioned it. Michael Croissant – I think he said they wanted to. Hayden Carnell – We are looking for a foundation permit and the only reason being, we can build it and it's still going to be car storage and a C/O doesn't have to be issued until everything has final approvals. We don't need water and sewer for the car storage, so if for some reason DOH says this project can't happen, the building will be just car storage. DOH is mostly going to take months to make a determination and then we will be in spring. Paula Kay – Logan, are you comfortable with that? Logan Morey – Yes. They are car storage. Paula Kay – Is there any kind of bonding we want to do here? Have we done that before with this project? It's conditional approval so potentially once all of Glenn's conditions, except for the DOH, are met, at that point they can get the foundation permit. Does that make sense? Glenn Smith – As far as the soils test and septic, that can be done pretty quick, the DOH is the lingering piece here. Paula Kay – Right, so if they meet your conditions, they can get approval. Glenn Smith – Yes, because the only thing we need to know is that they can do a septic system, if need be. Hayden Carnell – I can have the reports to you guys by next week for the septic and it will also have the soil test results. Arthur Knapp – So, we can make it contingent upon DOH approval to get the C/O and give them the green light to put in foundation at this time. Paula Kay – Right. The real question is at what point should they be allowed to retain the foundation permit. Do they just need to meet Glenn's other conditions? Arthur Knapp – I think we are okay with that.

Kathleen Lara – Paula, can you reiterate this issue with approving projects without have water and sewer approval? I believe DOH sent us a letter about a month ago in regards to this and that's why we have projects pending this approval. Forgive me for not remembering the exacts, but I want to make sure that we are not doing the wrong thing. I know they are going to build nice buildings here, so that's not an issue, I just want to make sure that we are not doing something for the Motor Club that we wouldn't or haven't done for anyone else. This is a different situation, right? Paula Kay – Yes and they have an alternative incase they do not get their approval, so for that reason, I think we can differentiate this project from others that have come before you, if you choose to move ahead and approve it. Kathleen Lara – Okay, I just wanted to be crystal clear about that.

A motion for NEG DEC was made by Kathleen Lara and second by Arthur Knapp.
All in favor, 0 opposed.

A motion to approve the start of foundation work, subject to Glenn Smith's comments after receipt of septic design reports, was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed.

A motion to approve the modification to the previously approved site plan, subject to DOH approval, the receipt of septic information reports, and Glenn Smith's comments, was made by Kathleen Lara and second by Michael Hoyt.
All in favor, 0 opposed.

KRASNA

203 Anawana Lake Road, Monticello, NY
Joel Kohn, Project representative

The County's response to the 239 review was not received yet. Laura Eppers to reach out to the County and see if they require an updated 239 request reflecting the change to the plan, to build only some of the buildings at this time. This project will come back at the December 14th meeting for action, as long as we receive 239 response from the County.

PRIOR APPROVALS/ENFORCEMENT:

The Board discussed cancelling the next meeting, November 23, 2022, due to the holiday. They decided to cancel the meeting and being there is an extra Wednesday in between that meeting and the first meeting in December, a meeting can be scheduled if there are any projects that can not wait until the first meeting in December.

A motion to cancel the November 23, 2022 Planning Board meeting, with the possibility of scheduling a meeting on November 30, 2022, if need be, was made by Kathleen Lara and second by Michael Hoyt.
All in favor, 0 opposed.

A motion to close the meeting was made by Kathleen Lara and second by Christina Cellini.
All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board