

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
February 22, 2023

IN ATTENDANCE:

Kathleen Lara, Chairman	Arthur Knapp
Michael Croissant	Paula Elaine Kay, Attorney
Kristin Boyd	Laura Eppers, Secretary
Jim Carnell, Building, Planning, Zoning	
Matthew Sickler, Consulting Engineer	
Helen Budrock, Sr. Planner, Delaware Engineering	

Chairman Lara brought the meeting to order at 7:00 pm with a pledge to the flag.

A motion to approve the January 11, 2023 minutes was made by Michael Croissant and second by Arthur Knapp.
All in favor, 0 opposed.

DISCUSSION ITEMS:

CAMP ADAS

13 Norris Ave, Monticello, NY
Joel Kohn, Product representative

Joel Kohn – We resubmitted the survey and floor plan estimates for the bond amount. The survey is on the way and once we have that, we can submit a site plan before this upcoming season. We are here tonight for the Board to set the bond amount.

Paula Kay – The bond amount is going to be up to Matt Sickler. Matt Sickler – Typically what we have done for bond requests like this is look at the fees that appear to be reasonable and then apply an additional 50% to 150%. That way if the Town does get to a point where you need to use that bond to complete the work, there will be addental expense incurred. Helen Budrock – There was a big difference between the two estimates, right? Matt Sickler – One was just the cost of the survey and the other one was for the site plan preparation. I believe the site plan was just for the dining building and seemed appropriate. Helen Budrock – Just to clarify, the Board wanted a full site plan showing all existing conditions on the property, right? As there had never been one on file. Jim Carnell – Right. Helen Budrock – Does the estimate submitted reflect just the new building or all development? Joel Kohn – Yes. The site plan will show all existing features and buildings. Helen Budrock – Matt, what is your recommendation for the bond amount? Matt Sickler – For a project of this size, I would go with an additional 150% of the quoted \$13,900.00. Making the bond \$20,850.00. Paula Kay – Does that amount include the application fees? Matt Sickler – No, that is only the site plan and survey costs. Paula Kay -

We should also include that fee, unless it has already been paid. Jim Carnell – I believe the application fee has been paid, but not the Planning Board fees. Paula Kay – Do we know what the Planning Board fee is? Jim Carnell – I would like to keep them separate because they go to 2 separate accounts. Paula Kay – Okay. Chairman Lara – So, we do a bond for \$21,000.00 and then an additional payment of whatever the calculated Planning Board fees will be.

Chairman Lara – Just as a refresher, at the last meeting we also talked about widening the fire access, installing a grease trap, and issuing a conditional approval, which would allow them to move forward with constructing the new dining building, but a C/O would not be issued until a site plan is received. Joel, were you able to see if there was any alternate access from the other road? Joel Kohn – We are still working on it and once the survey is complete, we will have a better idea on that. Chairman Lara – Okay. Joel Kohn – We are also looking into signage. There is a Camp Shira sign on a piece of property that is owned by the Sackett Lake Association, so we are in discussions with them to see if we can change it to a directional sign for Camp Adas. Chairman Lara – Great.

No further questions or comments from the Board.

Chairman Lara – Can I get a motion to take the agenda out of order so that we can act on this project now?

A motion to take the agenda out of order, so that the Board can act on this project now, was made by Arthur Knapp and second by Kristin Boyd.
All in favor, 0 opposed.

See action item for action token.

LEFKOWITZ BUNGALOWS

177 Old Route 17, Monticello, NY
Joel Kohn, Product representative

Helen Budrock shared site plan for everyone to see.

Joel Kohn – This is an existing bungalow colony. However, the old owner used it as a camp for the past couple of years and I don't think they got a permit for the use change. We are here tonight because the new owners would like to also use it as a camp, demolish and replace some of the buildings, and add an additional building. They are demolishing and replacing building 29, which they have already obtained a building permit for, but is still part of the site plan. They are demolishing building 25, which is existing staff housing that will now be used as a dormitory, and they want to add a Shul building.

Chairman Lara – Jim, could you give the Board a little insight on this site? Is there a site plan? Jim Carnell – Joel submitted a new site plan, but there was an existing one as well. This property is on Old 17 just past the new jail. It was operated solely as a colony for several years by Mr. Lefkowitz. Over the last couple of years, he leased it out to an organization because he just didn't have the facilities to operate it

anymore. We did have a few issues with those occupants. They had some issues with the DOH and filling out their operators permit and applications. However, they did pull a bunch of building permits for electrical work and a lot of the electric has been updated. This is now a new applicant and has nothing to do with Mr. Lefkowitz. Joel, the applicant did purchase the property, right, or are they leasing? Joel Kohn – They purchased the property and got a completely new survey and site plan. We will make sure the property is in good shape. Michael Croissant – Jim, do you know the condition of camp now? Jim Carnell – It is pretty good shape. There are the few buildings that need to be replaced, but the electric has been updated. Again, they had issues with DOH. I don't know the status of their water supply system, but there were some questions about that the last couple of years they were in operation. . Michael Croissant – They have a well, right? Jim Carnell – Right. Matt Sickler – There were multiple wells shown, but it wasn't clear how many were in use. Michael Croissant – I think we are going to need clarification for that. Joel Kohn – We will get more clarification on that. Like Jim said, most of the building are in good shape. There was a punch list from the Building Dept. from the fire inspection and that is being worked on so it can be addressed. There are comments from the DOH, from a prior inspection, and the applicant is also working on addressing those. Jim Carnell – I see there is new septic systems proposed, do you know what phase that is in? Joel Kohn – There is a lot of smaller, existing leach fields on the property. We took the approach of replacing the entire system because some of the systems are 30 plus years old, but they do not have a valid SPDES permit yet. Eventually they will replace the entire system. Chairman Lara – What do you mean by eventually? Joel Kohn – Probably not by this summer, but by next summer. They still need to get a SPDES permit, which will take more than 4 months. Water and sewer are being looked at and both will be approved by the DOH and the DEC. Chairman Lara – You guys are looking to open this summer? Joel Kohn – Yes, but we will not be ready to build the Shul this year. Chairman Lara – Will you have the approvals from the DOH and DEC before you open this summer? Joel Kohn – Yes and no. We need an operating permit from the DOH, but as far as the water system, we are not modifying anything without getting an approval from DOH. We also are not going to increase occupancy this summer. We will have to deal with the DOH and see exactly what they need to issue an operating permit. Helen Budrock – Are you planning on utilizing the existing septic system in the mean time? Joel Kohn – Yes. Helen Budrock – When the Shul building is built, you will have to connect that to the new system, right? Joel Kohn – Right and hopefully that is going to happen right after the summer. Chairman Lara – Jim, was there issues with the septic at this parcel? Jim Carnell – They never hit full occupancy with the last couple of tenants, but we didn't have any surface discharge there. It was more of a water and operating issue as they never submitted their samples to the DOH. Michael Croissant – Do we know if the current septic system is even operational? Jim Carnell – They had people in almost all of the units for the past 2 summers and we didn't see any surface discharge, but again, they are probably all reaching the end of their life expectancy. Joel Kohn – We are looking into investigating all of the leach fields that are there, but we figured it is probably best to consider replacing everything. Jim Carnell – What I would suggest, and maybe Matt can get involved with this, is doing some smoke tests on the existing systems and see if there is any breakage or anything like that prior to actual occupancy. Chairman Lara – The Board would want to know they were in working condition prior to the summer. Joel Kohn – We can do that and make sure all the lines are in working order. I don't see an issue with that.

Matt Sickler – One thing I didn't see on the plan, or at least not labeled, is a kitchen or dining room. Do you know what structure that is going to be? Joel Kohn – The shul building will also have a kitchen and

dining room. They will not have a kitchen on-site of this summer. They will have a company prepare the food and bring it on-site. Helen Budrock – Where will they eat? Joel Kohn - Building 23 is an existing casino/shul building and that will be used for a dining room. Matt Sickler – Long term they will have food prepared in the new shul building, correct? Joel Kohn – Correct. Jim Carnell – Is that building going to be a bi-level? Joel Kohn – Yes. As you can see on the plans, that building is on a slope, so there will be a walk-in from one side to the lower level and the a walk-in on the other side to the upper level. Helen Budrock – In the future you might just want to label the building shul/dining or something like that just so it is clear. Joel Kohn – No problem.

Helen Budrock – For clarification, buildings 25 & 26 are both going to be demolished and then the new dormitory is going here. Joel Kohn – That is correct. Helen Budrock – This is pre-existing, non-conforming because both of those buildings look like they are within the 100-foot setback, so if you demolish those and put in this new building, which is also within the 100-foot setback, it should probably go to the ZBA. Is that right Paula? Joel Kohn – We are decreasing the non-conformity by pushing the building back a little from where the existing one is. It will be a little further from the front property line, so I don't think they need a variance for that. There was actually an interpretation from the ZBA, I believe it was on the Pine Oaks project. We had this same question in regards to their shul and they basically said a variance is not needed to decrease a non-conformity. Paula Kay – If you are moving it a little bit in, then you are okay. If you were going to leave it in the same foot print then they would need to go back in front of the Zoning Board. Jim Carnell – I also talked to Joel about unit 27 and shifting it as far over as they can because we want to make sure they maintain enough space between the 2 buildings. Helen Budrock – Okay. The only other question I have is, based on the arial photo it looks like the area by the new shul building is wooded, is there adequate fire access to the building? Joel Kohn – If you pull the map a down a little, there is an existing drive and that will be upgraded for emergency access to that building.

Michael Croissant – I don't see any parking on the site plan, where is the parking? Jim Carnell – We haven't had any issues with parking for this property. As a camp, most people will be bused in and out, so it would just be a matter of figuring out the loading and unloading location. There are 3 driveways to this project and the one closest to where the casino building was, is fairly level and the site distance is good, or the other driveway by the new shul building would be okay too. Joel, maybe take a look at that and formally prepare something to come back to the Board with. Joel Kohn – Sure. Chairman Lara – I did have a neighbor reach out to say buses are parked on Old 17 and they would like to see that be addressed. Michael Croissant – Especially this summer because if there isn't going to be a shul on-site, people are going to have to be buses back and forth to one and that will increase the amount of busing. Paula Kay – Plus food deliveries. Joel Kohn – They are going to use building 23 this year for a dining area and a shul, so they wouldn't need to be bused out for that, and food service will only be a couple trips a day. Helen Budrock – The main concern is the parking along the road, right? Chairman Lara – Yes. Helen Budrock – We just want to make sure the buses have a place to pull in so they are not parking on the road. Michael Croissant – Right and I don't see anything on the plan for that or parking for staff. Joel Kohn – We will clarify on future site plans where parking will be and how many cars and buses can fit at one time. Chairman Lara – Okay.

Helen Budrock – Looking at the bulk table on the cover page, it states existing lot coverage is 7.6% and proposed is 7.6%, but the foot prints of the new buildings are obviously larger. Can you have the

engineer look at that? Joel Kohn – Yes and update which ever one is incorrect. Helen Budrock – Perfect. We just want to see how close this is to allowed lot coverage. Joel Kohn – We will have them take a look, but we should have plenty coverage left.

Joel Kohn – We will come back with an updated site plan and then schedule a public hearing. This will also need a 239 review. I know there was a possibility of the next meeting being cancelled, will there be a meeting the first meeting in March? Paula Kay – There will possibly be a meeting on the 15th, but that is to be determined. Chairman Lara – It really depends on what kind of pressing matters we have. I know the County is going to want to see your updated site plan before we schedule anything anyway. Joel Kohn – Okay.

JOYLAND GARDEN

123, 131 & 135 Joyland Road, Monticello, NY

Joel Kohn, Project representative

Glenn Smith, Project engineer

Glenn Smith – I have here a tax map of the parcels. The 3 highlighted parcels are the subject parcels. Our intent is to do a lot line change. The small lot, in the middle, will be eliminated and the larger lot will be split in two. The third lot will not change at all. Basically, we are getting rid of the lot lines from the small parcel and then dividing the large lot right down the middle, so that we will end up with 3 lots roughly 2 ½ acres each. They are not creating additional lots, just changing the lot lines to get rid of the tiny lot. They want to build duplex homes on the lots, which requires Planning Board approval, so we drew up plans, a while ago, for each of these lots. All 3 lots have full plans, but the Building Dept. needs the lot line improvement to be approved before they can issue permits for the septic systems. These 2 lots have houses on them now, that will obviously be demolished before the new ones are built. Those 2 lots also have existing wells that we intend to use and will drill a well here to serve the third lot.

Chairman Lara – When I showed this to Chris Knapp in the Real Property office, he wondered why you weren't doing a subdivision, but the Board understands why it is a lot line change instead. Glenn Smith – I don't think it could be considered a subdivision because we are not creating any new lots. Chairman Lara – That is what was explained to us and we fully understand now. I think Chris would have just preferred it that way. Joel Kohn – This way is more complicated for Real Property because of the transfers of the lot lines.

Glenn Smith – Is this a public hearing matter? Paula Kay – It's a lot line change and not a subdivision, so I'd say no. Joel Kohn – We also have the component of site plan approval that is requires for the 2-family homes. Helen Budrock – That is a permitted use in the zone, so nothing triggers a public hearing there. However, the Planning Board always has the discretion to request one if they feel it is appropriate. Paula Kay – Correct, but I did look it up and one is not necessary. Chairman Lara – I drove down the road and I have to tell you, I think this going to be nice and is a welcomed addition to the neighborhood. Glenn Smith – Yeah. What's there now should definitely be taken down and replaced. Chairman Lara – So, I don't have any other questions or concerns. Anyone else? Michael Croissant – I'm fine. Arthur Knapp – No, I think it is an improvement.

Chairman Lara – Matt, do you have any questions? Matt Sickler – No. Now that I understand exactly what this involves, I will take a look at the site plan and let you know if I have any comments. Chairman Lara – Jim? Jim Carnell – Nope. I also agree that it is an improvement from what is currently there.

Helen Budrock – Can this project be scheduled for action at the next meeting? Chairman Lara – Yes. Paula Kay – I think so. Glenn Smith – Okay and I understand the first meeting in March may be cancelled. Paula Kay – Right, but there may be one the third week and just so everyone is on the same page, the deadline for that meeting is the same deadline as the meeting for March 8th would have been. Glenn Smith – Okay.

HARMONY VILLAGE

25 Wild Turnpike Road, Rock Hill, NY

Tommy Lee, Project owner

Helen Budrock shared site plan for everyone to see.

Tommy Lee – I live in New York City but have been up here in the country for the last 35 years. My wife got cancer so we came up here for the clean air. The doctors said she had 3 years to live and she survived it for 33 years. So, I love the country and told all my friends in the city that if they want longevity, they should move up here and they agreed. I have a vision to build 10 to 11 homes on this property; one for my son, one for my daughter, one for myself, and then possibly sell the rest of them to my friends and other people. I reached out to a company in Westchester who gave me a couple plans that I am very excited about. I am hoping that you guys also like my idea and I can get this process going. I am 72 years old, have been retired for 3 years, and have nothing to do, so I could probably move quickly through this project.

Paula Kay – You will need a licensed surveyor to survey the property. Tommy Lee – No problem. Paula Kay – Do you have anybody? Tommy Lee – The gentleman who drew up this plan for me originally told me that he is too busy to take on my project, but has now told me that he will do the work, I just have to present it myself. I told him I don't mind as I have nothing to do and would love to learn the process. If I am successful with this project, I might do some more in the area. Paula Kay – Okay. Chairman Lara – I am not speaking for the whole Board, but the process is very technical so you are going to want to listen to our Town planner, engineer and attorney. Helen Budrock – It would be great if your engineer could join the meetings, even if it is by Zoom, to answer any technical questions the board may have. Tommy Lee – He is too busy for that. He prepared this plan for me and told me to go apply myself. If I have to hire a local surveyor or engineer, I will. Whatever has to be done, I will make sure I do it the right way. Paula Kay – Our Town code is online. Section 255-10 is the major subdivision section and that is the part of our code you will need to comply with. There are certain things that need to be on the plan in order for the Board to be able to review it. You can go through that section of the code yourself, but you are going to need a licensed surveyor. Helen Budrock – What you submitted is what we would refer to as a sketch plan, as it is very pulmonary and just an idea of what you want. Then if the Board likes your idea, you would go to your engineer and surveyor and file something formal, called a subdivision plat. The section of our code that Paula was talking about, provided a whole list of what needs to be included on that, such as acreage of the lots, boundaries, topo's, and things like that. Tommy Lee – I understand. I

am going to talk to my guy first because I would love to use him if he can do it, but if I have to hire someone else, I will. Paula Kay – Once the plan is in a form that the Board is comfortable with, there is a required public hearing that will need to happen. That allows the public will come in and comment on your project. Tommy Lee – Okay. What do you think of the plan? Do you think it could be subdivided like this? Helen Budrock – The main concerns the Board usually have are, do the lots conform to the zoning and can each of the lots perk. Chairman Lara – Right. Tommy Lee – I think what I currently have does conform to the code. Chairman Lara – Correct because they are about 2 1/2 acres each. Paula Kay – You will also need to show access to each of the properties and make sure the driveways have good sight distance for a vehicle to get out and in. Chairman Lara – So if you had an engineer come in for a work session with our consultants, those are some of the required items that will need to be addressed. Like Paula said, you can read the code yourself to get a better understanding, but that is where you will need a professional to come in. Paula Kay – Matt, maybe you can explain a little more about the perk and pit tests. Matt Sickler – Sure. Nothing really jumps out at me as an issue with this proposed layout, but each lot is going to have to be tested to demonstrate that it can support a septic system for waste water from the house. Your engineer can go out, look at the topography, do the soils testing, and then prepare the design. That design will be part of your site plan. Once you find an area on each lot that is capable of supporting a septic system, you can locate your house site appropriately and your driveways for access to kind of develop each lot layout. That is what you will bring back to the Board for review. Kristen Boyd – You are also going to need wells. Tommy Lee – If I don't develop all 10 lots at once and just want to start with one lot at a time, can I do that? Paula Kay – The issue with that is you are still contemplating on doing more and under NYS law there is an issue with knowing you are going to do more on the property, but only getting approvals for a portion of it. The state frowns on that, so this Board can't act on something like that. If you are anticipating this whole project, you need to show the map for everything. That doesn't mean you have to develop all the lots at one time. You can develop one at a time, but show plan for everything to get site plan approvals. Matt Sickler – Once the Board looks at the overall, you can do it in phases and develop one or two lots at a time. Tommy Lee – Okay. Do you have a local engineer in mind that you can recommend? Paula Kay – Unfortunately, we can't do that. Matt Sickler – There are a couple in the phonebook. Tommy Lee – Okay. Chairman Lara – At least now you have an idea of what you need to do next. Tommy Lee – Yes. I will bring this information back to my engineer and go from there. Thank you and hopefully I see you soon.

ZASS ROCK HILL LLC

270 Rock Hill Drive, Rock Hill, NY

Ryan Smith, Project engineer

Abhishek (Abi) Patel, Project owner

Ryan Smith – We made a few small changes since we were last in front of the Board. Note 2 has been added to the site plan notes, stating all the landscaping from the previously approved site plan, from the previous project, will be installed on the site. We now show full-cutoff lighting fixtures on all 4 corners of the building to light the parking areas as well as the driveway. I think there was a question asked about the kiosks at the last meeting. They will each have a small roof on them with full-cutoff, downward facing lights for security purposes and ease of use when it is dark. We meet with Mr. Sickler and Mr. Messenger regarding some technical issues on site, as well as the sewer pump station, the municipal sewer pump station, and the sewer plant capacity. Not all of those questions have been answered yet, so we are still working on analyzing a power on-site pump station, but we can't complete that until the

questions about the capacity and pre-treatment are addressed. Other than that, I believe the site plan itself and the layout are pretty concrete.

Chairman Lara – Just to confirm, you guys are going to complete whatever was not done on the previously approved site plan, including landscaping? Abi Patel – Yes. Paula Kay – Landscaping and paving, right? Abi Patel – Yes.

Kristin Boyd – Just to make sure I understood correctly, the exterior lights will be night sky friendly and not going to be too bright from the road. Ryan Smith – Yes, they are full cut-off fixtures and are set fairly low, 11 feet high on the building, and the building is set down from the road, so there is zero uplighting. Kristin Boyd – Okay.

Paula Kay – What are the hours of operation? Abi Patel – We were planning from 8 to 7. Paula Kay – Does this require an employee to be there? Abi Patel – Yes. I will have 3 employees; 2 upfront and 1 in the office. Helen Budrock – So, it's not just self-service, you will also offer full service? Abi Patel – Correct. Helen Budrock – Is it like the Monticello carwash where you pre-pay and then drive through? Abi Patel – Yes, but we will not offer the walk through service or vacuum cleaners, so people will come in and out quickly. Chairman Lara – That's why you mentioned before that there will not be a problem with car stacking. Abi Patel – Right.

Kristin Boyd – The turning radius and all that stuff is oaky, right? Ryan Smith – Yes.

Paula Kay – Did you see the comments that Mike Messenger sent today? Ryan Smith – Yes. He is still awaiting his comments back from DEC. Matt Sickler – I was able to find out what the design capacity of the current Rock Hill pumpstation was. That was an 18-year-old file, so it took a while to dig it out, but it was designed for about 71,000 gallons per day with a peak flow rate of 175 gallons per minute. I sent that information to Mike. He is going to have to take a look at what the station is actually seeing now, over the course of a year, and see if that can handle the flow rate you are proposing. As you mentioned, Mike has also reached out to DEC with our concerns about the possibility of there being something in the wash water. The only other concern Mike talk to me about is ground water withdrawal in the wells within proximity to your well location. If we are looking at pull in 12 or 15 gallons per minute, what is the potential of the impact next door. I'm not sure where that well is located, but that is something you can take a look at to confirm. Ryan Smith – Sure. You are talking about the neighboring wells, right? Matt Sickler – Correct. Chairman Lara – I'm sure a water reclaim system expensive, is it something you are willing to foot if needed? Abi Patel – It is about \$120,000, but if the current capacity is not enough, then we will agree to put one in. That is not a problem. Chairman Lara – I have to tell you, a lot of people have asked me about this project, so I guess this is something people really want, which is why I asked. I was hoping you would move forward even if you can't use the Town's pumpstation. Matt, do you have anything else? Matt Sickler – No, just follow up with Mike with the information he requested today and then the MSDS sheets for all the stuff that was in there and work through his concerns with him as he is ultimately responsible for the treatment portion of that. Abi Patel – We will take care of all the sewer requirements and get they need to the sewer department.

Kathleen Lara – Jim, do you have anything from the Building Dept. Side? Jim Carnell – We haven't seen any plans on the unit or the equipment yet. Are you going to have to update any electrical service? Abi Patel – We are going to have to get new service for 600 amps because right now it's only 200.

Chairman Lara – Paula, because of the water issues, can we move forward with this tonight? Paula Kay – I think it is completely up to the Boards discretion. The issues will be resolved one way or the other by a combination of Mike Messenger, Matt Sickler, and the applicant. I'm not sure there's anything else this Board can do, so it may not make sense to make them come back and just make the approval contingent on getting the water situation straightened out. Jim Carnell – Will this need 239 or a public hearing? The site is not really changing. Paula Kay – I don't think either is required. It's an existing site with a change of use.

Chairman Lara – If there are no other questions, can I get a motion to take the agenda out of order so that we act on this project now.

A motion to take the agenda out of order, so that the Board can act on this project now, was made by Arthur Knapp and second by Kristin Boyd.
All in favor, 0 opposed.

T & C SULLIVAN LLC SALON

Sheeley Lane, Rock Hill, NY
Glenn Smith, Project engineer

Glenn Smith – The applicant and her sister have a salon on Broadway in Monticello and bought these 2 parcels to open a salon in Rock Hill. The smaller parcel has a house and a garage on it now and the other parcel, next to it, has a mobile home on it. As you can see on the plan, the garage on the smaller lot encroaches over the property line onto the other parcel. Being both parcels have the same owner, we are proposing a lot line change, to keep the garage conforming in that aspect. Once the lot line is changed, it will be HC-1 on one side and HC-2 on the other, which has pretty much identical zoning for this type of use. They both allow a residence and a personal service shop, which is what the salon will be. The intent is to move the tenants from the mobile home to the house and convert the garage into the salon. So, that will be 2 primary uses on 1 parcel, which is permitted as long as we can show all zoning requirements can be met if the parcel is ever subdivided in the future. The second sheet shows that can be done and setbacks can be met. Right now the house has a fairly large septic system behind it and the applicant does not propose to use much water in the shop, so what they would like to do is hook into that septic system. There is also an existing well between the house and the garage that they would like to use for the salon as well. That being said, I have also shown that there is room to fit a second septic system, to the left side of the garage, and a spot for a future well, in the event the parcel is ever subdivided. The house can have its own septic and well and the salon could have its own septic and well with no problem. They don't have intentions of subdividing the lot, but zoning requires it be shown.

Paula Kay – How would they get access to the salon portion of the lot if the parcel gets subdivided?

Glenn Smith – There could either be a right-of-way across the house portion of the lot or there is a flagpole lot, going towards the mobile home, that has plenty of room to fit a driveway. Jim Carnell – It's pretty level there too. Glenn Smith – Right. Also, Sheeley Lane is a private road that is maintained privately and T&C Sullivan will continue to maintain it privately.

Paula Kay – Will you be adding parking for the salon? Glenn Smith – I show 5 spaces in front of the salon now. If you go by Town zoning, I believe they require roughly 1 space for every 150 square feet, so we will probably need 8 to 10 spaces and there is room on the other side of the building to add them.

Paula Kay – How many employees will there be? Glenn Smith – Just the applicant and possible a few other people who will work independently. 2 or 3 at the most, at one time. Paula Kay – So, is that enough parking for customers and employees? Sometimes 1 person can 2 customers at a time. Glenn Smith – I will verify that. There is room for more parking, so I will show what will be needed.

Paula Kay – Is the mobile home staying? Glenn Smith – Yes and they are going to fix it up and rent it out. It also has its own well and septic. With the lot line change, that lot will be reduced from about 5.5 acres to about 4.8 acres.

Chairman Lara – Matt, do you have any questions? Matt Sickler – No. If Glenn evaluates the septic and it is satisfactory for the proposed load, I don't see any issue with it.

Chairman Lara – I drove by this property and I think this is a good fit to the area and the sight distance from both directions is good. I would be glad to see this project happen.

Glenn Smith – I believe this requires a 239 review from the County. Is that something I am doing or will the Town do that? Helen Budrock – Coordinate that with Laura and then we will also need a public hearing. Chairman Lara – I know the parking still has to be addressed, but that is not something that necessarily should hold up scheduling a public hearing. Obviously it would have to be the 2nd meeting in March or maybe the first meeting in April, I don't know how much time you guys would need. Glenn Smith – I only need about a couple hours to update the septic and parking, so the second meeting in March will be fine.

A motion to request a 239 review and to schedule a public hearing on March 22, 2023 was made by Arthur Knapp and second by Kristin Boyd.

All in favor, 0 opposed.

LOCKI KASIOTIS

23 7 28 Schroder Road, Monticello, NY

David Ryan, Project attorney

Helen shared site plan for everyone to see.

David Ryan – The applicant purchased these 2 lots and came to me because he wanted to combined them, so we submitted an application with the Assessor’s Department to do so. The upper lot had a mobile trailer on it and the lower lot has a 2-car garage. He now wants to put a 4-car garage on the lower lot and that why we are here tonight.

Chairman Lara – Will the new garage be for business or personal use? David Ran – Personal. Paula Kay – We have had many issues with Mr. Kasiotis in the past with his personal house turning into a commercial use. I have been involved in prosecutions with him going back 18 or 19 years, so we want to be sure this garage will only be for his personal vehicles and people and/or employees will not be working on cars in there. Where will Mr. Kasiotis be living? Chairman Lara – Does he plan to live in the mobile home? David Ryan – He wants to put a manufactured home where the mobile home was. Helen Budrock – So, the trailer and the garage are no longer existing? David Ryan – They were totaled and we also submitted a building application for foundations for both buildings. They can be on the same permit because the lots are being combined. Helen Budrock – Is the purpose of combining them so that you can have a house and a garage on 1 lot? David Ryan - Yes, because you can’t have a garage without having a house. Hellen Budrock – That is why I was asking. David Ryan – We knew we would need to combined the lots and get Planning Board approval before we could get a building permit, so we submitted all applications at the same time. Jim Carnell – This was a multiple submission by Mr. Ryan for the lot combination, the mobile home replacement, and the replacement of the garage in a larger footprint. If you look on the site plan, Schroder Road is on the left side and the shaded area on the other side is where Gandy Road ends. Almost directly in the middle of these 2 lots, perpendicular to the lot line, is where the zone changes from a HC zone to the SR zone. The HC zone does not allow a private, residential garage, but the SR zone does. The HC zone allows a commercial garage, but the SR zone doesn’t. That is one of the reasons the lot combination couldn’t be processed without coming to this Board. The lot line to the north on the map is the separating line from the Town’s water and sewer districts. It kind of goes around this lot, comes down Schroder Road on the left, and then goes over to the right. A portion of this parcel is cut out of it. They show 1 well, on the garage site, but nothing for services to the mobile home site. David Ryan – The mobile home site has sewer and water on it. Jim Carnell – Nothing was shown on the plans so I wasn’t sure. Helen Budrock – Are you saying they need sewer and water, but they are not in the district? Jim Carnell – No, they have on-site water and sewer. Chairman Lara – He cannot have a commercial garage and a house, right? Jim Carnell – They are both permitted in the zone they are in. Chairman Lara – Would they need approval from us for that? David Ryan – He is looking for a residential garage, not a commercial one. Jim Carnell – The thing is the zoning districts split the parcel. The access from Schroder Road is in the commercial zone and the access from Gandy Road is residential. Chairman Lara – We are just trying to avoid a potential repeat of his history. David Ryan – I get it. Paula Kay – He currently has a residence on Cooper Corners Road that he appears to get mail at. I think it would make me a lot more comfortable to get some sort of affidavit from Mr. Kasiotis stating he is moving from his residence on Coopers Corners Road to this location.

Jim Carnell – Another thing to address is the old trailer, that was removed, was 60 or 62 feet and the new, proposed one is like 75 feet. The old trailer was not on a foundation, it was on gravel pad, so I would suggest that if they pour a foundation for the new home, they shift it to fit within the setbacks. Paula Kay – Is there any issues with the size of the proposed garage. David Ryan – It is an oversized

garage. I believe the 2-car garage was 24'x28' and the proposed one is 24'x50'. Kristin Boyd – Can that be done within the setbacks? David Ryan – We show the setbacks on the map and we shifted it so that it can be done. Helen Budrock – Combining the lots would still make the parcel under an acre. Is a variance going to be needed or is it considered a pre-existing, non-conforming property. Jim Carnell – Combining the lots eliminates some of that pre-existing, non-conforming, so it is actually a lot improvement. Helen Budrock – So, they are decreasing the non-conformity and therefore they would not need the Zoning Board. Jim Carnell – The issue may be that where they are looking to put the private, residential garage is in the HC zone and is not permitted there. Helen Budrock – Are you saying they may have to go to the Zoning Board for a use variance to have the private garage? Jim Carnell – Or move the garage. Only a commercial garage is permitted in that location. Helen Budrock – Which they are stating they don't want. Jim Carnell – This will be his 4th location in the Town and everyone of them have been used for commercial operation. Ryan David – When I talked to Locki about this project, he said it would be residential use. Paula Kay – What I don't want to see happen is the Board allow something just because it is permitted in the zone. We need to make sure what his intent is. Chairman Lara – I agree. If he wants to use it as a commercial garage it is allowed and fits the area, but he needs to make that decision now instead of running a commercial garage out of his house.

Helen Budrock – Will the new mobile home be off Gandy or Schroder? David Ryan – It will stay just the way it is now, so access will be from Gandy. Helen Budrock – I guess my question is, you will have access to the home via one road and then to the garage via another road? David Ryan – Yes, they will park up at the garage and walk down to the house. Paula Kay – To me that sounds like they are 2 different entities and begs the question that they are not really related. Again, if he is planning a commercial garage, show it so the Board can review it properly. Helen Budrock – I agree. David Ryan – They will park on the upper lot and walk down the hill to their residence. When they want to leave, they will walk back up the hill. Paula Kay – We understand, but it doesn't make since. If you were building a house for your residence, you would want the garage as close to the residence as possible. Helen Budrock – Right. Especially if you are combining the lots. Why wouldn't you want it closer? David Ryan – Because they had an existing structure there and just wanted to use the same site. Helen Budrock – The structure is gone now, so it's not like they have any kind of vested rights to that location. If the true purpose is to combine the lots and have a residence and a garage serving the residence, the garage should be relocated closer to the home. David Ryan – Do you want us to relocate the garage to the other end? Paula Kay – Or if he says this is going to be a commercial garage and there is no relationship between the two, the Board can review it as a commercial garage. Helen Budrock – If you combine the lots and you apply the setbacks, you have the whole middle area where you could have residence, garage, and driveway next to one another. Jim Carnell – Which would probably shed some light on the overall site plan, if the utilities were shown; the location of the existing septic system and well that serviced the mobile home. That is currently not shown, but it might help understand why the 2 structures may need to be where they were. Is the new garage going to share utilities with the residence? The former garage did not have a septic, although it had water, right? David Ryan – I don't know. All I know is the only utilities we are looking at for the garage is power. Then sewer and water to the other structure, which already exists there. The power for the garage would come off Schroder Road. Helen Budrock – I think that if the intention is to combine the lots, you really should have a site plan showing all utilities and the symbiotic use of both structures. Matt Sickler – There is a well shown in front of the garage but it is not clear which structure it is for. Jim Carnell – Were the 2 lots owner by the same person prior to purchase?

David Ryan – I’m not sure on that. Helen Budrock – I think when I looked it up, they had the same owner. David Ryan – If that is the case, that is probably the water source for both. Jim Carnell – I do have the deeds, but did not look through them to see if there was an easement. Helen Budrock – If this was a clean slate, after the lots were combined and with the structures being removed, could you have access from Schroder Road for both a residence and a garage next to one another? Jim Carnell – I’m sure you could. Helen Budrock – Okay because having 2 entrances from 2 different roads is problematic. David Ryan – We didn’t want to move the residence because we have buried site utilities there already. Chairman Lara – That is a good point and makes since. Again, we are just trying to avoid a repeat situation. David Ryan – Locki did ask if he needed to be at this meeting and I told him it was totally up to him. I wish I would have told him to come because he would have better answers to some of your questions and I don’t know his history. Chairman Lara – That’s okay. Now you know what the Board is asking and what our concerns are.

Paula Kay – When was the property purchased because it is not showing new ownership on the County’s system yet? David Ryan – About 6 months ago. Paula Kay – When was everything demolished and who did it? David Ryan – It’s my understanding that Locki did it and did so without a permit. I did tell him that was an issue and we needed to file for all necessary permits. Helen Budrock – The County’s tax records still show the previous owner. David Ryan – We tried to file all the paperwork under the previous owner, because that is what is on the County’s website, and they sent it back stating we had to file it under the new owner, so they know there is a new owner. Paula Kay – Mr. Kasiotis should have a deed in his possession. David Ryan – He does and I think we provided a copy of that and the lot purchase. Jim Carnell – We did receive copies with the lot combination application. Paula Kay – Okay. Chairman Lara – Helen, you have to go to “parcel history” on the County’s website because that is Real Property’s information. That shows that he bought the property in May of 2022. Helen Budrock – Understood, thank you.

Chairman Lara – Matt Sickler, do you have any questions? Matt Sickler – No, I would just need them to identify the well and locate the septic as best as they can. David Ryan – From what my understanding is, there is a big green, rectangular patch along the property line, on the right-hand side, and that is most likely the septic location. Locki also states that is where it is. Jim Carnell – I think the mobile home unit probably pre-dated any permits, but I did not look in the file to see if we had anything on that. Matt Sickler – If they could find the tank lid and approximate area, like Helen said, they can pull together a plan and see what makes sense. Show your incoming power and your trailer pad so we can see what fits.

Chairman Lara – After you have done those things, you can come back to us, so we can take a look at that. David Ryan – This Board meets again in 2 weeks, right? Chairman Lara – Plan on it, but we may not have a quorum for the April 8th meeting. Paula Kay – That would mean that everything needs to be in by next Wednesday. That way if we end up having a meeting on the April 15th, you have everything in on time. Chairman Lara – We will let you know if we schedule a meeting for the 15th.

The Board had no questions or comments.

ACTION ITEMS:

CAMP ADAS

13 Norris Ave, Monticello, NY

Joel Kohn, Product representative

A motion was made after discussion of this project to take the agenda out of order so that the Board could act on this project directly after discussion.

A motion to set the bond amount at \$21,000.00, which does not include any Planning Board fees that are to be paid separately, was made by Kristin Boyd and second by Michael Croissant.

All in favor, 0 opposed.

ZASS ROCK HILL LLC

270 Rock Hill Drive, Rock Hill, NY

Larry Marshall, Project engineer

Abhishek (Abi) Patel, Project owner

A motion was made after discussion of this project to take the agenda out of order so that the Board could act on this project directly after discussion.

A motion to approve the site plan, subject to the water treatment situation being addressed, the MSDS (Material Safety Data Sheets) being completed and submitted back to Mike Messenger, and mitigation of any impact on neighboring wells if there should be any, was made by Michael Croissant and second by Arthur Knapp.

All in favor, 0 opposed.

A motion to close the meeting was made by Kristin Boyd and second by Michael Croissant.

All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board